

# **ATTACHMENT P**

## **QEII NATIONAL TRUST CORRESPONDENCE**



**PLANNERS PLUS** LIMITED

Land Development, Resource Consent and Planning Specialists.



**QEII National Trust**  
Open Space New Zealand  
Ngā Kairauhi Papa

5 July 2011

Planners Plus Limited  
PO Box 218  
WHITIANGA 3542

Attention Tracey Lamason

**Lot 17 DP 401573 - 206A SILVERSTREAM ROAD TAIRUA HILL  
PROPOSED TRAVELLERS ACCOMODATION AND CONFERENCE AND WEDDING FACILITY**

I refer to your letter dated 17 May 2011 to our regional representative Hamish Kendal about the above proposal on a property which also contains a QEII open space covenant (5/03/698).

The QEII National Trust is an independent statutory organisation established to encourage and promote, for the benefit of New Zealand, the provision, protection, preservation and enhancement of open space.

Open space is defined as any area of land which serves to preserve a landscape of aesthetic, cultural or social or scientific value. The QEII Trust have a registered open space covenant over the land mentioned above and we have attached a copy for your convenience. The values protected in the covenant are set out in schedule 1. The open space covenant protects secondary native vegetation, which provides habitat for kiwi and fernbird that are present in the wider area.

I raise the following issues in regard to the effect of your proposal on the values protected by the covenant, and provide recommendations for how these issues can be addressed to satisfy the Trusts concerns.

**Fire**

The covenant vegetation mainly consists of secondary vegetation which is susceptible to fire. It is noted that the proposed buildings have been set back from the bush to reduce this risk. A building setback will also reduce any future issue with buildings being shaded by covenant vegetation.

Recommendation: provide a consent condition which ensures that no buildings can be built within 10 metres of the covenant, or neighbouring property covenant.

**Wildlife disturbance**

Silverstream Falls has a network of covenants protecting the habitat of native wildlife amongst the private residences. There has already been fragmentation of this habitat, and the introduction of human activity. A proposed change from private to commercial activity will bring an increase in human activity on this property including the covenant. The increased disturbance will potentially decrease the likelihood of native wildlife (particularly the threatened species kiwi and fernbird) of utilising the habitat available to them.

Recommendation: provide a consent condition requiring a covenant management plan that sets out how the covenant is to be managed to ensure that there is no increase in disturbance to wildlife in the covenant from the change in activity. The QEII Trust would need to accept the plan before it was finalised.

### **Domestic predators**

North Island brown kiwi and North Island fernbird are present in the Silverstream Falls subdivision. It is necessary to control the predators of these threatened species to give their populations a chance of survival in the Silverstream Falls subdivision environment.

Consent Notice 7933512.10 states that there is a ban on dogs that do not have kiwi aversion training and cats unless owned by the first proprietor of the property in lot 17 DP 401573. The QEII Trust required a total ban on dogs and cats in the covenant area in the special conditions in schedule 3 of the covenant document. These conditions were imposed to protect the native wildlife at risk from these predators, and in particular to enable the expansion of the kiwi population into the Silverstream Falls area from the neighbouring Whenuakite Kiwi Sanctuary. The monitoring and enforcement of kiwi-aversion trained dogs is not an acceptable method to ensure that dogs will not kill kiwi that utilise the covenant area. A commercial activity has the potential to increase the presence of dogs on the property.

Recommendation: provide a consent condition requiring a whole-of-title ban on dogs and cats.

### **Plant pests**

Invasive plants have the potential to severely and irreversibly reduce the values protected by covenant over time. It is wise to build understanding and commitment to ensuring that pest plants do not arrive in the first instance, because eradication is often impossible.

Recommendation: provide a consent condition requiring that the whole title has a consent notice stating that all Pest Plants recognised under the operative Regional Pest Management Strategy (or equivalent policy document) and National Plant Pest Accord can not be kept on the property.

We would be happy to discuss this with you further. Please contact Hamish Kendal on 07 866 0770 in the first instance.

Yours sincerely



Paul Kirby

**Legal Counsel**

cc Hamish Kendal