

## Online Further Submission

<b>Further Submitters Name</b>	Neil Mitchell	<b>FS83</b>
<b>Further Submitter Number</b>	FS83	
<b>Wish to be heard</b>	No	
<b>FS qualifier</b>	a person who has an interest in the proposal that is greater than the interest the general public has (e.g. land owner, resource user)	
<b>FS qualifier reason</b>	I'm a professional ecologist based in Kerikeri and am concerned to see that the District Plan can support the protection of our native fauna and flora. As such I consider that I am in a good position to assess submissions as to their usefulness to the council, for consideration as amendments or otherwise to the proposed plan.	
<b>Joint presentation</b>	No	
<b>Attention:</b>	Dr. Neil Mitchell	
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<b>Online further submitter?</b>	Yes	
<b>Date raw FS lodged</b>	03/09/2023 12:21pm	

**FS83.001**

## Further submission points

Raw FS number	Original submitter	Related Submission Point	Plan section	Provision	OS Decision Requested	SupportOppose	FS Decision requested	Reasons
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FS83.1	Green Inc Ltd	S164.001	Planning maps	Rural Production Zone	amend zoning of Tupou from Rural Production to a new special zone such as managed ecological zone or a special purpose zone for Tupou.  Tupou NA11D/1151 NA42C/379 NA55B/383 NA71D/247 NA102A/98 NA102A/99 NA102A/100 NA115C/434 NA136/174 NA136/235 NA140/216 NA262/283 NA315/329 NA340/269 NA357/153 NA245/209	Support	Allow
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Tupou is part of an ancient island chain across this part of northern New Zealand. This means that there are likely to be special ecological features only found in this region. Regrettably the land has been overgrazed and pest control minimal. A new and enlightened owner intends to restore the biodiversity of a large part of the property. It would seem that the proposed District Plan could actually penalise the owner for going to considerable personal expense to achieve a very high standard of conservation. The proposal to set the property up as a special planning zone appears to achieve the best of both worlds. The owner could pursue their high conservation goals and the council would be seen to be supporting such an initiative. By clearly separating out the different activities on the property, the owner would be making quite clear how this large property will be managed.

The Tupou property has a number of important sites specifically identified within the PNA programme and also identified as SNA sites. The reality is that every one of the sites is severely compromised by introduced pests and stock. A hands off approach to these sites as may occur under the current zoning, will only lead to their ongoing decline. By proposing to set aside a large area of the property as a zone primarily for biodiversity, the current owner is signalling how these sites and all native biodiversity would be protected.

This proposal represents an important approach to land management, in that the owner clearly wishes to work with the council, within the planning context. The other important point, is that the owner is signalling to the council

owner is signalling to the council that this approach is a long term view of land management. If the current designation remains, there will always be less incentive to effectively manage the biodiversity on the property. The owner is effectively saying, allow me to create these formally recognised sub-zones, to keep all of us in line and especially enhance the security of biodiversity in the region.