

Memorandum

File Ref: Coneburn Industrial Zone (The Zone)
To: Luke Place, Senior Policy Planner, Queenstown Lakes District Council
From: Simon Beale, Senior Ecologist, Beale Consultants Limited
Date: 3 August 2021
Subject: Ecological Peer Review – Proposed variation to area of open space at the southern entrance to the Zone.

1 INTRODUCTION

1.1 Beale Consultants was engaged to undertake a review of expert ecological comments prepared by the landowner to support the proposed variation to open space at the southern entrance of the Zone to accommodate a roundabout and temporary construction areas.

2. SCOPE OF WORK

2.1 The scope of this review entailed:

- A site inspection conducted on 2 August 2021 from 9 to 9.30 am.
- Desktop research involving reading of an **Ecological Management Plan prepared by Dawn Palmer of Natural Solutions for Nature Ltd** (NSN) that applies to the Open Space Areas of the Zone, an ecological assessment of the Zone by Davis Consulting Group plus analysis of the Open Space plans, the design/land requirement plans of the intersection and Chapters 27, 33 and 44 of the PDP.
- A review of a letter by Dawn Palmer, dated 22 July 2021 specific to the open space area affected by roundabout construction.

3 SITE INSPECTION

3.1 The site inspection of the land affected by construction of the roundabout indicates that it is **exotic in nature with the possible exception of small group of sub-mature matagouri and hard tussocks that appear to border Area 2A shown on the Land requirement Plan** (310103213-01-002-C400).

3.2 The vegetation cover within the affected area, which includes minor earthworks in the vicinity of SH6 is almost exclusively exotic grassland dominated by swards of cocksfoot, browntop and Chewings fescue. The grassland is interspersed with numerous common exotic herbaceous plants such as woolly mullein, yarrow, Scotch thistle, Californian thistle, wireweed, wild mignonette, white clover, haresfoot trefoil, horehound, sheeps' sorrel, dandelion and narrow leaved plantain along with the occasional young specimen of broom. Wild mignonette is especially prevalent along the margins of Quarry Road.

3.3 These **observations align with those of Dawn Palmer** that are set in the July 2021 letter to Nick Geddes of Clark Fortune McDonald.

4 ECOLOGICAL VALUES OF AFFECTED AREA

4.1 I agree with Dawn Palmer that there are **no significant ecological values** within the affected area.