

## Presentation to Proposed District Plan Hearings Committee: Indigenous Biodiversity

### Introduction

My name is Michael John Winch. I live in the Far North District and made a submission on the Proposed Far North District Plan (submission number 67).

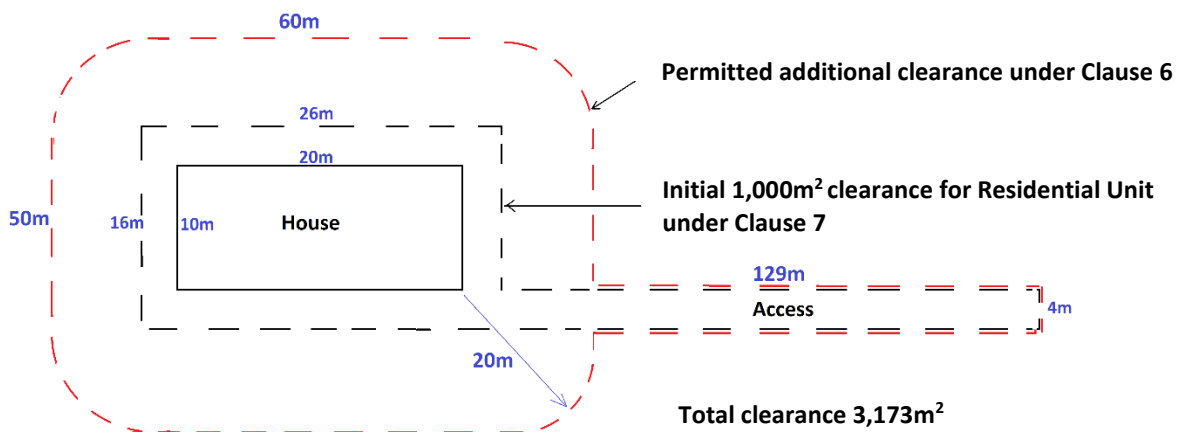
I am unable to attend the hearing in person, but ask that the Hearing Committee consider the following written presentation relating to my submissions S67.003 and S67.004 in relation to the Indigenous Biodiversity chapter.

I have read the Consultant Planner’s S42A report and, except as detailed in this presentation, accept the Consultant Planner’s recommendations.

### Rule IB-R1/ PER-1 Clause 7

In my submission S67.004 on Rule IB-R1/ PER-1, I sought amendments to Clause 7 relating to vegetation clearance for a new residential unit on an existing title. In addition to the initial vegetation clearance, a residential unit in or adjacent to a SNA can have significant adverse effects on the SNA as a result of ongoing permitted vegetation clearance and introduced pests, pets or farm animals.

Rule IB-R1 Clause 6 allows further permitted clearance which may be at a later date to the original clearance. For example, if 1,000m<sup>2</sup> is cleared for a 200m<sup>2</sup> house, nominal 3m clearance and access under Clause 7 as illustrated below, Clause 6 allows further clearance up to 20m distance around the house resulting in a total cleared area of over 3,000m<sup>2</sup>. This would have a major adverse effect on a SNA.



Clause 7 is addressed in paragraphs 267 to 278 of the S42A report. However, the Consultant Planner has not addressed the issue raised in my submission that it may not be necessary to clear indigenous vegetation at all because there is already suitable clear area on the title for a residential unit and access to it. This issue is important: many blocks of private land that have indigenous vegetation on them also have cleared areas. The proposed rule allows for a large area of indigenous vegetation to be cleared and a residential unit to be established in a potential significant natural area even if it is not necessary and other options are available.

Even if the whole of the title is covered in indigenous vegetation, consideration should be given to the location of the dwelling and access to it to minimise the impact on the highest value ecological areas on the site.

I accept that it is expected that a single dwelling can be constructed on a freehold title, but consider as a minimum a Controlled Activity resource consent should be obtained to ensure the dwelling minimises adverse effects on the SNA.

**I seek the following decisions from Council:**

Delete Rule IB-R1/ PER-1 clause 7 and replace with Controlled and Discretionary Rules as follows:

Controlled Activity: Indigenous vegetation clearance to allow for the construction of a single residential unit and essential associated onsite infrastructure and access on a title where there is no existing cleared land suitable for the purpose and the vegetation clearance does not exceed 1,000m<sup>2</sup>. Matters of control to include location, extent of vegetation clearance, control of introduced plants and animals (including pets), whether an existing covenant provides for the vegetation clearance, and methods of avoiding or mitigating adverse effects on and protecting the ecological values of the SNA.

Discretionary Activity where the Controlled Activity Rule is not complied with.

Michael John Winch

17 July 2024