

## Submission to Queenstown Lakes District Council – Proposed District Plan

**Name of submitter:** Sue Maturin

**Organisation:** Forest and Bird NZ

**Postal address:** Box 6230, Dunedin

**Telephone:** 03 477 9677 – 021 222 5092

**Email:** s.maturin@forestandbird.org.nz

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting jointly with them at a hearing

I represent a relevant aspect of the public interest.

1. The Royal Forest and Bird Protection Society of New Zealand Incorporated (**Forest & Bird**) is an independent community-based conservation organisation, established in 1923. Its mission is to be a voice for nature, on land, in fresh water, and at sea, on behalf of its 70,000 members and supporters. Volunteers in 50 branches carry out community conservation projects around New Zealand. The Society has 4 branches in Otago, including the Central Otago Lakes Branch. Forest & Bird has been involved in resource management processes around New Zealand for many years, at the national, regional and district level.
2. Forest and Bird staff and members have been involved in pastoral lease tenure reviews since the beginning of the tenure review program. The Society's branches are involved in a number of conservation projects within the Queenstown Lakes District including wilding tree control, pest animal and plant control and ecological restoration projects. The Society has a strong interest in the protection of indigenous species, on land and in freshwater and in protecting and enhancing the health function and integrity of indigenous ecosystems.
3. This is a submission on all the provisions of the proposed QLDC Plan on behalf of Forest and Bird's Branches and Forest and Bird nationally that Forest and Bird has a specific interest in.

Title of Provision	Support/Op pose/Amend	Reasons	Relief Sought
<b>Definitions</b>			
Vegetation clearance	Amend	This definition is almost all inclusive and Forest and Bird welcomes the clarification around irrigation. Missing is clearance through soil disturbance including direct drilling. It is difficult to future proof a definition, to embrace all possible activities that might result in clearance. Forest and Bird recommends adding application of any substance.	<p>Amend as follows: Means the removal, trimming, felling, or modification of any vegetation and includes cutting, crushing, cultivation, <u>soil disturbance including direct drilling, spraying with herbicide or other substance, burning.</u></p> <p>Clearance of vegetation includes the deliberate application of water <u>or other substance, where it would change the ecological conditions such that the resident indigenous plant(s) are killed or threatened by competitive exclusion, or disease.</u> Includes dry land cushion field species.</p>
Exotic	Amend	Exotic species should only refer to non native species.	<p><del>In relation to trees and plants means species which are not indigenous to that part of the New Zealand</del></p> <p>Non native plant and tree species introduced into an area where they do not occur naturally.</p>
Indigenous vegetation	Amend		Means vegetation that occurs naturally in New Zealand, or arrived in New Zealand <u>through natural processes</u> without human assistance-Intervention.
Nature Conservation Values	Support		<p>Retain as is: Means the preservation and protection of the natural resources of the District having regard to their intrinsic values, and having special regard to indigenous flora and fauna, natural ecosystems, and landscapes.</p>
New Definition Margin	Add	The term margin is used in a number of policies and should be defined. We recommend that used in the Canterbury Regional Policy Statement.	<p>Add Land immediately adjacent to the bed of a river, wetland, lake or estuary which is likely to be affected by a high water table, flooding, fluvial erosion, or sediment deposition, and often contains distinctive vegetation. The size of the margin will vary according to local site factors but may extend to the limits demarcated by natural river terraces and constructed stop banks.</p>

<b>Chapter 3 Strategic Direction</b>			
Goal 3.2.4	Support		The protection of our natural environment and ecosystems
Objective 3.2.4.1	Amend	Forest and Bird supports the Goal, however the objective will not enable the goal to be met. A key element of the districts natural environment and ecosystems is its indigenous biodiversity which the Council has a duty to maintain. This objective relates to significant nature conservation values but there is a need to include reference to the requirement to maintain indigenous biodiversity.	Promote development and activities that sustain or enhance the life supporting capacity of air, water, soil and ecosystems <u>and maintain indigenous biodiversity.</u>
Policy 3.2.4.2.1	Amend	Forest and Bird supports the identification and protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.(SNA) However confining SNA's to those identified and scheduled on the map will mean that many SNA's will not be identified or protected. The scheduled SNA's are likely to be a subset of areas that are nationally important to protect within the district.	Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna, referred to as Significant Natural Areas <u>through scheduling them</u> on the District Plan maps, or <u>through resource consent processes</u> and ensure their protection
Policy 3.2.4.2.2	Amend	This policy may lead to the loss of SNA's and the reduction and loss of indigenous biodiversity. Significant adverse effects need to be avoided in the first instance and other effects avoided, remedied or mitigated. Where residual effects remain that cannot be mitigated they need to be offset. May not assist in the maintenance of biodiversity, as it does not directly relate to the affected biodiversity values lost, but is a different compensatory benefit. These details are more appropriately covered in the Indigenous Vegetation Chapter.	Avoid significant adverse effects on nature conservation values. In relation to adverse effects on nature conservation values that are not significant :  (a) these are avoided in the first instance;  (b) where they cannot be avoided, they are remedied;  (c) where they cannot be remedied they are mitigated; and  (d) residual adverse effects that cannot be mitigated are offset.
New Policy	Add	There is no policy to give effect to the requirement to maintain indigenous biodiversity	New policy 3.2.4.2.3. "Maintain indigenous biodiversity through resource consent processes"
Objective 3.2.4.3	Support		Retain Maintain or enhance the survival chances of rare, endangered, or vulnerable

			species of indigenous plant or animal communities
Policy 3.2.4.3.1	Amend	The RMA promotes sustainable management which embraces development and use of natural resources, as well as protection.	That development <u>and use</u> does-not adversely affect the survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities.
Objective 3.2.4.4	Support	We assume it is the activity of planting is to be avoided.	Avoid <u>planting</u> exotic vegetation with the potential to spread and naturalise.
Policy 3.2.4.4.1	Support		That the planting of exotic vegetation with the potential to spread and naturalise is banned.
Objective 3.2.4.5	Amend	The district's wetlands, lake and river beds and margins provide habitat for many threatened bird species, and have been identified as Internationally Important Bird Areas.	Preserve or enhance the natural character <u>and biodiversity values</u> of the beds and margins of the District's lakes, rivers and wetlands.
Policy 3.2.4.5.1	Amend	Amend to better reflect Part II RMA.	That subdivision and / or development which may have adverse effects on the natural character and nature conservation values of the District's lakes, rivers, wetlands and their beds and margins be carefully managed so that life-supporting capacity, <u>indigenous biodiversity</u> and natural character is maintained or enhanced
Objective 3.2.4.6	Support		Maintain or enhance the water quality and function of our lakes, rivers and wetlands.
Objective 3.2.4.7	Amend	Amend to better reflect Part II RMA	<del>Facilitate</del> <u>Maintain and enhance</u> public access to the natural environment particularly to and along rivers and lakes.
Policy 3.2.4.7.1	Support		Retain Opportunities to provide public access to the natural environment are sought at the time of plan change, subdivision or development.
Objective 3.2.4.8	Support		Respond positively to Climate Change.
Policy 3.2.4.8.1	Support		Concentrate development within existing urban areas, promoting higher density development that is more energy efficient and supports public transport, to limit increases in greenhouse gas emissions in the District
<b>Chapter 21 Rural</b>			
<b>Zone Purpose</b>	Amend	Need to encourage a shift away from seeing the Rural Zone as being there primarily to about	Add paragraph to explain that a large part of the Rural Zone is in fact land managed for conservation and recreation purposes, and ecosystem servicing – in our national park and conservation areas.

		farming.	<p>Add the following paragraphs:</p> <p>Recognise that the greatest loss of biodiversity has been on the basin floors</p> <p>Recognise that extensive low-intensity pastoral farming based on grassland-shrubland ecosystems contributes to the district's nature conservation, landscape, recreation and tourism values.</p> <p>Recognise the importance of healthy tall tussock grassland for catchment water yield.</p>
21.2.1 Objective	Support	Reflects purpose and functions of the RMA.	<p>Retain as is</p> <p>Enable farming, permitted and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.</p>
21.2.1.1 Policy	support	Reflects purpose and functions of the RMA.	<p>Retain as is</p> <p>Enable farming activities while protecting, maintaining and enhancing the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins</p>
21.2.1.6 Policy	Support	Reflects purpose and functions of the RMA.	<p>Amend as follows:</p> <p>Avoid adverse cumulative impacts on ecosystem services and nature conservation values.-</p>
21.2.3 Objective -	Amend	Water bodies makes more sense than water.	<p>Amend as follows</p> <p>Safeguard the life supporting capacity of water <u>and water bodies</u> through the integrated management of the effects of activities</p>
21.2.3.1 Policy	Support	Reflects purpose and functions of the RMA.	<p>Retain</p> <p>Discourage activities that adversely affect the potable quality and life supporting capacity of water and associated ecosystems.</p>
Add new policy	Add	Land uses can adversely affect wetlands, which are a national priority to protect. Although there are rules relating to the clearance of indigenous vegetation, other activities such as cattle pugging, earthworks, planting and drainage can degrade wetlands.	<p>Avoid the degradation of natural wetlands.</p>
21.2.5	Support	Mineral extraction can adversely affect wetlands,	<p>Retain:</p>

Objective	With addition	which are a national priority to protect.	Recognise for and provide opportunities for mineral extraction providing the location, scale and effects would not degrade amenity, water, <u>wetlands</u> landscape and indigenous biodiversity values.
21.2.5.4 Policy	Amend	Scale does not necessarily determine the significance of adverse effects.	Amend as follows: Ensure potential adverse effects of <del>large-scale</del> extractive activities (including mineral exploration) are avoided or remedied, particularly where those activities have potential to degrade landscape quality, character and visual amenity, indigenous biodiversity, lakes and rivers, potable water quality and the life supporting capacity of water.
21.2.8 Objective -	Support	Reflects purpose and functions of the RMA.	Avoid subdivision and development in areas that are identified as being unsuitable for development
21.2.8.1	Amend	For consistency special attention should be drawn to other relevant chapters, especially Indigenous Vegetation and Wilding and Exotic Trees.	Amend as follows: Assess subdivision and development proposals against the applicable District Wide chapters, in particular, the objectives and policies of the Natural Hazards, <u>Indigenous Vegetation, Wilding and Exotic Trees</u> and Landscape chapters.
21.2.9 Objective	Amend	Nature conservation values should also be recognised.	Amend as follows - Ensure commercial activities do not degrade landscape <u>and nature conservation</u> values, rural amenity, or impinge on farming activities
21.2.9.2 Policy	Amend	Nature conservation values should also be recognised	Amend as follows: Avoid the establishment of commercial, retail, <u>forestry</u> and industrial activities where they would degrade rural quality or character, amenity, <u>nature conservation</u> values, and landscape.
21.2.9.3 Policy	Amend	Forestry can have significant adverse effects on SNA's and nature conservation values.	<del>Encourage</del> <del>Require</del> forestry to be consistent with topography and vegetation patterns, to locate outside of the Outstanding Natural Features and Landscapes, <u>significant natural areas</u> and ensure forestry does not degrade the landscape character or visual amenity <u>or nature conservation</u> values of the Rural Land
21.2.10.2 Policy	Amend	Other policies use the term nature conservation values, so use of natural values may cause confusion.	21.2.10.2 Ensure that revenue producing activities utilise natural and physical resources (including buildings) in a way that maintains and enhances landscape quality,

			character, rural amenity, and <u>nature conservation natural values</u>
21.2.10.3 Policy		Reflects purpose and functions of the RMA and gives effect to the plans policies and objectives and strategic direction.	Amend as follows: Recognise that the establishment of complementary activities such as commercial recreation or visitor accommodation located within farms may enable landscape <u>and nature conservation</u> values to be sustained in the longer term. Such positive effects should be taken into account in the assessment of any resource consent applications
21.2.12 Objective	Amend	Reflects purpose and functions of the RMA.	- <del>Protect</del> , <u>Preserve</u> , maintain or enhance the surface of lakes and rivers and their margins.
21.2.12.4	Amend	The Nevis and Kawerau Rivers have water conservation orders which need to be recognised.	Amend; Recognise the white-water , <u>wild and scenic</u> values of the District's rivers and, in particular, the values of the Kawarau , <u>Nevis</u> and Shotover Rivers as <del>two</del> three of the few remaining major unmodified white-water rivers in New Zealand, and to support measures to protect this characteristic
21.2.12.5 Policy	Support	Reflects purpose and functions of the RMA.	Retain: Protect, maintain or enhance the natural character and nature conservation values of lakes, rivers and their margins, with particular regard to places with nesting and spawning areas, the intrinsic value of ecosystem services and areas of indigenous fauna habitat and recreation.
21.4.21 Table 1	Amend	Forestry activities in the Rural Zone should be discretionary given that they can have significant adverse effects on landscapes, natural amenity and nature conservation values, water harvesting and water quality.	Amend to make Forestry Activities a discretionary activity.
21.4.30 (d) Table 1 – Mining Activity	Amend	Mining activities should also not be undertaken in an SNA or within the margin of any water body	Amend as follows: d. The activity will not be undertaken on an Outstanding Natural Feature , <u>landscape or significant indigenous area, or within the margin of any water</u>

			<u>body.</u>
21.4.31 Table 1	Amend	It may be preferable to rehabilitate disturbed land to indigenous vegetation in some circumstances.	Amend to read as follows: hat the land is returned to its original productive capacity <u>or to indigenous vegetation.</u>
New Standard	Add	There appear to be no specific standards for Forestry to give effect to policies 1.2.9.4 and 5.  1.2.9.4 Ensure forestry harvesting avoids adverse effects with regards to siltation and erosion and sites are rehabilitated to minimise runoff, erosion and effects on landscape values.  21.2.9.5 Limit forestry to species that do not have any potential to spread and naturalise	Add a standard for Forestry and shelter belts to provide for: <ul style="list-style-type: none"> <li>• Shall not be established within 20m of water bodies or where trees could fall within a 20m buffer</li> <li>• Forestry is to <u>avoid</u> being located in ONF and ONL.</li> <li>• Forestry or shelter belts shall not be established where there is significant indigenous vegetation <ul style="list-style-type: none"> <li>• Forestry and shelter belts will avoid planting trees that have a potential to naturalise and spread.</li> </ul> </li> </ul>
2.1.5.4 Table 2	Support	Reflects purpose and functions of the RMA.	Retain Setback of buildings from Water bodies The minimum setback of any building from the bed of a wetland, river or lake shall be 20m. Discretion is restricted to all of the following: • Indigenous biodiversity values. • Visual amenity values. • Landscape and natural character. • Open space. • Whether the water body is subject to flooding or natural hazards and any mitigation to manage the adverse effects of the location of the building
21.5.7 Table 2	Amend	Deer and beef cattle also cause pugging and damage beds and margins of water bodies. There could be an exemption for extensive rangeland grazing where stock access to water bodies does not result in obvious and widespread erosion, pugging and fouling.	Add <b><u>Deer, Beef Cattle</u></b> <b>Dairy Farming (Milking Herds, Dry Grazing and Calf Rearing)</b>  Dairy Farming (Milking Herds, Dry Grazing and Calf Rearing) Stock, <u>beef cattle and deer</u> shall be prohibited from standing in the bed of, or on the margin of a water body. For the purposes of this rule: • Margin means land within 3.0 metres from the edge of the bed. •Water body h as the same meaning as in the RMA, and also includes any drain or water race



New Rule Table 2	Add	Intense mob stocking on winter break feed areas results in significant areas of mud which contributes sediment to streams and rivers. Failure to meet this standard should require a controlled consent to control the risk of sediment.	Winter Break Feed  All winter break feed areas shall have well vegetated buffers at least 3m wide along all water courses they drain into.
Table 3	Amend	Nature conservation values need to be included as an assessment matter.	Add Nature Conservation Values as an assessment matter for all items.
21.5.18.3 Table 4	Amend	New buildings should not be located in SNA's as a permitted activity.	Amend: Is not located within an Outstanding Natural Feature (ONF) <u>or</u> SNA; and a
Table 5	Amend	Nature conservation values need to be included as an assessment matter.	Add Nature Conservation Values as an assessment matter for all items.
Table 7	Amend	Nature conservation values need to be included as an assessment matter.	Add Nature Conservation Values as an assessment matter for all items.
Table 9 21.5.39	Amend	Nature conservation values need to be included as an assessment matter. Wildlife especially at nesting time can be adversely affected by activities on the surface of the lakes and rivers.	Add Nature Conservation Values as an assessment matter for all items.
<b>Chapter 22 Rural Life Style</b>			
22.2.1 Objective	Amend	To better reflect the purpose and principles of Part II RMA and enable the Council to fulfil its function to maintain indigenous biodiversity nature conservation value need to be addressed in this chapter.	Amend as follows: Maintain and enhance the district's landscape quality, character and visual amenity <u>and nature conservation</u> values while enabling rural living opportunities in areas that can avoid detracting from those landscapes.
New Policy	Add	To better reflect the purpose and principles of Part II RMA and enable the Council to fulfil its function to maintain indigenous biodiversity nature conservation value need to be addressed in this chapter.  Rural life style blocks can threaten nature conservation values, both directly and indirectly	Add: Any development including subdivision shall avoid SNA's and avoid undermining the integrity of nature conservation values.

		through the increase in density of pets that threaten wildlife, and increased fragmentation of indigenous vegetation and habitats.	
Table 1 22.4.3.2	Amend	To better reflect the purpose and principles of Part II RMA and enable the Council to fulfil its function to maintain indigenous biodiversity nature conservation value need to be addressed in this chapter. Support the list of matters with the addition of nature conservation values.	Non-compliance with rule 22.4.3.2 is a restricted discretionary activity. Discretion is restricted to all of the following:  Add Nature conservation values.
22.4.4 Makaroara Rural Life Style Zone	Oppose	The Makaroa life style zone is opposed due to the sensitivity of this landscape and the outstanding wildlife values associated with the Makarora River and its margins. The Makarora River and margins provide habitat for threatened wildlife including black billed gulls, wry bill and banded dotterels.	Delete this zone and rezone Rural.  Amend maps to rezone the Makaraora Valley as Rural except for the town ship.
22.5.6 Table 2	Support	This standard reflects the purpose and principles of Part II RMA and will enable the Council to fulfil its function to maintain indigenous biodiversity nature conservation values.	Retain as is: Setback of buildings from water bodies The minimum setback of any building from the bed of a river, lake or wetland shall be 20m. Discretion is restricted to all of the following: • Any indigenous biodiversity values.....
Rural Life Style Zone Rekos Point	Oppose	The Rural Life Style Zone at Rekos Point is inappropriate for the following reasons. 1. it would have a significant adverse effect on the natural character of the Clutha River and its margin (by decreasing naturalness) 2. it would have a significant adverse effect on the outstanding natural feature of the Clutha River corridor; the RL zone is an isolated small pocket completely surrounded by ONF (by decreasing naturalness and reducing landscape coherence) 2. It is a very sensitive part of the landscape and cannot absorb this type of development 3. it would have a signification adverse effect on the recreational value of the popular Clutha River track (Newcastle Track) which at present is	Delete RL zone at Rekos Point and rezone as Rural.  Amend maps accordingly.

		overwhelmingly dominated by open pastoral and natural landscape. There is no dense residential development either RL or RR anywhere through the Clutha River corridor except at Albert Town. Rural lifestyle development is completely out of character and would be an anomaly. 4. would involve putting a new sealed access road through which would result in further degradation.	
<b>Chapter 27 Subdivision</b>			
27.2.4	Support	Objective meets RMA requirements and will serve to meet the Plan's strategic direction, Objectives and Policies with regard to nature conservation values.	Objective Identify, incorporate and enhance natural features and heritage
27.2.4.1 Policy	Support	Meets RMA requirements and will serve to meet the Plan's strategic direction, Objectives and Policies with regard to nature conservation values.	Retain as is: Enhance biodiversity, riparian and amenity values by incorporating existing and planned waterways and vegetation into the design of subdivision, transport corridors and open spaces
27.2.4.2 Policy	Support	Meets RMA requirements and will serve to meet the Plan's strategic direction, Objectives and Policies with regard to nature conservation values.	Retain as is: Ensure that subdivision and changes to the use of land that result from subdivision do not reduce the values of heritage items and protected features scheduled or identified in the District Plan
7.2.4.3 Policy	Support	Meets RMA requirements and will serve to meet the Plan's strategic direction, Objectives and Policies with regard to nature conservation values.	Retain as is The Council will support subdivision design that includes the joint use of storm water and flood management networks with open spaces and pedestrian/cycling transport corridors and recreational opportunities where these opportunities arise
27.2.4.7 Policy	Support	Meets RMA requirements and will serve to meet the Plan's strategic direction, Objectives and Policies with regard to nature conservation values.	Retain as is: Encourage initiatives to protect and enhance landscape, vegetation and indigenous biodiversity by having regard to: <ul style="list-style-type: none"> <li>• Whether any landscape features or vegetation are of a sufficient value that they should be retained and the proposed means of protection;</li> <li>• Where a reserve is to be set aside to provide protection to vegetation and landscape features, whether the value of the land so reserved should be off-set against the development contribution to be paid for open space and recreation purposes</li> </ul>
<b>33 Indigenous Biodiversity</b>			
33.1 Purpose		Generally support with the exceptions listed below.	Retain with exception to the amendments proposed below.
33.1 Purpose Fir	Amend		Amend as follows: The District contains a diverse range of habitats that support

st Paragraph			indigenous plants and animals, <u>including species that are endemic to the district, threatened either nationally or regionally. Distinctive habitats include <del>comprising</del> forests, shrubland, herb fields, tussock grasslands, <u>wetlands</u>, lake and river margins. Indigenous biodiversity is also an important component of ecosystem services and the District's landscapes.</u>
Purpose Third paragraph	Amend	Offset any residual adverse effects that are more than minor through protection, restoration and enhancement actions that achieve no net loss and preferably a net gain in indigenous biodiversity in accordance with policy x and Appendix xx (being the Appendix One attached to this submission) Biodiversity offsetting should not be applied to justify impacts on vulnerable and irreplaceable biodiversity values or biodiversity values which cannot be offset.	Amend as follows: <u>Significant adverse effects resulting from <del>removal</del> clearance of indigenous vegetation should be avoided. Where the adverse effects are not significant and cannot be avoided, remedied or mitigated and would diminish the District's indigenous biodiversity values, opportunities for the <u>protection, restoration and enhancement of other similar habitats areas</u> are encouraged to offset the adverse effects of <u>clearance and ensure no net the loss and preferably a net gain</u> of those indigenous biodiversity values. <u>Biodiversity offsetting should not be applied to justify impacts on vulnerable and irreplaceable biodiversity values or biodiversity values which cannot be offset.</u></u>
Final Paragraph	Amend		Amend as follows: The District's lowlands comprising the lower slopes of mountain ranges and valley floors have been modified by urban growth, farming activities and rural residential development. Much of the indigenous vegetation habitat has been removed, <u>or modified. and the remaining remnants are likely to be vulnerable and important to retain.</u> These areas are identified in the Land Environments of New Zealand Threatened Environment Classification as either acutely or chronically threatened environments, having less than 20% indigenous vegetation remaining.
<b>33.2 Objectives &amp; Policies</b>			
33.2.1 Objective	Support	Objective properly fulfils RMA and Councils functions.	Retain as is. Protect, maintain and enhance indigenous biodiversity.
33.2.1.1 Policy	Amend		Amend as follows: Identify <u>and protect</u> the District's Significant Natural Areas and schedule them in the District Plan, including the <u>ongoing identification and protection</u> of Significant Natural Areas through resource consent applications, using the criteria set out in Policy 33.2.1.9.
33.2.1.2 Policy	Support	Meets RMA requirements and will serve to meet the Plan's strategic direction, Objectives and Policies with regard to nature conservation values.	Retain Identify the District's rare or threatened indigenous species and schedule them in the District Plan to assist with the management of their protection
33.2.1.3 Policy	Amend		Amend as follows: Provide standards in the District Plan for <u>the protection maintenance and enhancement</u> of indigenous vegetation that is not identified as a Significant Natural Area or threatened species, which are practical to apply and that permit the <u><del>removal</del> clearance</u> of a limited area of indigenous vegetation <u>in specified circumstances.</u>

33.2.1.4 Policy	Support	Meets RMA requirements and will serve to meet the Plan's strategic direction, Objectives and Policies with regard to nature conservation values.	Retain Recognise and take into account the values of tangata whenua and kaitiakitanga
33.2.1.5 Policy	Amend	Does not adequately meet RMA requirements or serve to meet the Plan's strategic direction, Objectives and Policies with regard to nature conservation values.	Amend as follows: Recognise anticipated activities in rural areas such as farming and the efficient use of land and resources <del>while having regard to</del> <u>however these must be undertaken in a way that protects the significant indigenous vegetation and habitats of indigenous fauna and maintains and enhances indigenous biodiversity. the maintenance, protection or enhancement of indigenous biodiversity values.</u>
33.2.1.6 Policy	Amend	Other options for covenanting exist and should be included.	Amend as follows: Encourage the long-term protection of indigenous vegetation and in particular Significant Natural Areas by encouraging land owners to consider non-regulatory methods such as <del>open space covenants</del> administered under the Queen Elizabeth II National Trust Act, <u>Reserves Act, or Conservation Act and other protective mechanisms.</u>
33.2.1.7 Policy	Amend	Use of the word "values" is ambiguous and does not reflect the wording in Section 31 RMA.	Amend as follows: Activities involving the clearance of indigenous vegetation are undertaken in a manner to ensure the District's indigenous biodiversity <del>values is</del> <u>protected, maintained or enhanced.</u>
33.2.1.8 Policy	Oppose	The policy does not include the mitigation hierarchy which is the basis for using offsets. Compensation should not be confused with biodiversity off sets, and compensation is unlikely to result in the maintenance of indigenous biodiversity.	Delete and Replace as follows: <del>Where the adverse effects of an activity on indigenous biodiversity cannot be avoided, remedied or mitigated, consideration will be given to whether there has been any compensation or biodiversity offset proposed and the extent to which any offset will result in a net indigenous biodiversity gain</del> If the ecosystem or habitat cannot be avoided, adverse effects are managed by avoiding significant adverse effects. Where adverse effects are not significant: (a) they are avoided in the first instance; (b) where they cannot be avoided, they are remedied; (c) where they cannot be remedied they are mitigated; and (d) Where residual adverse effects remain, and cannot be mitigated they are offset.
33.2.1.9 Policy	Amend	The description does not adequately describe representative and does not specify habitats of indigenous fauna. As most indigenous vegetation types and assemblages of native fauna have been modified to some extent often this means that vegetation types or communities that are closest to the composition and structure that would have been expected to occur at the baseline of 1840 need to be included as	Amend the Criteria to read: a. Representative Whether an area of indigenous vegetation or habitat of indigenous fauna is representative, typical or characteristic of the natural diversity of the relevant ecological district. b. Rarity –Retain c Diversity add <u>and Pattern</u> Whether an area supports a high diversity of indigenous ecosystem types, indigenous taxa or has changes in species composition reflecting the existence of diverse natural features or gradients. Add "or" between each of the criteria.

		representing the typical or characteristic of the natural diversity of the ecological district. Pattern refers to changes in the distribution and abundance of species/habitats across the site and is driven by underlying variation in the environment. Only one of the criteria needs to be met for the site to be considered significant	
New Policy	Add	Restoration is needed in places where biodiversity has been lost and habitats degraded, because this is required to restore viable populations of indigenous species across their natural ranges. Using eco sourced indigenous species that occur or once occurred will assist Councils to maintain indigenous biodiversity	Facilitate and support restoration of degraded natural ecosystems and indigenous habitats using <del>where possible</del> indigenous species that naturally occur and/or previously occurred in the area.
33.2.2 Objective	Amend	Support in part. Reference to Significant Natural Areas creates ambiguity as it may or may not include areas that are not scheduled or sites with rare or threatened indigenous species.	Amend to read: Protect and enhance significant indigenous vegetation and habitats of indigenous fauna, including rare or threatened indigenous species.
33.2.1 Policy	Amend	Support in part. Policy needs to be clear that it includes non-scheduled sites that meet the criteria for significance as provided for in Policy 33.2.1.1.	Amend to read: Avoid the clearance of indigenous vegetation within Significant Natural Areas <u>including those that meet the criteria in Policy 33.2.1.9</u> that would reduce indigenous biodiversity values.
33.2.2.2 Policy	Delete and Replace	Oppose This policy should address the effects of an activity rather than permit an activity. Provision for compensation will not make up for the loss of such important and vulnerable biodiversity. We accept that there can be provision for offsetting in exceptional circumstances. Forest and Bird's proposed amendments in relief sought for policy 33.2.1.8 should also apply to significant natural areas.	Delete and replace as follows: <del>Allow the clearance of indigenous vegetation within Significant Natural Areas only in exceptional circumstances and in circumstances where these activities will have a low impact or offer compensation commensurate to the nature and scale of the clearance.</del> Allow the clearance of indigenous vegetation within Significant Natural Areas only in exceptional circumstances and in circumstances where significant adverse effects are avoided. Where adverse effects are not significant: they are avoided in the first instance; where they cannot be avoided, they are remedied; where they cannot be remedied they are mitigated; and Where residual adverse effects remain, and cannot be mitigated they are offset. .
33.2.2.3	Amend	Support in part.	Amend as follows Recognise that the majority of Significant Natural Areas are located within land used For farming activity and provide for small scale, low impact indigenous vegetation <del>removal</del> clearance to enable existing uses, stock grazing, <del>the construction of fences and small scale farm tracks,</del> and the

			maintenance of existing fences and tracks, <u>roads, structures excluding their expansion provided the biodiversity values are safeguarded.</u>
New Policy	Add	Many of the indigenous species using these habitats are threatened, and those sites with birds that also use the coastal areas, (e.g. black billed gulls, wry bills, banded dotterels, terns) have been identified, using international criteria as Important Bird Areas. These sites should be assessed as significant natural areas.	Significant adverse effects of the use and development on habitats of indigenous birds in wetlands, beds of rivers and lakes and their margins for breeding, roosting, feeding and migration are avoided and other effects are avoided, remedied or mitigated.
33.2.3 Objective	Amend	There is a slight ambiguity in the wording as it only refers to efficient use of the land, leaving the possibility of excluding non-efficient uses, due to grammatical sense rather than intent!	Amend to read: Ensure the <u>efficient use management and development of land</u> , including ski-field development, farming activities and infrastructure improvements, <u>does not reduce the District's indigenous biodiversity values. Or To maintain and enhance indigenous biodiversity when undertaking land management and development activities.</u>
33.2.3.1 Policies	Amend	Some of these policies duplicate those in section 33.2.1.1, which may create conflicts, for example between policies 33.2.1.8 and 33.3.3.2 and between policy 33.2.1.9 and policies 33.2.3.4 and 33.2.3.5. The latter two policies are more akin to Assessment matters. Previous iterations of the proposed plan have included Assessment Matters which Forest and Bird submits should be added to this chapter.	Amend as set out below:
33.2.3.1 Policy	Amend	Policy 33.2.1.3 already provides for standards, and it would be helpful if this policy applied to areas beyond 20m of water bodies. Proposed amendment embraces Policy 33.2.3.6. <i>'Ensure indigenous vegetation removal does not adversely affect the natural character of the margins of water ways'</i>	Amend as follows: <del>Provide standards controlling the clearance of indigenous vegetation within 20 meters of water bodies, and</del> Ensure that proposals for clearance do not reduce indigenous biodiversity values, create erosion, or <u>adversely affect natural character along the margins of waterways.</u>
33.2.3.2	Policy	Establishment of the same community elsewhere on the site, is unlikely to be an effective means of maintaining indigenous biodiversity values. A new planted habitat is not a replacement for loss of an existing mature community. Seedlings and saplings do not provide the same habitat values as a mature forest for example. Policy 33.2.1.8 as amended by this submission provides for offsets.	Delete <del>Where the permanent removal of indigenous vegetation is proposed, encourage the retention or establishment of the same indigenous vegetation community elsewhere on the site.</del>
33.2.3.3	Policy	This policy unduly restricts encouraging retention of	Amend as follows: Encourage the retention <u>and enhancement</u> of indigenous

		indigenous vegetation to specific circumstances.	vegetation <u>including</u> in locations that have potential for regeneration, provide connectivity, stability, <u>and</u> particularly where productive values are low, or in riparian areas or gullies.
33.2.3.4	Policy	This is more of an assessment matter and should be included in a separate section as suggested below	Amend to read When considering the proposals for the clearance of indigenous vegetation, avoid: effects on threatened species; areas within a land environment (defined by the Land Environments of New Zealand at Level IV) identified as having less than 20% indigenous vegetation remaining; and, ,
33.2.3.5	Policy	This is more of an assessment matter and should be included in a separate section as suggested below	<del>Delete Where indigenous vegetation clearance is proposed within an environment identified as having less than 20% indigenous vegetation remaining (defined by the Land Environments of New Zealand at Level IV), have regard to the threatened environment status, the nature and scale of the clearance, potential or recovery or the merit of any indigenous biodiversity offsets.</del>
33.2.3.6. Policy	Amend	Meets RMA requirements and will serve to meet the Plan's strategic direction, Objectives and Policies with regard to nature conservation values.	Incorporate in policy 33.2.3.1 'Ensure indigenous vegetation removal does not adversely affect the natural character of the margins of water ways'
33.2.3.7	Policy	Oppose This is an assessment matter. This matter is likely to cumulatively exacerbate biodiversity loss, by reducing the area of habitat available and over time may lead to extirpation of species from areas.	<del>Delete Have regard to any areas in the vicinity of the indigenous vegetation proposed to be cleared, that constitute the same habitat or species which are protected by covenants or other formal protection mechanisms.</del>
33.2.4 Objective	Support	Meets RMA requirements and will serve to meet the Plan's strategic direction, Objectives and Policies with regard to nature conservation values.	Retain as is: Protect the indigenous biodiversity and landscape values of alpine environments from the effects of vegetation clearance and exotic tree and shrub planting.
33.2.4.1 Policy	Support	Meets RMA requirements and will serve to meet the Plan's strategic direction, Objectives and Policies with regard to nature conservation values.	Amend Recognise that alpine environments contribute to the distinct indigenous biodiversity and landscape Qualities of the District and should be protected from change through vegetation clearance or establishment of exotic plants.
33.2.4.2	Policy	Support	Protect the alpine environment from degradation due to planting and spread of exotic species.
33.3.2	Clarification	Support this section, especially 33.3.2.1-33.3.2.3. These policies make it clear that the rules apply to all zones including unformed roads.	Retain as is.
33.3.3 Application of rules	Support and Amend	Support 33.3.3.1. Amend 33.3.2 The main problem is the use of indigenous vegetation rather than coverage by indigenous species. Need to include words coverage by and vascular and non-vascular and plant.	Rules 33.5.1 to 33.5.4 shall apply where indigenous vegetation attains 'structural dominance' <u>and coverage by indigenous vascular and non-vascular plant species exceeds 20% of the total area to be cleared, or the number of indigenous vascular and non-vascular plant species exceeds 20% of the total</u>



			<u>number of species present in the total area to be cleared.</u>
33.3.3.3	Amend	Need to include words coverage by and vascular and non-vascular and plants.	Rules 33.5.1 to 33.5.4 [shall apply where indigenous vegetation does not attain structural dominance <u>and coverage by indigenous vascular and non-vascular plant species exceeds 30% of the total area to be cleared, or the number of indigenous vascular and non-vascular plant species exceeds 30% of the total number of species present in the total area to be cleared.</u>
33.3.3.4	Amend	Needs to be clearer.	<u>Structural dominance is attained when indigenous species are in the tallest stratum and are visually conspicuous, and coverage by indigenous species exceeds 20% of the total area.</u>
<b>33.3.4 Exemptions</b>			
33.3.4.1 Policy	Oppose	This provision risks reducing the biodiversity values of Significant Natural Areas. Other than for exemptions there should be no permitted level of clearance of vegetation in SNA's. QEII or other covenants may not have conditions that ensure that the Policies and Objectives of the District Plan will be met.	Delete <del>Any area identified in the District Plan maps and scheduled as a Significant Natural Area that is, or becomes protected by a covenant under the Queen Elizabeth II National Trust Act, shall be removed from the schedule and be exempt from rules in Table 3.</del>
33.3.4.2 Policy	Amend	Support in part Clearance of drains can result in further drainage of wetlands, and increased sedimentation in water ways.	Amend as follows Indigenous vegetation clearance for the operation and maintenance of existing and in service/operational roads, tracks, <del>drains</del> , utilities, structures and/or fence lines, but excludes their expansion
33.3.4.3 Policy	Support	Meets RMA requirements and will serve to meet the Plan's strategic direction, Objectives and Policies with regard to nature conservation values.	Retain as is: Indigenous vegetation clearance for the construction of walkways or trails up to 1.5 metres in width provided that it does not involve the clearance of any threatened plants listed in section 33.7 or any tree greater than a height of 4 metres
<b>33.4 Rules – Clearance of Indigenous Vegetation</b>			
Table 1	33.4.1 Support	Support Discretionary Status for noncompliance with Table 2 is appropriate	Retain as is The clearance of indigenous vegetation complying with all the standards in Table 2 shall be a permitted activity
	33.4.2 Oppose	Oppose Noncompliance with Table 3 should have a noncompliance status.	Amend to make non complying NC status for noncompliance with Table 3 standard.
	33.4.3 Support	Non –complying gives better effect to the policies.	Amend Make Status non complying for noncompliance with: Activities located within alpine environments (any land at an altitude higher than 1070m above sea level) that comply with Table 4 shall be a permitted activity.
<b>33.5 Rules – Standards for Permitted Activities</b>			
Table 2 33.5.1- 33.5.4 and 33.5.6	Oppose	5000m2 is large and will not enable the maintenance of indigenous biodiversity throughout the district. The Rule fails to provide opportunities to protect areas meeting the criteria for SNA's.	Delete and replace with; 33.5.1The indigenous vegetation is not more than 500 square meters of indigenous vegetation generally or more than 1000 square metres of tall

			<p>tussock grassland communities of the genus <i>Chionochloa</i>.</p> <p>33.5.2 The indigenous vegetation is not: located within 20m of a water body; indigenous bush; inland saline vegetation; associated with limestone outcrops; an indigenous turf community associated with tarns, glacial moraines or river margins; associated with wetlands; associated with 'originally rare' terrestrial ecosystem types described in Schedule ##; not habitat of a threatened or at risk indigenous species listed in Section 33.7 closed canopy matagouri (<i>Discaria toumatou</i>) dominated shrubland that has a canopy height of greater than 1.5 metres; diverse indigenous shrubland, where 'diverse' means three or more species of indigenous shrub; indigenous shrubland containing: Bog Pine (<i>Halocarpus bidwillii</i>); Celery Pine (<i>Phyllocladus alpinus</i>); Hall's totara (<i>Podocarpus hallii</i>); or Mountain totara (<i>Podocarpus nivalis</i>); Within a land environment (defined by the Land Environments of New Zealand at Level IV) that has 20 percent or less remaining in indigenous cover.</p> <p>33.5.3 There shall be no exotic tree planting into an area of indigenous vegetation, bush, shrubland or tall tussock grassland (<i>Chionochloa sp.</i>) that exceeds the thresholds contained in Table 2.</p>
33.5.5 Table 2	Support	Meets RMA requirements and will serve to meet the Plan's strategic direction, Objectives and Policies with regard to nature conservation values.	Is for the clearance of indigenous trees that have been wind thrown and/or are dead standing as a result of natural causes and have become dangerous to life or property
Table 3 33.5.7, & 33.5.8	Oppose	Earth works result in significant adverse effects and should not be a permitted activity in SNA's in order to meet RMA requirements meet the Plan's strategic direction, Objectives and Policies with regard to nature conservation values.	<p>Delete Earthworks shall: 33.5.7.1 be less than 50m<sup>2</sup> in any one hectare in any continuous period of 5 years; 33.5.7.2 not be undertaken on slopes with an angle greater than 20°. 33.5.8 The clearance of indigenous vegetation shall not exceed 50m<sup>2</sup> in area in any continuous period of 5 years—Add: 33.5.7 There shall be no earthworks in significant indigenous vegetation clearance or significant habitat of indigenous fauna, other than for the maintenance of existing roads, tracks, drains, utilities, structures and/or fence lines, but exdudes their expansion 33.5.8 There shall be no clearance of significant indigenous vegetation clearance or significant habitat of indigenous fauna, other than for the maintenance of existing roads, tracks, drains, utilities, structures and/or fence lines, but excludes their expansion. 33.5.10 no buildings shall be erected.</p>

	33.5.9 Support	Support The establishment of pasture or crop may not always involve vegetation clearance.	Retain Does not involve exotic tree or shrub planting, <u>or establishment of pasture or crop.</u>
Table 4	33.5.10 Support	Support with amendments Exotic flowers, herbs etc. can detract from the natural character of the Alpine Environment.	Amend Does not involve the clearance of indigenous vegetation, the planting of shelterbelts, or any <del>exotic tree or shrub</del> planting of exotic species.
Clarification	Support	Meets RMA requirements and will serve to meet the Plan's strategic direction, Objectives and Policies with regard to nature conservation values.	Retain as is: Clarification: For the purpose of the clearance of indigenous vegetation by way of burning, the altitude limit of 1070 metres shall mean the average maximum altitude of any land to be burnt, averaged over north and south facing slope
<b>33.6 Rules – Non Notification of Applications</b>			
33.6	Support		Retain as is: The provisions of the RMA apply in determining whether an application needs to be processed on a notified basis. No activities or non-compliances with the standards in this chapter have been identified for processing on a non-notified basis
<b>33.7 Identification of Threatened Plants</b>			
33.7.1	Amend	Support list provided it is a complete and up to date list. It also needs to include threatened plants include other plants that occur naturally within the District and are listed in the current New Zealand Threat Classification as either Threatened or At Risk.	Add <u>Threatened plants include other plants that occur naturally within the District and are listed in the current New Zealand Threat Classification as either Threatened or At Risk.</u>
<b>33.8.Schedule of Significant Natural Areas</b>			
33.8.1	Support with proviso	Support	Retain full list and make certain that boundaries adequately protect the full SNA and provide a buffer to avoid edge effects.
<b>New Assessment Matters</b>			
		Assessment matters assist decision makers interpret the plan.	Add <b>Significant Indigenous Vegetation and Significant Habitat of Indigenous Fauna</b> (a) Any relevant objectives and policies. (b)The loss of ecological values of the significant species and their communities. (c) The extent to which the proposed activity adversely effects: (i) the life supporting capacity of indigenous species and their habitat. (ii) landscape and natural values of the site and in the vicinity of the site. (iii) the life supporting capacity of soil and water. (d) The degree to which alternative sites and methods have been considered. (e) The extent to which previous activities have modified the site. <b>Clearance of indigenous vegetation</b> Clearance of indigenous vegetation, including clearance in the alpine environment: (a)

			<p>The effect of the activity on the ecological values of the site and surrounding environment, including: (i) Whether a favourable ecological report has been submitted that indicates the adverse effects have been avoided remedied mitigated or offset. (ii) Whether the clearance would be a permanent change to the indigenous vegetation species composition. (iii) Whether the area proposed to be deared has been identified as being of ecological importance and/or containing threatened species. (iv) Whether the area has been previously cleared, and if so, whether the proposed clearance is consistent with previous timing and methods. (v) The effect on waterbodies and their margins and whether the existing vegetation mitigates natural hazards and erosion on steep slopes. (vi) Whether there would be increased fragmentation and reduced connectivity and buffering. (b) The extent to which the adverse effects on biodiversity values are avoided remedied or mitigated, including the exclusion of vegetation clearance within gullies or steep slopes where existing indigenous vegetation provides erosion control, or has potential for regeneration. (c) The extent to which any residual adverse effects, after steps to avoid remedy or mitigate are taken are offset in accordance with the principles in Schedule xx (f) Where clearance is to be undertaken by way of burning: (i) Compliance with the Otago Regional Council's Code of Practice, and the provision of a burn management plan outlining proposed future management. (ii) The measures adopted to reduce the potential for the spread of fire. (iii) Whether certain areas have been voluntarily set aside to be preserved by way of covenant through the resource consent. 23.5.3 Planting of exotic trees and/or shrubs in the alpine environment (a) The potential for the spread of exotic plant species, including their location, and the predominant wind direction. (b) The sensitivity of the site to modification, including existing vegetation. (c) The potential effects from exotic species on the ecological functioning of the site, and its landscape values.</p>
<b>34 Wilding Exotic Trees</b>			
Purpose 34.1	Amend	Need to recognise that dense stands of wilding conifers can also affect water yield.	Wilding trees are spreading across parts of the District and have visually degraded parts of the landscape, biodiversity values and can threaten the productive values of the soil resource, <u>and reduce on water yield</u> The spread of wilding trees has left other areas vulnerable to landscape and biodiversity degradation.
Objective34.2	Amend	Need to recognise that dense stands of wilding conifers	Protect the District's landscape, biodiversity and <u>water and</u> soil resource values

		can also affect water yield.	from the spread of wilding exotic trees.
Rule 34.4.1	Amend	<p>Forest and Bird welcomes the Prohibited status for the planting of wilding trees and supports all the species listed in a-m. There are other trees that are wilding in the district which would make sense to add. Buddleja davidi Found in scrub and forest margins, diffs, bluffs and riverbeds Colonises alluvial sites. Buddelja is very invasive of forest margins and revegetation areas. The plant is invasive of waste spaces, river beds and plantation forests. Grey willow – Salix cinerea and Crack willow, Salix fragilis are also invasive and spread. Cotoneaster simonsii like Grey and Crack willow is listed The colourful Rowan tree, Sorbus aucuparia is spread by birds and is a weed in the high country.</p>	<p>Add Buddleja davidi Grey willow – Salix cinerea Crack willow, Salix fragilis Rowan tree, Sorbus aucuparia; Cotoneaster simonsii</p>

**Royal Forest and Bird Protection Society Further Submissions to Queenstown Lakes Proposed District Plan  
14 December 2015**

**Address for Service:** Sue Maturin  
Regional Conservation Manager  
Forest and Bird  
Box 6230  
Dunedin 9010

**Ph 03 477 9677**

**Email:** s.maturin@forestandbird.org.nz

Forest and Bird is A person representing a relevant aspect of the public interest.

Forest and Bird is New Zealand's oldest and largest Conservation Organisation with over 70,000 supporters and some 50 branches through out New Zealand.

<b>Provision</b>	<b>Submission No</b>	<b>Submitter</b>	<b>F&amp;B Position</b>	<b>Points supported/opposed</b>	<b>F&amp;B Reasons</b>
Policy 3.2.1.3.2	145.7	Upper Clutha Environment Society	Support	The Society supports the reference to Climate Change 3.2.1.3.2 and seeks that this policy, or similar, is included in Part 4 District Wide Issues of the Operative District Plan.	The proposed policy supports the objective, and reference to climate change and the need to recognise the opportunities and risk associated with climate change will contribute to an innovative, diverse and sustainable economy pursuant to S5 and Part II RMA.

Goal 3.2.8	251.3	Power Net	Oppose	<u>3.2.8 Goal –Providing for the ongoing operation and growth of regionally significant infrastructure. Objective 3.2.8.1 Recognise that the functional or operational requirements of regionally or nationally significant infrastructure can necessitate a particular location. Policy 3.2.8.1.1 Enable the continued operation, maintenance and upgrading of regionally and nationally significant infrastructure and associated activities. Policy 3.2.8.1.2 Where practicable, mitigate the impacts of regionally and nationally significant infrastructure on outstanding natural landscapes and outstanding natural features.</u>	Providing for growth, upgrading and expansion of regionally significant infrastructure can result in adverse impacts on indigenous biodiversity, lifesupporting capacity of ecosystems and landscapes which need to be avoided, remedied or mitigated generally and avoided in significant and outstanding landscapes and natural features.
Definitions	373.1	Department of Conservation	Support	Clearance of vegetation includes, the deliberate application of water, or <u>over sowing</u> , where it would change the ecological conditions such that the resident indigenous plant(s) are killed by competitive exclusion. Includes dryland cushion field species.	Oversowing can be a cause of vegetation clearance
Definitions	373.2	Department of Conservation	Support in part	<u>Measurable conservation outcomes resulting from actions designed to compensate for significant residual adverse biodiversity impacts arising from project development after appropriate avoidance, minimisation, remediation and mitigation measures have been taken. The goal of biodiversity offsetting is to achieve no net loss and preferably a net gain of biodiversity on the ground.</u>	If Biodiversity offsets are to be included in the Plan the definition needs to include or be linked to BBOP principles, especially like for like. They need not be linked to significant residual adverse effects.
Defintions	373.3	Department of	Support in part	<u>Include a definition of ‘no net loss’ as follows: No overall reduction in biodiversity as measured by</u>	Needs to include ecosystem type, and species.

		Conservation		<u>type, amount and condition.</u>	
Policy 3.2.3.2.1	373.5	Department of Conservation	Support	Amend Policy 3.2.4.2.1 as follows: Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna, referred to as Significant Natural Areas on the District Plan maps and <u>through further ecological assessment associated with development and use activities,</u> and ensure their	This provides a mechanism to meet S6 RMA matters of National Importance.
Policy 3.2.4.2.2	373.6	Department of Conservation	Support in part	Amend Policy 3.2.4.2.2 as follows: <del>Where adverse effects on nature conservation values cannot be avoided, remedied or mitigated, consider environmental compensation as an alternative.</del> Where residual adverse effects of activities on nature conservation values cannot be otherwise avoided remedied or mitigated, the use of biodiversity offsets should be considered to achieve no net loss of indigenous biodiversity, and preferably a net gain.	significant adverse effects on nature conservation values should be avoided in the first instance.
Policy 30.2.3.4	373.16	Department of Conservation	Support	Amend Policy 30.2.3.4 as follows: Assess the effects of Renewable Electricity Generation proposals, other than Small and Community Scale, on a case-by-case basis, with regards to: landscape values and areas with of significant indigenous flora or <u>significant habitat for indigenous fauna</u> recreation and cultural values, including relationships with tangata whenua amenity values The extent of public benefit and outcomes of location specific cost-benefit analysis.	Addition better meets S6 RMA.



Purpose 33.1	373.19	Department of Conservation	Support	Amend the wording of 33.1 Purpose (paragraph 4) as follows: The limited removal of indigenous vegetation <u>not determined to be significant</u> is permitted, with discretion applied through the resource consent process to ensure that indigenous vegetation clearance activities exceeding the permitted limits protect, maintain or enhance indigenous biodiversity values. <u>Where the removal of indigenous vegetation cannot be avoided or mitigated and would diminish the District's indigenous biodiversity values, opportunities for the enhancement of other areas are encouraged to offset the adverse effects of the loss of those indigenous biodiversity values. Where indigenous vegetation in an area described as a Significant Natural Area in the district plan, or is determined to be an Significant Natural Area through a site specific ecological assessment, then any removal of indigenous vegetation required will only be allowed in exceptional circumstances, and where through a resource consent process the adverse effects of the activity are demonstrated as being avoided, remedied or mitigated. Biodiversity off-sets will be required to manage any residual adverse effects that cannot otherwise be mitigated.</u>	This recognises the need to identify and protect areas of significant indigenous vegetation and significant habitats of indigenous fauna and Part II RMA.
Policy 33.2.1.3	373.23	Department of Conservation	Support	Amend Policy 33.2.1.3 as follows: Provide standards in the District Plan for activities that involve clearance of indigenous vegetation that is not identified as a Significant Natural Area or	This enables the plans objectives and strategic objectives and policies to be met and ensure the Council has a means of maintaining indigenous biodiversity.

				threatened species, which are practical to apply and that permit the removal of a limited area of indigenous vegetation in specified circumstances.	
New Policy	373.32	Department of Conservation	Support	<u>Include new Policy 33.2.2.1A as follows: Identify the District's Significant Natural Areas and schedule them in Part 33.8 the District Plan, including the ongoing identification of Significant Natural Areas through resource consent applications, using the criteria set out in Schedule 33.10, the list of threatened species in Part 33.7, and threatened land environments shown in Part 33.9</u>	A mechanism is need to enable the ongoing identification of areas of significant indigenous vegetation and significant habitats of indigenous fauna.
New Policy 33.2.4	373.37	Department of Conservation	Support in part	<u>Require the use of biodiversity offsetting to address residual adverse effects, after avoiding, remedying or mitigating, of development activities on Significant Natural Areas to ensure no net loss of indigenous biodiversity values is achieved.</u>	This introduces biodiversity offsetting which needs to be guided by the BBOP principles and should only be used in exceptional circumstances particularly in areas of significant indigenous vegetation and significant habitats of indigenous fauna.
point 33.3.4.3	373.51	Department of Conservation	Support	Amend point 33.3.4.3 as follows: Indigenous vegetation clearance for the construction of walkways or trails up to 1.5 metres in width provided that it does not involve the clearance of any threatened plants listed in section 33.7 or any tree greater than a height of 4 metres, <u>or clearance within any area identified as being an Significant Natural Area when assessed against the criteria in Part 33.10.</u>	This enables the Plans objectives to be met and protects areas of significant indigenous vegetation and significant habitats of indigenous fauna.
Policy 33.5.3	373.53	Department of Conservation	Support	Amend 33.5.3 as follows: <del>Within a land environment (defined by the Land Environments of New Zealand at Level IV) that has 20 percent or</del>	This enables the Plans objectives to be met and protects areas of significant indigenous vegetation and significant habitats of

				<p>less remaining in indigenous cover, clearance is less than 500m<sup>2</sup> in area of any site and, 50m<sup>2</sup> in area of any site less than 10ha, in any continuous period of 5 years (refer to section 33.9). The site is not considered to be a Significant Natural Area when considered against the criteria in section 33.10.</p> <p>Delete standard 33.5.5.</p>	indigenous fauna.
33.5 Table 3	373.54	Department of Conservation	Support	Amend Table 3 so that there shall be no permitted standard allowing vegetation clearance within an area determined as a Significant Natural Area.	This enables the Plans objectives to be met and protects areas of significant indigenous vegetation and significant habitats of indigenous fauna.
Threatened plant list	373.56	Department of Conservation	Support	<p>Retain as notified although consideration should be given to inclusion of the following species:</p> <p><u>Nationally Critical Dysphania pusila (locally extinct?) Cardamine (b) CHR3129947; tarn)</u></p> <p><u>Cardamine (c) CHR511706; Pisa Range)</u></p> <p><u>Chaerophyllum colensoi var. delicatula</u></p> <p><u>Crassula peduncularis (locally extinct?) Epilobium pictum</u></p> <p><u>Nationally Endangered Centipeda minima ssp. minima</u></p> <p><u>Euchiton ensifer</u></p> <p><u>Ranunculus brevis</u></p> <p><u>Trithuria inconspicua 542</u></p> <p><u>Nationally Vulnerable</u></p> <p><u>Carex cirrhosa</u></p> <p><u>Carex rubicunda</u></p> <p><u>Daucus glochidiatus</u></p> <p><u>Geranium retrorsum</u></p> <p><u>Gratiola concinna</u></p> <p><u>Mazus novaezeelandiae</u></p> <p><u>Myosotus glauca</u></p> <p><u>Ranunculus ternatifolius</u></p>	This enables the Plans objectives to be met and protects areas of significant indigenous vegetation and significant habitats of indigenous fauna.
Add a new schedule '33.10'	373.58	Department of Conservation	Support	Add a new schedule '33.10' that includes the criteria for determining the significance of indigenous biodiversity at a site.	This enables the Plans objectives to be met and protects areas of significant indigenous vegetation and significant habitats of

					indigenous fauna.
34 Rule Table 1	373.60	Department of Conservation	Support	Amend Table 1 to include Pinus uncinata Mountain Pine and correct the spelling of Pinus sylvestris.	This species has wilding potential.
Rule 34.4.1	458.1	Simon Beale	Oppose	<u>Support, except amend to exclude Pinus radiata from the list of wilding trees set out under Rule 34.4.1. Pinus radiata should be exempt as it is less invasive than the other species listed under Rule 34.4.1 as it is an important species to the farming community for shelterbelts and for timber.</u>	Pinus radiata is also invasive and other less invasive species can provide shelter belts and timber.
New Policy 34.2	514.7	Duncan Fea	Support	<u>Require removal of established wilding exotic trees as part of the consent for subdivision, use or development of land in the Residential and Rural Living Zones</u>	This policy would enable the plans policies and objectives to be met and meets part II RMA.
New Policy 34.2	514.8	Duncan Fea	Support	<u>Council work educate and encourage land owners with mature wilding exotic trees to progressively remove the trees. Priority will be given to mature wilding exotic trees in and adjacent to residential areas where they have an adverse impact on amenity values, sunlight and views.</u>	This policy would enable the plans policies and objectives to be met and meets part II RMA.
Definition	519.1	NZ Tungsten Mining	Oppose	<u>'Exploration means any activity undertaken for the purpose of identifying mineral deposits or occurrences and evaluating the feasibility of mining particular deposits or occurrences of 1 or more minerals; and includes any drilling, dredging, or excavations (whether surface or subsurface) that are reasonably necessary to determine the nature and size of a mineral deposit or</u>	This is the definition in the crown minerals act. However as drilling and excavations can have adverse effects on natural resources, and Part II RMA matters, it is a matter that needs to be addressed in relation to the proposed district plan provisions.

				<u>occurrence; and to explore has a corresponding meaning.'</u>	
Definition	519.3	NZ Tungsten Mining	Oppose	<u>Mining Activity (a) means operations in connection with mining, exploring, or prospecting for any mineral; and (b) includes, when carried out at or near the site where the mining, exploration, or prospecting is undertaken- (i) the extraction, transport, treatment, processing, and separation of any mineral or chemical substance from the mineral; and (ii) the construction, maintenance , and operation of any works, structures, and other land improvements, and of any related machinery and equipment connected with the operations; and (iii) the removal of overburden by mechanical or other means, and treatment of any substance considered to contain any mineral; and (iv) the deposit or discharge of any mineral, material, debris, tailings, refuse, or wastewater produced from or consequent on the operations; and'</u>	This considerably and inappropriately broadens the definition from that in the proposed plan, to include areas at or beyond the site, extraction, transport and processing, the construction of any works structures, discharges etc. "land improvements" etc., connected with the operations. The plans provisions have been drafted based on the proposed narrower definition, and may need substantial change to ensure that the plan provides adequate controls and directions to meet the plans objectives and policies.
New Policy	519.41	NZ Tungsten Mining	Oppose	<u>Encourage the use of off-setting or environmental compensation for mining activity by considering the extent to which adverse effects can be directly offset or otherwise compensated, and consequently reducing the significance of the adverse effects. Manage any waste heaps or long term stockpiles to ensure that they are compatible with the forms in the landscape. Encourage restoration to be finished to a contour sympathetic to the surrounding topography and</u>	This policy avoids the mitigation hierarchy that is accepted practice with regard to offsetting. Offsetting should not be dealt with only in relation to mining.

				<u>revegetated with a cover appropriate for the site and setting</u>	
Rural Zone 21.2 policies	519.43	NZ Tungsten Mining	Oppose	<u>Recognise that exploration, prospecting and small-scale recreational gold mining are activities with low environmental impact.</u>	Exploration and prospecting are not always low impact, as is recognised in Policy 21.2.5.4
Policy 21.2.5.4	519.45	NZ Tungsten Mining	Oppose	Amend Policy 21.2.5.4 as follows Ensure adverse effects of large-scale extractive activities (including mineral exploration <u>where applicable</u> ) are avoided or remedied <u>or mitigated</u> , particularly where those activities have potential to degrade landscape quality, character and visual amenity, indigenous biodiversity, lakes and rivers, potable water quality and the life supporting capacity of water.	Adverse effects of large scale extractive activities can result in adverse effects which need to be avoided or remedied. Where applicable adds uncertainty.
Rule 21.4.30	519.52	NZ Tungsten Mining	Oppose	Amend Rule 21.4.30 as follows: a. Mineral prospecting and <u>exploration</u> b. Mining by means of hand-held, non-motorised equipment and suction dredging, c. <u>motorised mining</u> , where the total motive power of any dredge does not exceed 10 horsepower (7.5 kilowatt); and d. <del>The activity will not be undertaken on an Outstanding Natural Feature*</del> .	Exploration and prospecting are not always low impact, as is recognised in Policy 21.2.5.4 and so should not be a permitted activity.  Amendment provides for motorised mining including any kind of dredging with less than 10hp. The proposed plan restricts permitted activity status to 10hp suction dredging. There is a potential difference in the nature, scale and location of effects associated with the new permitted activity status, which may mean that the Plans objectives and policies can not be met.
Amend rule 6.4.1.3	580.4 and 580.6	Contact Energy	Oppose	Amend rule 6.4.1.3 to exclude the Hydro Generation zone from the three landscape classifications.	Removal of the Hydro Generation Zone from the landscape classifications will not meet Part II RMA provisions.

				Amend planning maps to provide for removal of landscape classifications from the Hydro Zone	
30.4 Rules	580.8	Contact Energy	Oppose	The rule, or the restricted discretionary activity status should not apply to the Hydro Generation Zone.	The rule and activity status should apply to the Hydro Generation zone.
Policy 3.2.1.3.2	598.3	Stratera	Oppose	Policy 3.2.1.3.2 Encourage economic activity to adapt to and recognise opportunities and risks associated with climate change. <del>and energy and fuel pressures.</del>	Promotion of sustainable management and the precautionary approach include the need to recognise opportunities and risks associated with climate change and energy and fuel pressure.
Objective 3.2.4.2	598.6	Stratera	Oppose	Objective 3.2.4.2 Protect, <u>maintain and enhance</u> areas with significant Nature Conservation Values.	This goes beyond PART II RMA which requires recognition and protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna. Objective as notified should be retained.
Policy 3.2.4.2.2	598.7	Stratera	Oppose	Policy 3.2.4.2.2 Where adverse effects on nature conservation values cannot be avoided, remedied or mitigated <u>on site</u> , consider <u>the use</u> of environmental <u>compensatory measures</u> <del>on a</del> as a mechanism for <u>managing residual effects</u> <u>n alternative</u> .	This policy may lead to the loss of SNA's and the reduction and loss of indigenous biodiversity. Significant adverse effects need to be avoided in the first instance and other effects avoided, remedied or mitigated. Where residual effects remain that cannot be mitigated they need to be offset. May not assist in the maintenance of biodiversity, as it does not directly relate to the affected biodiversity values lost, but is a different compensatory benefit. These details are more appropriately covered in the Indigenous Vegetation Chapter
Policy 3.2.4.6.1	598.11	Stratera	Oppose	Policy 3.2.4.6.1 That subdivision and / or development be designed so as to avoid, <u>remedy</u>	This policy if amended as per this submission could lead to the continued deterioration of

				or mitigate adverse effects on the water quality of lakes, rivers and wetlands in the District.	water quality which the notified policy appropriately seeks to avoid.
Objective 3.2.4.8	598.12	Stratera	Oppose	Objective 3.2.4.8 <u>Provide for adaptation to the effects of Respond positively to cClimate cChange.</u>	The new words change the intent of the policy limiting it to adaptation of the effects of climate change.
Objective 21.2.5	598.40	Stratera	Oppose	Objective 21.2.5 Recognise for and provide opportunities for mineral extraction providing the location, scale and effects would not degrade <u>significantly</u> amenity, water, landscape and indigenous biodiversity values.	This objective if amended as per this submission could lead to the continued deterioration of water quality, amenity, landscape and indigenous biodiversity values which the notified objective appropriately seeks to avoid.
Policy 21.2.5.2	598.42	Stratera	Oppose	Policy 21.2.5.2 Recognise prospecting, <u>exploration</u> , and small scale recreational gold mining as activities with limited environmental impact.	Exploration can have environmental impacts depending on nature of exploration and location.
9-1 Introduction -1.2.4	600.3	Federated Farmers	Oppose	1.2.4 is re-written as (or words to similar effect): - Existing use rights do not apply if: • The use of land has been discontinued for a continuous period of more than 12 months <u>after the rule in the district plan took legal effect</u> , unless the Council has granted an extension by way of application; or	The RMA provides that existing use rights do not apply when a use of land that contravenes a <u>rule in a district plan or a proposed district plan</u> has been discontinued for a continuous period of more than 12 <u>months after the rule in the plan became operative or the proposed plan was notified</u> unless.....  This is the clear reading of Section 1.2.4 which follows from 1.2.3.
Definition of 'Clearance of Vegetation'	600.5	Federated Farmers	Oppose	Definition of 'Clearance of Vegetation': The definition is rewritten to exclude the application of water, as below: "Means the removal, trimming, felling, or modification of any vegetation and includes cutting, crushing,	The application of water can result in the clearance of indigenous vegetation especially in dryland environments where the indigenous plants are adapted to dry land conditions. The application of water creates unsuitable



:				cultivation, spraying with herbicide or burning.- <del>Clearance of vegetation includes, the deliberate application of water where it would change the ecological conditions such that the resident indigenous plant(s) are killed by competitive exclusion. Includes dryland cushion field species."</del>	conditions for their continued survival.
Definition of formed road	600.9	Federated Farmers	Oppose	The definition of Formed Road is amended to - distinguish between publicly and privately owned roads.	The definition of formed road has a legal interpretation under the Local Government Act which should be stuck to.
Definition indigenous vegetation	600.10	Federated Farmers	Oppose	The definition of Indigenous Vegetation is amended as follows (or words to similar effect): Means plant communities dominated by species - vegetation that occurs naturally in New Zealand, or arrived in New Zealand without human assistance. <u>This may include a minor element of exotic vegetation but does not include regrowth in pasture</u>	The additional wording adds confusion and will not assist in easy interpretation of the rule.
Objective 3.2.1.4	600.13	Federated Farmers	Oppose	Objective 3.2.1.4 is worded as follows (or words to similar effect): Recognise the <del>potential for</del> importance of rural areas to diversifying their land use beyond the strong productive value of farming, <del>provided a sensitive approach is taken to</del> rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests <u>are appropriately considered.</u>	The additional wording introduces uncertainty and removes the objective that a sensitive approach is needed to provide for rural amenity etc..
Objective 3.2.4.2	600.16	Federated Farmers	Oppose	Objective 3.2.4.2 is reworded as follows (or words to similar effect): <del>Protect</del> Areas with significant Nature Conservation Values are protected <u>or appropriately managed.</u>	Section 6 RMA requires that these areas are protected, adding or appropriately managed implies they don't need to be protected.
Policy	600.17	Federated	Oppose	Policy 3.2.4.2.1 is reworded as follows (or words	Section 6 RMA requires that these areas are

3.2.4.2.1		Farmers		to similar effect) Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna, referred to as Significant Natural Areas on the District Plan maps and ensure these are <u>avoided, remedied or mitigated</u> <del>their protection.</del>	protected, adding or appropriately managed implies they don't need to be protected.
Policy 3.2.4.3.1		Federated Farmers	Oppose	Policy 3.2.4.3.1 is reworded as follows (or words to similar effect): That development does not <u>significantly</u> adversely affect, either <u>directly or cumulatively</u> , the survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities	The addition of the word significantly reduces the ability of the policy to meet the objective.
Objective 3.2.4.4	600.21	Federated Farmers	Oppose	Objective 3.2.4.4 is reworded as follows (or words to similar effect): Avoid <u>or manage the effects of</u> , exotic vegetation with the potential to spread and naturalise	Exotic vegetation with the potential to spread and naturalise can have adverse effects on ecosystem health and impose significant economic costs, and should be avoided as provided in the policy.
Policy 3.2.4.4.1	600.22	Federated Farmers	Oppose	Policy 3.2.4.4.1 That the planting of exotic vegetation with the potential to spread and naturalise is <del>banned</del> appropriately managed with associated risks reduced	This policy supports the rule for prohibited status of exotic trees with the potential to spread, which is appropriate given the significant adverse effects on natural resources arising from the spread of wildings.
Objective 3.2.4.6	600.24	Federated Farmers	Oppose	Maintain or enhance the <del>water quality</del> and function of our lakes, rivers and wetlands	Maintaining or enhancing water quality is an important component of sustainable management and safe guarding the life supporting capacity of freshwater ecosystems.
Policy 6.3.1.11	600.45	Federated Farmers	Oppose	Recognise the importance of protecting the landscape character and visual amenity values, particularly as viewed from public places, <u>while providing for low-intensity pastoral farming in the</u>	The additional words reverse the Section 5 RMA purpose and do not reflect the Act.

				<u>rural zone.</u>	
Policy 21.2.1.6	600.62	Federated Farmers	Oppose	Avoid <u>significant</u> adverse <del>cumulative</del> impacts on ecosystem services and nature conservation values, <u>either directly or cumulatively.</u>	The addition of the word significantly reduces the ability of the policy to meet the objective. All adverse effects need to be avoided in order to fulfil Part II RMA.
Policy 21.2.2.3	600.65	Federated Farmers	Oppose	Protect the soil resource by controlling activities including earthworks, and <u>appropriately managing the effects of</u> indigenous vegetation clearance and prohibit the planting and establishment of recognised wilding exotic trees with the potential to spread and naturalise.	This policy appropriately supports the use of rules to control activities and prevent the planting of trees with wilding potential, in order to meet Part II RMA.
Policy 21.2.3.1	600.67	Federated Farmers	Oppose	Encourage activities that use water efficiently, thereby conserving <del>water quality</del> and quantity; • Discourage activities that adversely affect the potable quality <del>and life supporting capacity</del> of water and associated ecosystems.	Section 31 provides for territorial authorities to control the use of land for the purpose of maintaining indigenous biodiversity and for the potential effects on the surface of water in rivers and lakes. Section 5 RMA provides for the safeguarding of the life supporting capacity of water and ecosystems.
General Standard 21.5.7	600.84	Federated Farmers	Oppose	General Standard 21.5.7 is deleted	This is an important and appropriate general standard and in line with the Land Water Forum recommendations. It is required in order to safeguard the life supporting capacity of water and ecosystems.
Objective 33.2.1	600.115	Federated Farmers	Oppose	Protect, maintain <del>and</del> or enhance <u>the stock of</u> indigenous biodiversity.	The additional words do not fulfil the requirements of Part II RMA. The meaning of the stock of indigenous biodiversity is unclear.
Policy 33.2.2.1	600.123	Federated Farmers	Oppose	Avoid the clearance of indigenous vegetation within Significant Natural Areas <u>that would reduce indigenous biodiversity values overall.</u>	Areas of significant indigenous vegetation and significant habitats of indigenous fauna are protected for their significant values and the additional words introduce and unders and

					overs approach which undermines part II RMA.
Policy 33.2.2.2	600.12 4	Federated Farmers	Oppose	Allow the clearance of indigenous vegetation within Significant Natural Areas only in exceptional circumstances <del>and</del> <u>or</u> in circumstances where these activities will have a low impact or offer compensation commensurate to the nature and scale of the clearance.	Vegetation clearance in areas of significant indigenous vegetation and significant habitats of indigenous fauna should be avoided.
Policy 33.2.3.4	600.12 8	Federated Farmers	Oppose	Policy 33.2.3.4 is amended to specify it applies only to the Urban zone	This is a district wide provision and needs to apply to rural areas in order to fulfil RMA Part II and the Otago Regional Policy Statement.
Policy 33.2.3.4	600.12 9	Federated Farmers	Oppose	Policy 33.2.3.4 is amended to specify it applies only to the Urban zone	This is a district wide provision and needs to apply to rural areas in order to fulfil RMA Part II and the Otago Regional Policy Statement.
Rule 33.5.3	600.13 6	Federated Farmers	Oppose	Rule 33.5.3. is deleted from Table 2 Adopt the remainder of Table 2: Setting out permitted activity standards associated with clearance of indigenous vegetation not located within a Significant Natural Area or within Alpine Environments is adopted as proposed.	This rule provides for the protection of one of the categories that is a National Priority to protect, and is appropriate as indigenous vegetation in these environments has the potential to be significant.
Rule 33.5.9	600.13 7	Federated Farmers	Oppose	Rule 33.5.9 is amended to specify a degree of scale or size of the proposed area of planting	The planting of exotic species within a Significant Natural Area is not appropriate at any size or scale, as it is likely to have a significant adverse effect on biodiversity values.
33.9 Threatened Environment Classification	600.13 8	Federated Farmers	Oppose	All areas within the rural zones are removed from 33.9 Threatened Environment Classification Maps, with subsequent changes to the relevant provisions.	There is no resource management reason to remove the rural zones from this map. Inclusion of the Maps and associated provisions assist the Council to meet the Plans objectives and policies and fulfil part II RMA.

Maps,					
34.1 Purpose	600.139	Federated Farmers	Oppose	That 34.1 Purpose is re-written to acknowledge that reasonable use of some exotic trees can provide benefit to the District, particularly in the rural context, provided these are appropriately controlled and do not pose a significant pest plant threat.	The chapter is appropriately focused on the planting of wilding exotic trees.
Policy 34.2.1.1	600.141	Federated Farmers	Oppose	Policy 34.2.1.1 is re-considered to assess the viability of developing a new rule along the following lines: 1. Permitted activity criteria for plantings under a certain area (a small geographical area), in low risk conditions (with low risk conditions including a setback from property boundaries to ensure seedlings are likely to be grazed, rather than spread over property boundaries), and; 2. The ability to apply for a consent setting out the management obligations of the consent holder in relation to the pest plant attributes and risk associated with the planting, for small to medium sized plantings, again with appropriate setbacks from property boundaries.	Prohibition is the most certain way of managing this significant district wide issue. There can be no long term certainty that grazing will continue for the lifetime risk of wildings, or be of the nature to control wildings.

