

Tupou Precinct

The provisions below represent the Reporting Officer's Right of Reply recommended amendments to the provisions requested by Green Inc Limited dated 8 May 2025. Recommended amendments are shown with red underline used for new text as this is a new precinct recommended for inclusion in the Proposed District Plan.

Overview

The Tupou Precinct is located within the Rural Production zone. The precinct's purpose is to facilitate the extensive re-establishment of native forest ecosystems and indigenous biodiversity on marginal rural land. A large-scale revegetation programme commenced in 2023, aiming to restore 404.1 hectares with the planting of 687,398 native trees and shrubs by 2029.

To support the ecological and economic sustainability of this conservation initiative, the precinct provides a specific regulatory pathway for eco-tourism and eco-education opportunities. These activities are intended to be intrinsically linked to the high-value natural environment being created.

The provisions of the underlying Rural Production zone and relevant district-wide chapters apply to all land use and subdivision within the precinct, except that:

- PRECX-R1 prevails over the equivalent rules Rural Production zone rules for buildings and structures (RPROZ-R1), visitor accommodation (RPROZ-R4), education facility (RPROZ-R6) and Rural Tourism (RPROZ-R22) where there is conflict between them.
- PRECX-R2 prevails over the equivalent rules in the Ecosystems and Indigenous Biodiversity chapter for indigenous vegetation clearance where this is associated with eco-tourism and eco-education activities within the precinct provided for under PRECX-R1.

All other provisions in the Ecosystems and Indigenous Biodiversity chapter and other district-wide chapters, such as the Coastal Environment and Natural Character chapters, continue to apply.

<u>Objectives</u>	
<u>PRECX-O1</u>	<u>The Tupou Precinct is managed to enable and actively encourage large-scale native reforestation and biodiversity enhancement on marginal rural land.</u>
<u>PRECX-O2</u>	<u>The Tupou Precinct supports eco-tourism and eco-education opportunities that are intrinsically linked to and enhance the precincts ecological and economic sustainability.</u>

<u>Policies</u>	
<u>PRECX-P1</u>	<u>Enable native reforestation and associated conservation activities as predominant land uses within the precinct.</u>
<u>PRECX-P2</u>	<u>Enable earthworks and indigenous vegetation clearance that has been planted through the revegetation programme to facilitate buildings, roads and tracks required for the precinct's eco-tourism and eco-education activities, provided adverse effects on the regenerating environment are appropriately managed.</u>
<u>PRECX-P3</u>	<u>Provide for eco-tourism and eco-education activities and associated buildings, structures and infrastructure that enhances public understanding and support for the precinct's environmental objectives provided any adverse effects are appropriately managed.</u>

Rules

Notes:

1. There may be other rules in Part 2- District-Wide Matters of the District Plan that apply to a proposed activity, in addition to the rules in this precinct chapter. These District-Wide rules may be more stringent than the rules in this chapter. Ensure that relevant District-Wide Matters chapters are also referred to in addition to this chapter, to determine whether resource consent is required under other rules in the District Plan. Refer to *how the plan works* chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules.
2. PRECX-R2 prevails over the equivalent rules in the Ecosystems and Indigenous Biodiversity chapter for indigenous vegetation clearance where this is associated with eco-tourism and eco-education activities within the precinct provided for under PRECX-R1.

<u>PRECX-R1</u>	<u>Eco-tourism or eco-education (and associated buildings and structures), and the formation and construction of associated roads and tracks.</u>	
<u>Tupou Precinct</u>	<u>Activity status: Restricted Discretionary</u> <u>Where:</u> <u>RDIS-1</u> <u>The application is accompanied by a Tupou Precinct Management Plan that has been prepared by a suitably qualified and experienced person and meets the requirements of standard TUP-S1.</u> <u>Matters of discretion are restricted to:</u> 1. <u>Consistency with the Tupou Precinct Management Plan;</u> 2. <u>The effects of the location, scale, and design on ecological, landscape and natural character values;</u> 3. <u>The management of effects during construction, including earthworks, sediment, and stormwater runoff.</u> 4. <u>Effects on ecological connectivity, including the potential fragmentation of habitats;</u> 5. <u>Visual effects of the buildings and structures; and</u> 6. <u>Any mitigation measures proposed.</u>	<u>Activity status where compliance not achieved with RDIS-1: Non-complying</u>
<u>PRECX-R2</u>	<u>Indigenous vegetation clearance and any associated land disturbance within the Tupou Precinct that is required for buildings, structures, roads or tracks provided for under PRECX-R1.</u>	
<u>Tupou Precinct</u>	<u>Activity status: Restricted Discretionary</u> <u>Where:</u> <u>RDIS-1</u> <u>The indigenous vegetation being cleared has been deliberately planted as part of the revegetation programme described in the Tupou Precinct Management Plan.</u> <u>RDIS-2</u>	<u>Activity status where compliance not achieved with RDIS-1, RDIS-2 or RDIS-3: Non-complying</u>

	<u>The application demonstrates consistency with the approved Tupou Precinct Management Plan.</u> <u>RDIS-3</u> <u>The indigenous clearance and any associated land disturbance is associated with eco-tourism or eco-education provided for under PRECX-R1.</u> <u>Matters of discretion are restricted to:</u> <u>1. The ecological effects of the clearance and the appropriateness of proposed mitigation;</u> <u>2. The adequacy of information to demonstrate that the indigenous vegetation being cleared was planted as part of the restoration programme; and</u> <u>3. The adequacy of evidence demonstrating that a net gain in indigenous biodiversity is being achieved within the Tupou Precinct over time.</u>	
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<u>Standards</u>	<u>Tupou Precinct Management Plan Information Requirements</u>	
<u>PRECX-S1</u>		
<u>Tupou Precinct</u>	<u>Any resource consent application required by rule TUP-R1 must be accompanied by a Tupou Precinct Management Plan that applies to the entire precinct and includes:</u> <u>Reforestation and Biodiversity Component:</u> <u>This must include clearly defined objectives, methods, and timing for native reforestation and biodiversity enhancement. It must also detail all areas of planted and restored indigenous biodiversity and how a net gain in indigenous biodiversity will be managed and achieved, particularly in relation to any clearance of planted indigenous vegetation proposed under rule PRECX-R2.</u> <u>Pest Management Component:</u> <u>This must include clearly defined objectives, methods, and timing for the control of introduced animal and plant pests, consistent with relevant regional and national strategies.</u>	<u>Where the standard is not met, matters of discretion are restricted to: Not Applicable</u>

Additional and consequential amendments – New definitions are included in the PDP as follows:

<u>Definitions</u>	
<u>Eco-tourism</u>	<u>Means nature-based tourism, active and passive recreation, visitor accommodation and ancillary activities, either for profit or not for profit, that are directed towards natural environments and are intended to support conservation efforts.</u>
<u>Eco-education</u>	<u>Means organised learning activities, facilities and programmes focused on the natural environment, ecological principles, and conservation.</u>