IN THE MATTER

of Resource Management Act 1991 ("the Act")

AND

IN THE MATTER

of resource consent applications by

BETWEEN

ARNIM PIERAU

Appellant

AND

RODNEY DISTRICT COUNCIL

Respondent

STATEMENT OF EVIDENCE OF TIMOTHY JAMES MARTIN ON BEHALF OF ARNIM PIERAU

PROFESSIONAL BACKGROUND

- 1. My name is Timothy James Martin. I have been a senior ecologist with Wildland Consultants Ltd since 2006, based in Auckland. I also hold the degrees of Bachelor of Science and a Master of Science with First Class Honours, both from the University of Auckland, where my studies were undertaken at the School of Biological Sciences and the School of Geography and Environmental Science.
- 2. In 2007 I was awarded a PhD in Environmental Science by the University of Auckland.
- 3. I have considerable experience in New Zealand plant ecology, which I studied during both my Masters and Doctoral research. For my Masters research I studied the ecology of hutu¹ which is a rare native tree. My PhD research focused on the effects of wind disturbance on New Zealand indigenous forests, which involved extensive field research throughout the North Island. I

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¹ Ascarina lucida.

am an author of five scientific papers published on these and other topics in peer-reviewed national and international scientific journals. I have also presented aspects of my research at national and international scientific conferences.

- 4. My work as an ecological consultant has covered a wide range of habitat types, including wetlands, streams, grasslands, dunelands, shrublands, forests, and estuarine ecosystems. I have provided assessments of ecological effects for a range of development activities in natural areas, provided technical advice on community-led restoration projects, and undertaken surveys for threatened species.
- 5. I am the manager of three wetland restoration projects in the Auckland and Northland regions. Restoration at these sites has successfully used a combination of planting and encouraging natural regeneration.
- 6. I was the primary author of "Making the most of Auckland's stormwater ponds, wetlands, and rain gardens" published by the Auckland Regional Council in 2008. This publication included planting guides for wetlands, and guidelines for the management of pest plant and animals.
- 7. I am very familiar with the RDC wetland assessment criteria in Appendix 7C of the District Plan. Using these criteria, I have assessed six wetland areas in Warkworth (1), Coatesville (1), Dairy Flat (3), and Tomarata (1). Of these six wetlands, I regarded only two as meeting the criteria for wetland quality.
- 8. I have authored or co-authored three reports on the Pierau property: a restoration plan for the wetland margins in March 2007 (Wildland Consultants Contract Report No. 1604), an ecological assessment of a proposed subdivision, including planting and weed management plans, in February 2008 (Wildland Consultants Contract Report No. 1909), and an ecological assessment of the wetlands in December 2008 (Wildland Consultants Contract Report No. 2124).

9. I have read the Code of Conduct for Expert Witnesses 2006 and have complied with it in the preparation of this statement of evidence. Except where I state that I am relying upon the specified evidence of another person, my evidence in this statement is within my area of expertise. I have not omitted to consider any material facts known to me that might alter or detract from the opinions which I express below.

OVERVIEW OF EVIDENCE

- My evidence addresses:
 - The definition of wetland, as described in the Rodney District Plan.
 - The ecological context of the site.
 - A description of wetland areas.
 - Entitlement for subdivision under rule 7.14.3.3 of the District Plan
 - The long-term effects of the development on indigenous biodiversity, if appropriate restoration and management is successfully implemented.
 - Comments on RDC planning report.
 - Comments on Wetland Solutions report.
 - Suggested consent conditions.
 - Conclusions.

INTRODUCTION

- 11. I have considered a number of reports and documents in relation to the current hearing and the preparation of my evidence. These reports are included in the list of references provided at the end of my evidence.
- 12. I visited the site early in 2007, on 7 and 29 January 2008, and 11 December 2008. My aim of these visits was to assess the existing ecological values of the site and environs, map and describe the habitat types present, and to take

representative photographs of habitats present. On 11 December 2008 I undertook detailed mapping and descriptions of wetland areas

METHODS

- 13. Hard copy aerial photographs of the sites were printed and the relevant parts of Wildland Consultants Reports 1604 and 1909 were reviewed.
- 14. The wetlands at the site were mapped and described, and all vascular plant species and avifauna present were recorded.
- 15. The boundaries of the wetlands were walked, using high resolution aerial photography as a guide, and recorded at intervals using a GPS. GPS recordings were taken at the ends of each wetland, and along the sides of the wetlands at points where marked changes in width occurred. These GPS points were then superimposed on aerial photography, and used to confirm mapping of the extent of the wetlands undertaken during the field survey.
- 16. Wetland sites were assessed using the Guidelines for the Field Assessment of Wetland Quality from Appendix 7C of the Rodney District Council Proposed District Plan 2000.

WETLANDS - DEFINITION AND CHARACTERISTIC SPECIES

17. 'Wetland' is defined in the Rodney District Council Proposed Plan as:

"permanently or intermittently wet land, shallow waters, and landwater margins that are adapted to living in wet conditions"

- 18. The plan emphasizes that while an area might be land-water margin, or "boggy" it is the presence of species that are specially adapted to living in wet conditions that is the defining factor.
- 19. Raupo (*Typha orientalis*) is the most common species in the wetlands. Raupo reedland is listed as a representative wetland type within the Rodney Ecological District in the District Plan (supplement to Appendix 7C, Page 5). The species commonly associated with the raupo are characteristic of wet ground or shallow water, including *manuka* (*Leptospermum scoparium*)

swamp kiokio (*Blechnum novaezelandiae*), water fern (*Histiopteris incisa*), and *Baumea articulata*.

ECOLOGICAL CONTEXT

- 20. The Tomarata Dune Lakes are situated approximately 1km inland from the east coast, south of Mangawhai, in the Rodney Ecological District, to the north of Auckland. Freshwater wetlands and lakes were once common in the Rodney District, but are now rare, modified, or have been destroyed by vegetation clearance and drainage (Mitchell *et al.* 1992).
- 21. The cluster of three dune lakes known as the Tomarata lakes are described as being 'Regionally Significant' for both geomorphic values (Mitchell *et al.* 1992) and ecological values (RDC 2006). The lakes are the only dune lakes in Rodney Ecological District, and the only lakes on the east coast of the Auckland Ecological Region (Mitchell *et al.* 1992).
- 22. Lake Slipper and Lake Spectacle, and their associated wetlands, have been identified as warranting protection (Rodney PPP #2A Pakiri Dune Lakes) in the Protected Natural Area Programme survey report (Mitchell *et al.* 1992) (Appendix 7: Plate 1).

VEGETATION AND HABITATS

- 23. The site comprises pasture, lake margins, residential dwellings and associated gardens, indigenous plantings, and farm access-ways. Sixteen vegetation and habitat types were identified, of which eleven were previously mapped and described (Wildland Consultants 2008).
- 24. A total of 1.83 ha of wetland habitat is present, of which 0.23 ha is wetland in dune slacks or seepages that do not currently meet the RDC criteria for wetland quality, and 1.60 ha is wetland on the lake margins, that do meet the RDC criteria for wetland quality, as described in Appendix 7C. Table 1 presents a summary of the wetland assessment and a map of the wetland areas is provided in Attachment TJM1.

Table 1: Assessment of wetlands at 662 Ocean View Road in terms of Rodney District Council against quality criteria (Appendix 7C)

	Indigenous Wetland on Lake Margin	Willow Over Indigenous Reedland	Wetland in Dune Slack	Seepage on Hillslope	Totals
PNAP survey programme	Yes	No	No	No	
Naturalness/Viability	Yes	No	No	No	s ladel sa beaustrando brancos cuesto co um
Rarity of species	Yes	No	No	No	амына ынаншаны алоостован севи
Wildlife habitat	Yes	Yes	No	No	Heriatriaet labinataerinidas (Abinadilda) Guldalas (Al sala
Linkages/buffering/corridors	Yes	Yes	No	No	andress to security to the
Potential for improvement	Yes	Yes	No	No	evalue (del un laceschause les rabades) summer en d'In
Total area	15,513 m ²	525 m ²	1908 m ²	379 m ²	18,325 m ²
Qualifying area (2008)	15,513 m ²	525 m ²	0 m ²	0 m ²	16,038 m ²
Possible additional qualifying area in future	0 m ²	0 m ²	1908 m²	379 m ²	2287 m ²

Indigenous Vegetation Communities on Lake Margin (15,513 m²)

- 25. The margins of both lakes are vegetated with a band of raupo-dominant reedland, with locally dominant *Eleocharis sphacelata* and *Baumea articulata*. (Attachment TJM2 Plates 1 and 2). Kiokio (*Blechnum novae-zelandiae*) is common throughout. There is occasional tangle fern (*Gleichenia dicarpa*), harakeke (*Phormium tenax*), swamp millet (*Isachne globosa*), and *Schoenoplectus tabernaemontanii* with locally scattered stands of manuka (*Leptospermum scoparium*) and ti kouka (*Cordyline australis*). Occasional mature trees of willow (*Salix* sp.), and poplar (*Populus* sp.) are present on the landward edge of the wetlands on the margin of Lake Spectacle.
- 26. Two invasive species, reed sweetgrass (*Glyceria maxima*) and mercer grass (*Paspalum distichum*), are common around the margins of both lakes, and alligator weed (*Alternanthera philoxeroides*, an 'Unwanted Organism' under the Biosecurity Act 1993) is frequent around the margin of Lake Spectacle, and is also spreading into pasture habitats in places.
- 27. The highly invasive species, royal fern (*Osmunda regalis*, an 'Unwanted Organism' under the Biosecurity Act 1993), was recorded in two locations on the margin of Lake Spectacle, growing amongst manuka, harakeke, raupo and kiokio, and alongside the channel that links the two lakes.

- 28. The wetlands on the margins of Lake Spectacle have been fenced to exclude livestock. The margin of Lake Slipper has recently been fenced but there is still occasional intrusion of stock into this area.
- 29. The indigenous wetland communities on lake margins meet the RDC criteria for wetland quality. The wetlands have previously been identified in the PNAP survey programme (Mitchell *et al.* 1992), which means they are automatically treated as being of sufficient quality to justify a subdivision Lot. In addition to this, the lake margin wetlands meet all six of the criteria outlined in Appendix 7C.
 - 1. **Diversity** The wetlands contain indigenous vegetation sequences from permanently wet ground through to open water,.
 - 2. **Naturalness** The reedlands are largely unmodified from their original character.
 - 3. **Rarity of species** The wetlands support at least six threatened bird species and one regionally uncommon plant species.
 - 4. **Wildlife habitat** The wetlands provide important habitat for threatened wetland bird species such as spotless crake, Australasian bittern, and North Island fernbird.
 - 5. **Linkages/buffering/corridors** The wetlands form part of a larger area of dune lake vegetation to both the north and south of the property.
 - 6. **Potential** The wetlands have the potential to further increase in value in a short time frame through weed control and the planting of a terrestrial buffer.

Willow Over Indigenous Reedland on Lake Margin (525 m²)

30. On the south-eastern edge of the channel that links the two lakes, an area of poorly-drained land with pools of shallow water has a canopy of willow (Salix

- matsudana) trees. Under the canopy, there are reed beds of *Eleocharis* sphacelata, Baumea articulata, and Schoenoplectus tabernaemontani.
- 31. The patch of willow over indigenous reedland meets three of the criteria outlined in Appendix 7C.
 - Linkages/buffering/corridors This wetland area forms part of a larger area of dune lake vegetation to both the north and south of the property, and decreases the distance between the wetland vegetation on the periphery of Lake Slipper and Lake Spectacle.
 - Wildlife habitat Spotless crake are present in the Tomarata Lakes wetlands and are known to breed in areas with a willow canopy (Heather and Robertson 1996).
 - 3. **Potential** The wetlands have the potential to further increase in value in a short time frame through the removal of the willows and the planting of a terrestrial buffer.

Wetland in Dune Slacks (1,908 m²)

- 32. On the eastern side of Lake Spectacle, the lowest-lying dune slacks are often contiguous with wetlands on the lake margin (Attachment TJM2 Plate 3). The ground is wet to slushy underfoot, with occasional small pockets of open water. Edgar's rush (*Juncus edgarii*) is common, with frequent mercer grass (*Paspalum distichum*), Yorkshire fog (*Holcus lanatus*), willow weed (*Persicaria decipiens*), and *Isolepis prolifer*, and occasional *Ludwigia peploides* subsp. *montevidensis*. Further to the east the dune slacks are well drained and species indicative of wetland environments, such as *Isolepis prolifer*, are absent.
- 33. The wet dune slacks currently do not meet the RDC criteria for wetland quality. They have been highly modified by vegetation clearance, followed by a long history of grazing. With appropriate management (e.g. blockage of drainage ditches, and planting and weed control as per Wildland Consultants 2008), this area may meet the criteria in the future. However this improvement

would not be met within the time frame stipulated for Criterion 3 (f) Potential in Appendix 7C.

Seepage on Hillslope (379 m²)

- 34. There is a small seepage on the hillslope between Ocean View Road and Lake Spectacle. The ground is wet to slushy underfoot, with a poorly-defined water course. Edgar's rush is abundant, Yorkshire fog is common, and mercer grass, willow weed, and starwort (*Callitriche stagnalis*) occur occasionally. The lower hillslope on which this seepage is located has recently been fenced to exclude livestock and is now covered in rank grassland.
- 35. This seepage currently fails to meet the RDC criteria for wetland quality. With appropriate management (e.g. planting and weed control as per Wildland Consultants 2008), this area may meet the criteria in the future. However this improvement would not be met within the time frame stipulated for the Criterion 3 (f) Potential in Appendix 7C.

<u>Drainage Ditches and Reflooding of Former Wetland Areas</u>

- 36. On the eastern side of Lake Spectacle, several ditches cross the low lying dune slacks and drain westwards into Lake Spectacle. The western end of these ditches held water at the time of the field survey in December 2008. The ditches support dense growth of indigenous and exotic wetland plants, with abundant *Isolepis prolifer* and Edgar's rush, and occasional soft rush, kiokio (*Blechnum novaeseelandiae*), and raupo. These ditches are not mapped as wetland due to their small size and highly modified state.
- 37. However, the presence of these ditches indicates that, prior to drainage, a much greater area of the low lying dune slacks would have formerly been wetland. As all of the dune slacks on the eastern side of Lake Spectacle are within the property, blocking the ditches will increase the area of dune slack wetlands.
- 38. The ditches should be blocked using earth sourced from the site, to avoid the introduction of new weed species. The close proximity of the dune slacks to

the indigenous wetland vegetation on the lake margins should result in rapid natural reestablishment of indigenous species within newly-flooded areas.

39. The natural regeneration of indigenous species should be assessed one year after flooding. If indigenous wetland species are of low density and/or diversity at this time, supplementary planting of the reflooded areas should be undertaken. A suggested planting schedule for these areas is provided in Table 2. The percentage of the mix for each species and spacing will need to be decided one year after flooding, according to water depths, and the density and diversity of the wetland vegetation at this time.

Species	Water Depth	Grade
Baumea articulata	0-0.6 m	1 L
Carex secta	0-0,3 m	1 L
Cordyline australis	Moist soils on margin	1 L
Eleocharis sphacelata	0-1.5 m	1 L
Leptospermum scoparium	Moist soils on margin	1 L
Phormium tenax	Moist soils on margin	1 L
Schoenoplectus tabernaemontani	0-1.2 m	1 L

- 40. All plantings should follow the guidelines provided in "Making the most of Auckland's stormwater ponds, wetlands, and rain gardens" (Wildland Consultants 2008).
- 41. Restoring wetlands within the dune slacks, once their natural hydrology has been restored, would be of much greater ecological value than planting the dune slacks with dryland species.
- 42. The blockage of drainage ditches would create additional wetland area that is likely to increase the total area of wetlands within the property to more than 2 ha. If appropriately restored, these new wetland areas may meet the RDC wetland quality criteria in the future. However this increase in wetland area, and improvement so that it meets the quality criteria, would not be met within the time frame stipulated for Criterion 3 (f) Potential in Appendix 7C.

43. Any blockage of drainage ditches should be monitored regularly in order to document changes in water level and wetland extent, and to identify any management requirements that may arise, such as weed control.

ENTITLEMENT FOR SUBDIVISION UNDER RULE 7.14.3.3

- 44. The covenanting of all of the lake margin wetlands within the property qualifies for one additional lot under Rule 7.14.3.3. The qualifying wetland areas total 1.6 ha in area, and easily meet the assessment criteria in Appendix 7C. The wetland contains several representative vegetation types, and supports nationally threatened wetland bird species.
- 45. In addition to the covenanting of 1.6 ha of qualifying wetland, other areas of wetland, totalling 0.23 ha, will be restored, and 16.7 ha of lake margin and reflooded dune slacks will be planted with indigenous forest and shrubland species. The total area of lake margin to be covenanted and restored is 18.5 ha.

LONG TERM ECOLOGICAL EFFECTS

Restoration of Indigenous Wetland Communities and Improvement in Water Quality

- 46. The major mitigation opportunity at the property is to retire the lake margins from grazing, and to restore indigenous wetland, shrubland, and forest communities. Until recently, cattle had full access to the lake margin in several places and, at these locations, the landward margins of the wetlands were severely grazed and trampled.
- 47. Where indigenous shrubland and scrub is present on the landward margins of the wetlands, this occurs as a narrow band and provides inadequate buffering of the lake from adjacent grazing land. Grazing of the lake margins is restricting indigenous vegetation to areas beyond where cattle can reach, preventing the development of a more natural gradation from terrestrial to aquatic indigenous habitats. Furthermore, grazing within the property, with the associated inputs of livestock effluent into the water and soil pugging,

- continues to contribute to the poor water quality of the lakes, which are in an advanced state of eutrophication.
- 48. The subdivision plan includes the restoration of all lake margins within the Lots. The total area of the proposed plantings is c.18.5 ha, and these plantings will be subject to a protective covenant. The plantings will substantially increase the buffering of the lakes, contributing to improved water quality. The proposed fencing will exclude livestock from most of the remaining margins of Lake Slipper that are being grazed, and approximately one-third of the margins of Lake Spectacle.
- 49. Complete transitions from open water to wetlands to indigenous forest are rare, and the proposed development has considerable potential for the restoration of more natural complete vegetation sequences of this type.

Enhancement of Wildlife Habitat

- 50. The wetlands within the property support populations of at least six nationally threatened wetland bird species. These species are likely to utilize wetland habitats throughout the site, and elsewhere in the wider Pakiri dune lake system. All areas of wetland habitat within the Pakiri dune lake system are therefore a high priority for protection.
- 51. Buffering of the wetlands will result from the terrestrial plantings on the lake margins and will substantially increase the value of the wildlife habitat present, as well as providing new forest habitats for species currently uncommon or absent in the local area. Few areas of indigenous vegetation now remain on stabilized dunes along the Pakiri coastline and the terrestrial habitats that are to be restored are therefore also, potentially, of high ecological value.

COMMENTS ON WETLAND SOLUTIONS REPORT

Reflooding of Dune Slack Wetlands

52. In my most recent report on the property I suggested that within the areas of enhancement planting, there are areas of drained dune slacks that were formerly wetland. Reflooding these dune slacks, by blocking the ditches, and

planting these with wetland species, is of higher ecological value than planting them with dryland species. This idea was accepted by Arnim Pierau, and Woodhouse and Associates report was revised accordingly.

- 53. My report therefore did not concur with the Woodhouse and Associates report, which was prepared on the basis that my suggestion was accepted. Any inconsistencies between my report and those of Woodhouse and Associates can be correct by minor word changes, such as changing "could" to "will", and "if" to "when". This will ensure my report has clear statements of intention.
- 54. Any reflooded dune slacks are included within the area calculations for enhancement planting, not qualifying wetland areas. This is necessary, as the exact extent of reflooded dune slacks can only be determined by blocking drainage ditches and waiting for the water levels to increase. The inclusion of reflooded dune slacks within the area of enhancement plantings (which can occur on dry land **or** wetlands) should remove any uncertainty the RDC has regarding dune slacks and the justification of additional lots.
- 55. In my report I propose two alternative weed management strategies, one for the Pierau property in isolation, and one for management of all the lake margins regardless of ownership. I did this because eradication of invasive plant species in the catchment, rather than control, is only possible if all of the landowners around the lake are supportive. For example in Section 8.2 of my report it states

"Total control is possible for most of these species except for alligator weed (*Altenanthera philoxeroides*), mercer grass (*Paspalum distichum*), and reed sweetgrass (*Glyceria maxima*). These three species are all present within the raupo reedland along the margin of both lakes. Management of these species is difficult, and eradication is unlikely to be attained as these species are present on lake margins beyond the property boundary. If these species cannot be controlled on the neighbouring properties at the same time, control will result in damage to indigenous species on the lake margins (from non-target herbicide

mortality), followed by reinvasion of these Class One pest plants from adjoining properties. Damage to indigenous species during the control operations is only acceptable if the long-term outcome is the eradication of these species from the lake catchments."

- 56. The uncertainty regarding whether invasive plants will be eradicated or controlled led Wetland Solutions to ask for a clearer statement of intent. As it cannot be stated now whether all landowners are supportive and eradication will be attempted, or if control only will take place within the Pierau property, the application should proceed on the "worst case scenario" basis that only control will occur.
- 57. Wetland Solutions requested a plant schedule for reflooded dune slacks. This was not previously provided in my report as it was unknown at that stage whether the land owner supported this strategy. The land owner is supportive of reflooding the dune slacks, and a proposed plant schedule for reflooded dune slacks is provided in Table 2 of this evidence.
- 58. Wetland Solutions state they are unable to assess the "location, area, and extent of planting". The location, area, and extent of planting is shown in Plan 1A Subdivision Scheme Plan (Buckton Consultants December 2008). The total area of reflooded dune slack wetlands within the 16.7 ha of "enhancement plantings" cannot be determined until the dune slacks have reflooded.
- 59. Wetland Solutions state they are unable to assess "site preparation for planting". This is detailed in Section 9.2 and Appendix 5 and 6 of my report, including weed species, control methods, recommended herbicides, and timing.
- 60. Wetland Solutions state they are unable to assess "site planting, including species to be planted, size of plants, and where they are to be planted, density of planting, sourcing of plants, and fertilisers". These details have been addressed in Report No. 2124, and I will address each of these points in turn. My recommendations are all in keeping with the RDC standards for revegetation plantings.

- The species to be planted are presented in Section 9.3 of Report No. 2124. Two tables are presented, one for dune ridges and one for dune slacks. The species to be planted are all found locally on the dune systems of the Mangawhai area, and are appropriate for the soil types, topography, and exposure of the site. In addition to this, a plant schedule for reflooded dune slacks is presented in Table 2 of this evidence.
- 62. In Section 9.3 of my report, the plant grades to be used are either 1 L or PB3, according to the most appropriate grade on a species by species basis.
- 63. The location of the plantings is shown in Plan 1A Subdivision Scheme Plan (Buckton Consultants December 2008). Within this area, the dune ridges and dune slacks have not been separately mapped. The area of dune ridges, dry dune slacks, and flooded dune slacks should be estimated after ditches have been blocked and water levels stabilised. This will need to be done prior to plant ordering.
- 64. In Section 9.3 of my report, the density of the plantings is 1.4 m apart.
- 65. In Section 9.3 of my report, I stipulate that all plants should be sourced from the Rodney Ecological District.
- 66. In Section 9.3 of my report, I state that all plants shall be fertilised at the time of planting by incorporating one fertiliser tablet into each planting hole.
- 67. Wetland Solutions state that they are unable to assess "maintenance of planting, including fertilizer, releasing plants, animal and pest control, and mulching".
- 68. Section 9.4 of my report outlines the maintenance of plantings, including frequency and method of releasing, and Appendix 6 of my report gives a month by month schedule of works for a six-year maintenance period.
- 69. Section 9.8 of my report outlines pest control.

70. Mulching is not feasible over 16.5 ha. However the plantings will be into blanket or spot sprayed grasses, and the dead grass will provide a mulch for the first critical months of establishment.

SUGGESTED CONSENT CONDITIONS

- 71. I fully support the consent conditions recommended in the RDC planning report with regard to domestic pets, enhancement plants, monitoring, covenants, and vegetation protection.
- 72. In addition, I suggest a further consent condition is that no plant species listed under the Biosecurity Act 1993, in the National Plant Pest Accord (NPPA) or the Auckland Regional Pest Management Strategy (ARPMS) should be permitted to be planted or cultivated within any of the lots, either in the ground or in pots.

CONCLUSIONS

- 73. A total of 1.83 ha of wetland habitat is present at 622 Ocean View Road, of which 1.60 ha meets the RDC quality criteria as outlined in Appendix 7C. An additional 0.23 ha of existing wetland may meet the criteria in the future if managed appropriately. The wetlands on the margins of Lake Spectacle have been previously recommended for protection by the PNAP survey programme (Mitchell *et al.* 1992), and meet all six of the criteria in Appendix 7C. Legal and physical protection of the wetlands at 622 Ocean View Road entitles the land owner to one additional lot under Rule 7.14.3.3.2 of the Proposed District Plan.
- 74. Wetlands were formerly more extensive on the property, prior to the excavation of drainage ditches on the eastern side of Lake Spectacle. Blocking these drainage ditches would reflood some of the low-lying dune slacks, and may increase the area of wetland on the property to well over 2 ha. Restoration of wetland communities in the dune slacks would have far greater ecological benefits than restoration of these areas as dryland vegetation communities, and is likely to require less intensive planting. The reflooding of dune slacks, with possible planting once water levels have

stabilised, will require some degree of flexibility to be retained with regard to exact plant numbers and species.

75. Protection of the wetlands, including fencing, weed control, pest animal control, and planting of a terrestrial buffer is of high importance, particularly because of the presence of nationally threatened wetland bird species. Additionally, the 18.5 ha of indigenous revegetation that is planned, will provide significant buffering around the southern side of Lake Slipper, and the northern end of Lake Spectacle. This buffering will not only provide protect and enhance indigenous biodiversity at the site, but also contribute towards improvements in the water quality of the lakes.

REFERENCES

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