



Remember
submissions
close at 5pm,
Friday 21
October 2022

Proposed District Plan submission form

Clause 6 of Schedule 1, Resource Management Act 1991

Feel free to add more pages to your submission to provide a fuller response.

Form 5: Submission on Proposed Far North District Plan

TO: Far North District Council

This is a submission on the Proposed District Plan for the Far North District.

1. Submitter details:

Full Name:	Dr John L Craig		
Company / Organisation Name: (if applicable)	Green Inc Ltd		
Contact person (if different):			
Full Postal Address:	1742 Pataua North Road, RD 5, Whangarei 0175		
Phone contact:	Mobile: 0274411091	Home:	Work:
Email (please print):	john@greeninc.co.nz		

2. (Please select one of the two options below)

- I could not gain an advantage in trade competition through this submission
 I could gain an advantage in trade competition through this submission

If you could gain an advantage in trade competition through this submission, please complete point 3 below

3. I am directly affected by an effect of the subject matter of the submission that:
 (A) Adversely affects the environment; and
 (B) Does not relate to trade competition or the effect of trade competition
- I am not directly affected by an effect of the subject matter of the submission that:
 (A) Adversely affects the environment; and
 (B) Does not relate to trade competition or the effect of trade competition

Note: if you are a person who could gain advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

The specific provisions of the Plan that my submission relates to are:

(please provide details including the reference number of the specific provision you are submitting on)

1B-01

1B-02

1B-05

Confirm your position: Support In-part
 (please tick relevant box)



My submission is:

(Include details and reasons for your position)

The existing plan despite 1B-05 creates a strong disincentive to restoring indigenous ecosystems as current planning will likely result in those areas becoming SNAs with associated restrictive controls. In contrast, where the land is managed to retain and improve pasture, controls on use are minimal.

The vision for Tupou is to retain pasture and food and wool production on the flatter better quality soils and return the steep erodible hill country to native ecosystems. These will then be managed as functioning native ecosystems that can generate carbon and biodiversity credits. They will also be used for ecotourism including high end accommodation. Pest animal and weed control is an integral part of the plan.

The native ecosystems planned include forest, wetlands, a lake and ponds, coastal ecosystems including dunes and cliff faces. Some areas would be left open to retain views and fire breaks.

Currently the property has 5 putative SNAs although all are severely compromised with pests (pigs, possums, rats, stoats, rabbits) and weeds (especially pampas). The development we plan will turn up to 700+ hectares into high quality and functioning native ecosystems that could all potentially have the values associated with an SNA.

My submission is that such endeavours and developments need to be "promoted and enabled" (1B-05) in a way that allows ongoing development. Small areas of clearance, erection of buildings and formation of roads and tracks should be permitted activities as long as the basic justification of "net biodiversity gains" is included. Including people in nature is a clear way to assist nature.

The owners have already demonstrated this model under more conventional rules at Tahi (www.tahinz.com). Restrictions on many actions were unreasonable compared with that applied to neighbours who had retained poor quality pasture without weed or pest control.

I seek the following decision from the Council:

(Give precise details. If seeking amendments, how would you like to see the provision amended?)

The proposed District Plan has special zones for other major developments such as Carrington and Kauri Cliffs that make provision for specific development needs. I seek either an additional zone such as Managed Ecological Zone or a special purpose zone for Tupou.

Hastings District Council have included a special zone for nature conservation activities (poorly named as Nature Preservation Zone). A more general zone can act as an option toward 1B-05 that can encourage others to act similarly although it is unlikely that other properties will have the breadth of ecosystems found at Tupou or the desire to include ecotourism and accommodation. Also many will not be able to fund the intensive levels of pest control planned for Tupou.

A key issue is that the zoning removes the need to classify the area as an SNA with the associated restrictive controls. Clearance to a certain level is a permitted activity for buildings, roads and tracks.

Enhancing accommodation offerings is a permitted activity

Pest control is a required activity

Archaeological and taonga sites for local hapu are not modified.

All actions fit under an umbrella of "net biodiversity gain"

Other conditions, permissions and requirements will need to be developed but these are best worked through with Council Planners.



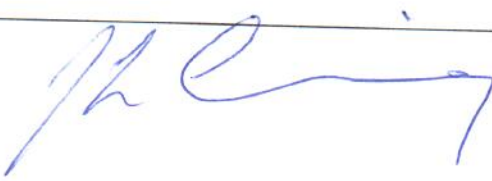
I wish to be heard in support of my submission **YES**

I do not wish to be heard in support of my submission

(Please tick relevant box)

S164.001



If others make a similar submission, I will consider presenting a joint case with them at a hearing <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Do you wish to present your submission via Microsoft Teams? <input checked="" type="checkbox"/> No
Signature of submitter: (or person authorised to sign on behalf of submitter) 
Date: 18 October 2022 (A signature is not required if you are making your submission by electronic means)

Important information:

1. The Council must receive this submission before the closing date and time for submissions (5pm 21 October 2022)
2. Please note that submissions, including your name and contact details are treated as public documents and will be made available on council's website. Your submission will only be used for the purpose of the District Plan Review.
3. Submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officers report (please ensure you include an email address on this submission form).

Send your submission to:

Post to: Proposed District Plan
Strategic Planning and Policy, Far North District Council
Far North District Council,
Private Bag 752
KAIKOHE 0400

Email to: pdp@fndc.govt.nz

Or you can also deliver this submission form to any Far North District Council service centre or library, from 8am – 5pm Monday to Friday.

Submissions close **5pm, 21 October 2022**

Please refer to pdp.fndc.govt.nz for further information and updates.

Please note that original documents will not be returned. Please retain copies for your file.

Note to person making submission

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious
- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- It contains offensive language
- It is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



SUBMISSION NUMBER

Tab	Title	Area (ha)	Land Use Capability	Erosion Susceptibility	Land Use Capability	Erosion Susceptibility	Title	Check
5	NA11D_1151_Title_Search_Copy	6.2	6e16	High			6.1715	0.0
13	NA42C_379_Title_Search_Copy	27.3	4s4	Low	4e7	Low	27.2615	0.0
14	NA55B_383_Title_Search_Copy	19.8	4s3	Low			19.7853	0.0
15	NA71D_247_Title_Search_Copy	22.5	6e17	Moderate			22.4979	0.0
2	NA102A_98_Title_Search_Copy	110.0	6e2	Moderate	7e1	High	109.9855	0.0
3	NA102A_99_Title_Search_Copy	452.0	6e17	Moderate	6e2	Moderate	451.0879	0.9
1	NA102A_100_Title_Search_Copy	422.8	4e7	Low			422.8236	0.0
4	NA115C_434_Title_Search_Copy	0.8	4s4	Low	4e7	Low	0.7767	0.0
6	NA136_174_Title_Search_Copy	24.3	6e16	High	7e1	High	24.2811	0.0
7	NA136_235_Title_Search_Copy	16.2	6e16	High			16.1874	0.0
8	NA140_216_Title_Search_Copy	84.6	6e16	High			84.5793	0.0
9	NA262_283_Title_Search_Copy	116.5	6e16	High			116.4685	0.0
10	NA315_329_Title_Search_Copy	124.5	6e9	Moderate			124.5167	0.0
11	NA340_269_Title_Search_Copy	4.9	8e3	High			4.8765	0.0
12	NA357_153_Title_Search_Copy	8.3	6e2	Moderate	6e16	High	8.3264	0.0
3	Included in NA102/99 area	NA245/209	0.9	6e17	Moderate		0	-0.9
		1,440.5					1,439.6	0.0
							0.870	

Table 3: ESC zones and resource consent requirements under the NES-PF.

ESC Zone	Green zone	Yellow zone	Orange zone	Red zone
Risk rating	Low risk	Moderate risk	High risk	Very high risk
Consent requirement	N/A	N/A	<p>Earthworks (on a slope of 25 degrees or more and that exceed the thresholds in Regulation 24(2)(c))</p> <p>Forestry quarrying (in earthflow terrain)</p> <p>Mechanical land preparation (where the land slope is 25 degrees or more, the subsoil is affected, and the area covered by the mechanical land preparation activity is greater than 2 ha in a calendar year)¹²</p>	<p>Afforestation (where the land proposed for afforestation is greater than 2 ha in any calendar year)</p> <p>Earthworks (that exceed the thresholds in Regulation 24(2)(d))¹³</p> <p>Forestry quarrying</p> <p>Harvesting (where the land is Land Use Capability Class 8e and it involves more than 2ha of harvesting in any 3-month period)</p> <p>Mechanical land preparation (where the land slope is 25 degrees or more, the subsoil is affected, and the area covered by the mechanical land preparation activity is greater than 2 ha in a calendar year)</p> <p>Replanting (where the land proposed for replanting is greater than 2 ha in any calendar year)</p>

