

**BEFORE THE INDEPENDENT COMMISSIONERS
OF THE
QUEENSTOWN LAKES DISTRICT COUNCIL**

IN THE MATTER of the Resource Management Act, 1991

AND

IN THE MATTER Peninsula Bay Joint Venture
Peninsula Bay North Plan Change 51

STATEMENT OF SUPPLEMENTAL EVIDENCE OF DAWN PALMER - Amendment

9 August 2016

56. In terms of whether the proposal better meets or enables Part 2 of the RMA; in this situation, more is not necessarily better. When I am planning to balance a site with its surrounding environment and support the ecological context it shares with its existing environment; ~~maintaining, enhancing and protecting the life supporting capacity of what is here, can be achieved through better custodial management. Status quo with better management is a preferred outcome for this site. i.e. declining the plan change which will facilitate subdivision and development, and under the amended proposal, would trigger the replacement of a large portion of the existing communities with houses, gardens and further modification of the indigenous vegetation.~~ protection, enhancement and maintenance of the life supporting capacity of the existing values is the preferred option. The proposal has been amended to improve the ecological outcomes for the site, and while I cannot support the loss of the values affected by Lots 13 to 26, re-zoning to facilitate the subdivision and development of Lots 1 to 3 and 7 to 11 coupled with rabbit control and followed with supplementary planting that enhances the integrity of the existing vegetation as a representative example of a historically more widespread community will result in a valuable ecological outcome. I do not support the establishment of beech forest communities at this site as a replacement for cleared vegetation, but do not object to their inclusion as minor components of a landscape design.

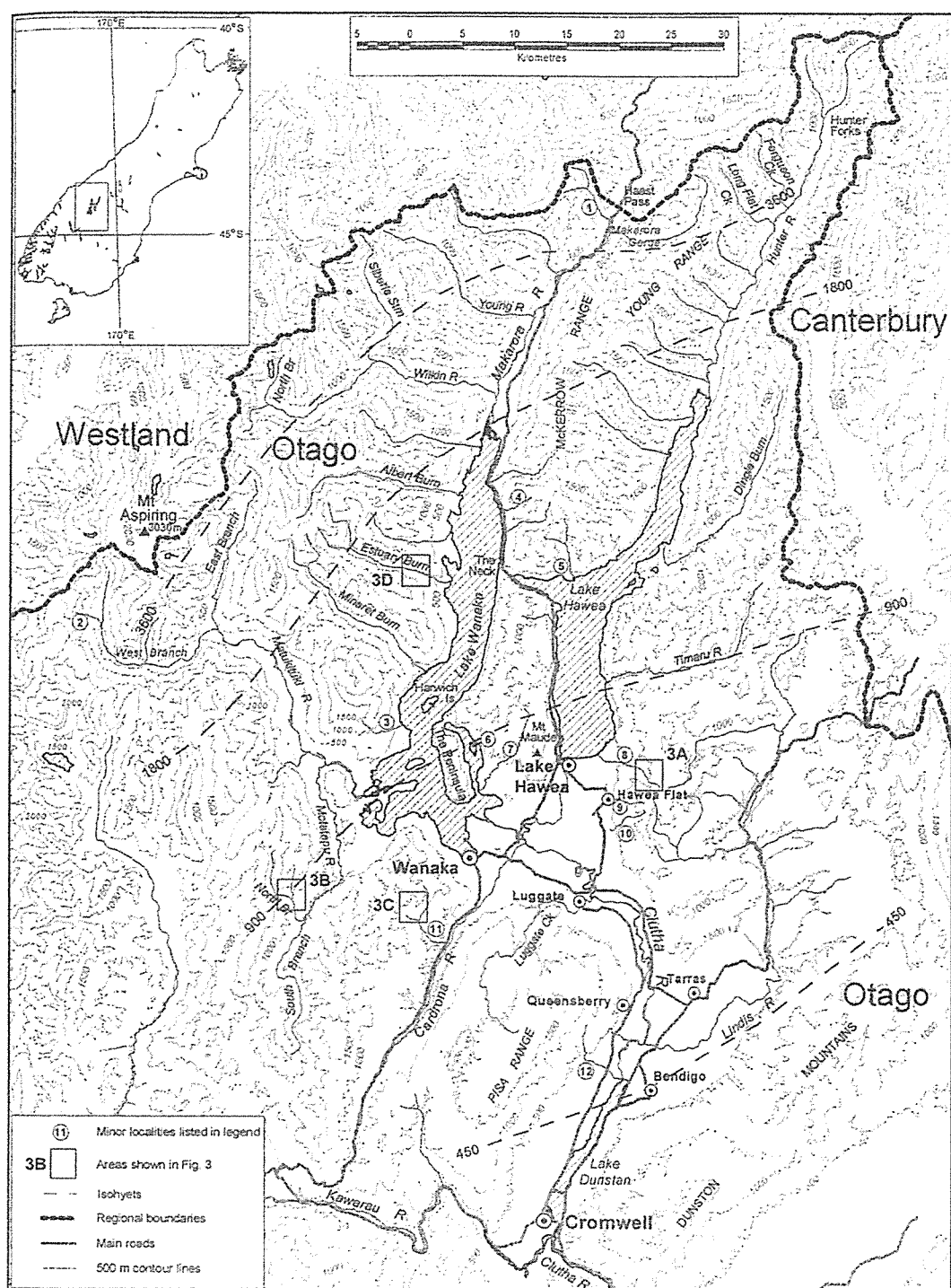


Figure 1 Reproduced from Wardle (2001) – Isohyets interpolated from climate station data