

BEFORE THE HEARING PANEL

IN THE MATTER of the Resource Management Act 1991 ('the Act')

AND

IN THE MATTER of the Proposed Plan Change 85D Whangarei District Plan

BETWEEN **RAYONIER MATARIKI FORESTS**

Submitter

A N D **WHANGAREI DISTRICT COUNCIL**

Local Authority

**EVIDENCE OF STEPHEN GLENN CHANDLER ON BEHALF OF RAYONIER
MATARIKI FORESTS**

INTRODUCTION

1. My name is Stephen Glenn Chandler. I am currently employed as Environmental Manager for Rayonier Matariki Forests (Rayonier). I have 45 years of experience as a forestry manager in New Zealand and overseas and from 2006-2016 I was Rayonier's regional manager for their 43,000 hectare resource in Southland/Otago.
2. Rayonier currently owns 178,000 ha of plantation forest throughout New Zealand. In Whangarei District Rayonier owns the Crown Forest Licence for Glenbervie Forest and have done so since 1991. Glenbervie forest was a state forest and was first planted some 90 years ago.
3. My role with Rayonier is to assist with the management of statutory responsibilities under the Resource Management Act 1991 (the RMA). Rayonier at any one time holds about 90 resource consents and have land holdings and interests under 26 District and 10 Regional Councils within New Zealand.
4. I hold the qualifications of a Bachelor of Forestry Science degree from the University of Canterbury. I am a member of the New Zealand Forests Owners Association (NZFOA) Environment Committee and I am a registered forestry consultant with the New Zealand Institute of Forestry.
5. I am familiar with the Environment Court's Code of Conduct for expert witnesses and have taken it into account in the preparation of this statement of evidence.

SCOPE OF EVIDENCE

6. In my evidence I address the following
 - a. Reverse sensitivity issues of forestry operations near to residential activities.
 - b. Section 42A Report.

REVERSE SENSITIVITY ISSUES

7. With regard to the interface of forestry and adjacent land, my experience is that neighbours appear to forget that the forest exists until such time as the trees are harvested. It is my experience that neighbours become concerned about the noise of harvesting, the noise of logging trucks operating late at night, the increase in logging traffic, dust from the harvesting roads and the cut over sites, the visual change, and the aerial spraying that follows on from harvesting. The activities can be intense and noisy and last for long periods of time in comparison to the harvesting of a crop like hay or wheat. In other words the forestry operation may last for 3 to 12 months while an area is harvested.

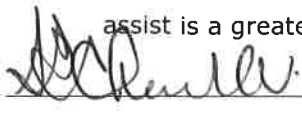
8. A person may also build a house near a forest boundary when the forest is at a young age class. As the trees grow the concerns for shading of the residence can also grow. Despite exiting use rights, at the time of replant there can be increased pressure to plant forests further away from a residence despite the fact that the forest was there first. In this case the adjacent RLE zone is on sloped land on the south side of the Glenbervie Forest.
9. For a forestry owner the potential for closer residential land use adjacent to a forest raises the concerns that I set out in my submission. Denser numbers of residences near to our forest boundaries change the rural environment of mutual rural production activities with few residences to large urban style properties. For both the forest owner and the residential land user it is my opinion that there is the potential for reverse sensitivity issues to arise, hence why Rayonier submitted requesting that "no residential structures being closer than 100m from the forest".

SECTION 42A REPORT

10. I understand the basis for the zoning of the area for proposed Rural Living adjacent to Glenbervie Forest. The proposed zoned area includes an area of an existing lifestyle block subdivision. However of concern is that there could be further smaller (than what exists) lots created and the potential for residences being built closer to the forest.
11. I have read Part 10 of the Section 42A evaluation report. In particular I refer to paragraphs 56, 66 and 67 of the report. The recommendations do not propose to change RLE 2.3.1 d which provides for the setback of 30 metres of a residence from Plantation Forests. It is my opinion that this is not an acceptable distance for residences in a zone that brings the potential for semi urban land use adjacent to the longstanding Glenbervie plantation forest.
12. With regard to the recommendations in paragraph 67 while I accept that reverse sensitivity issues may well be dealt through at the subdivision consent process, I am concerned whether Rayonier would be notified of any application. It is my experience that if a report finds that the effects of the subdivision are no more than minor that we would not be notified.

Conclusion

13. It is my opinion that the proposed RLE zone adjacent to Glenbervie forest increases the potential for reverse sensitivity issues to arise between the operation of the forest and semi-urban users of the adjacent land. If the zoning is to go ahead a mitigation that could assist is a greater set back for residences locating near the Glenbervie forest.

 23/06/2017

Steve Chandler

Environmental Manager

Rayonier Matariki Forests