

12 September 2024

Hearings Panel
Proposed Wellington District Plan

By Email
District.Plan@wcc.govt.nz

Re: 291 Happy Valley Road, Wellington, WCC SNA ID "WC135"

Smith Geursen [475.2, 475.3] and John Mulholland [497.2, 497.3] request that this letter be tabled in lieu of speaking to the panel for Proposed District Plan hearing stream 11.

Both submitters named above acknowledge the Section 42A report prepared by Adam McCutcheon, dated 12 August 2024, and wish to record their support for the recommendation to amend the SNA boundary as shown in Figure 1 below.


Table 5 – Responses to submissions on specific significant natural areas in Schedule 8					
Submitter	SNA Reference	Relief sought	S42A site visit?	Assessment	Recommendation
Smith Geursen [475.2, 475.3]	WC135 Carey Gully scrub and shrubland, South Coast	Amend Schedule 8 and mapping with the protected as SNA: - The 3m+ vegetation that is north and west of the loop shaped farm track; and - The stand of 3m+ vegetation in the centre to the south of the site.	Yes	A site visit was held that showed historic clearance of indigenous biodiversity has occurred on the flat area of the site but remains in the steep gully. Wilandlands recommend that the SNA boundary is amended to align with the location of the remaining SNA on the site. I accept that recommendation. Accurate mapping is viewable on the hearings viewer .	Accept in part and amend mapping as shown below (Indicative image): 

Figure 1: extract from 'Table 5' of Section 42A report prepared by Adam McCutcheon, dated 12 August 2024.

For clarity, instead of the wording in the 'Relief sought' column shown in the figure above, the submitters support the recommended mapping as per the "Wellington City Significant Natural Areas Dashboard for S42A report" shown below in Figure 2.



Figure 2: boundary amendment as shown in “Wellington City Significant Natural Areas Dashboard for S42A report” as at 12/09/2024.

In regard to other submissions that could be contrary to a boundary adjustment that reduces an SNA area, we would like to put forward the following:

1. The area to be removed from the SNA mapping (by amending the boundary within “WC135”) has had an on-site assessment by Wildlands consulting ecologists who did not find it met significance criteria.
2. Any argument not to amend the boundary, where based on generalized or hypothetical reasons (for example a precautionary approach or an aspiration to create urban green space), will lack empirical evidence regarding the site and should concede to point 1. above.

Please do not hesitate to make contact if there are any questions relating to the above.

Kind regards

Smith Geursen

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