

Request for Tupou Special Zone

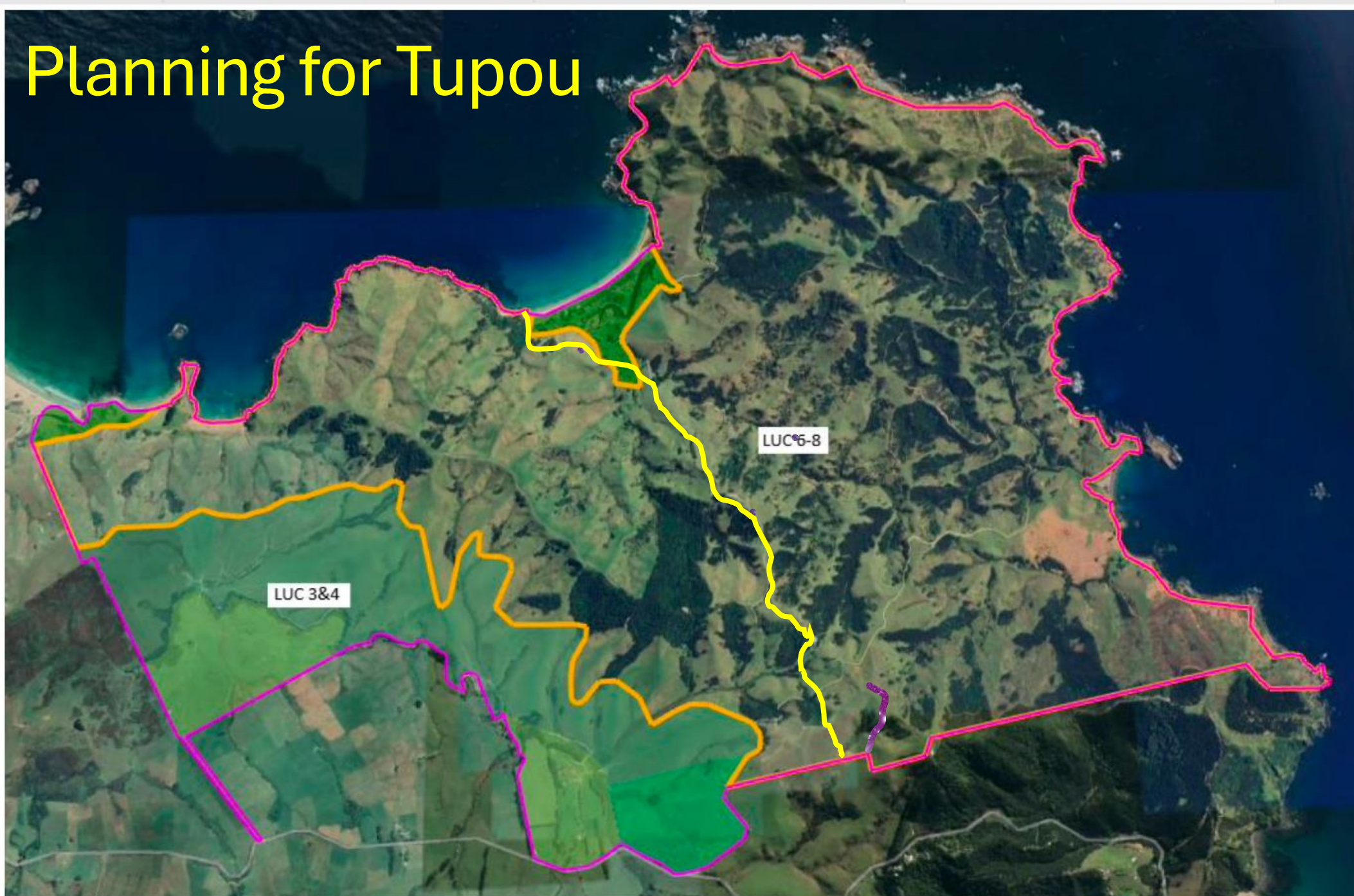
John Craig

Tupou Farms Ltd/ Tahi Estate Ltd

Overview

- 1B-05 Restoration and enhancement of indigenous biodiversity is promoted and enabled
- NPS-IB 1.1 (3) LGs must consider providing incentives for restoration .. In recognition of the opportunity cost of maintaining biodiversity on the land
- There is no substance or detail on how this will be achieved
- 1B-01 – 04 and associated policies provide disincentives
- Tupou is not the expected situation – requires novel solution
- Hence request for Special Zone

Planning for Tupou



Approximate boundaries of LUC categories

Tupou at purchase

- Majority is Class 6 – 8 poor quality erodible land
- No pest control
- Minimal flowering & no seeds
- 5 recommended SNAs
- Either habitat for rare species – dotterel & variable oystercatchers
- Or tracts of ungrazed forest remnant
- All areas with pigs, cats, stoats, weasels, possums, Norway & ship rats, pampas, tobacco weed, Watsonia & many other weeds
- Few birds, some lizards
- Extensive archaeological sites



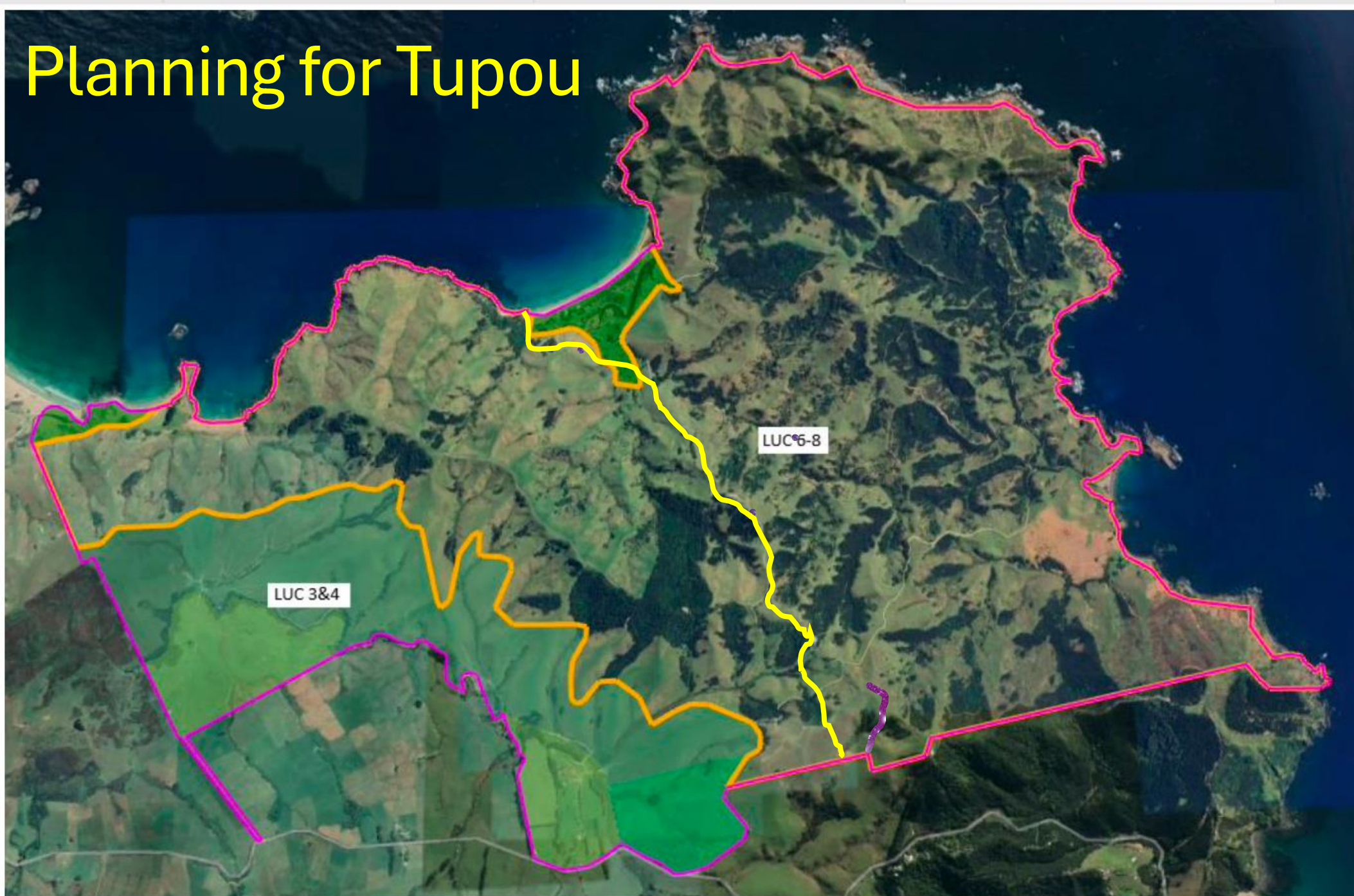
Future Plans

- Plan is to retire majority of poor soil areas and plant with natives for carbon & biodiversity
- Initial plan for 700+ ha to be retired from grazing
- 1253 bait stations put in on 50 x 100m grid
- 16 *DOC 250*, 103 *DOC 200*, 23 *AT220*; 11 *Fenns*, 3 *live* & 110 *SA* traps installed
- 27,000 natives planted in 2023; 50,000 natives planted in 2024: 112,000 planted for 2025; 100,000+ for each of next 3 years
- This in effect is making 700+ ha into SNAs

Problems

- If we want to put in a road or walking track on existing paddocks then few constraints
- If planted in pines, can clear & put in roads
- BUT by making SNA equivalent, PDP means we are heavily constrained on what can be done
- Is this as in 1B-05 or NPS-IB 1.1 (3) promoting and enabling our plans or providing incentives?
- No, the PDP is full of disincentives
- Special Zone would resolve this

Planning for Tupou



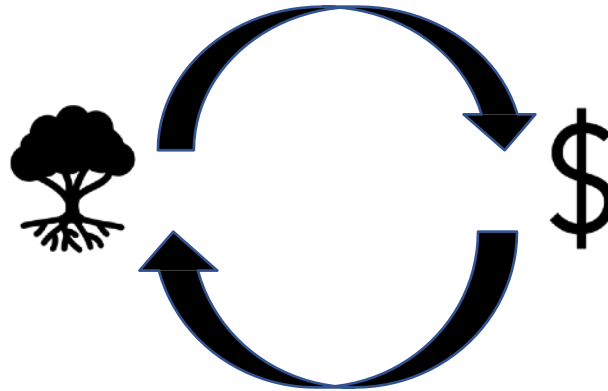
Approximate boundaries of LUC categories

TAHI - Sustainable Circular Business Model (SCBM)

What do we mean by a sustainable circular business model?

Restoring Biodiversity

- Plant & protect native trees
- Regenerate the flora and fauna
- Educate the importance of biodiversity
- Increase the significant value of biodiversity
- Engage the community



Generate funding through Eco-luxe Experiences, Products & Services

- Honey
- Skincare & Wellness
- Eco-Tourism
- Carbon/Biodiversity Credits
- Sustainable Farming

**Our aim is that biodiversity accelerates funding,
and funding accelerates biodiversity**

2003

31 8 2003



2023





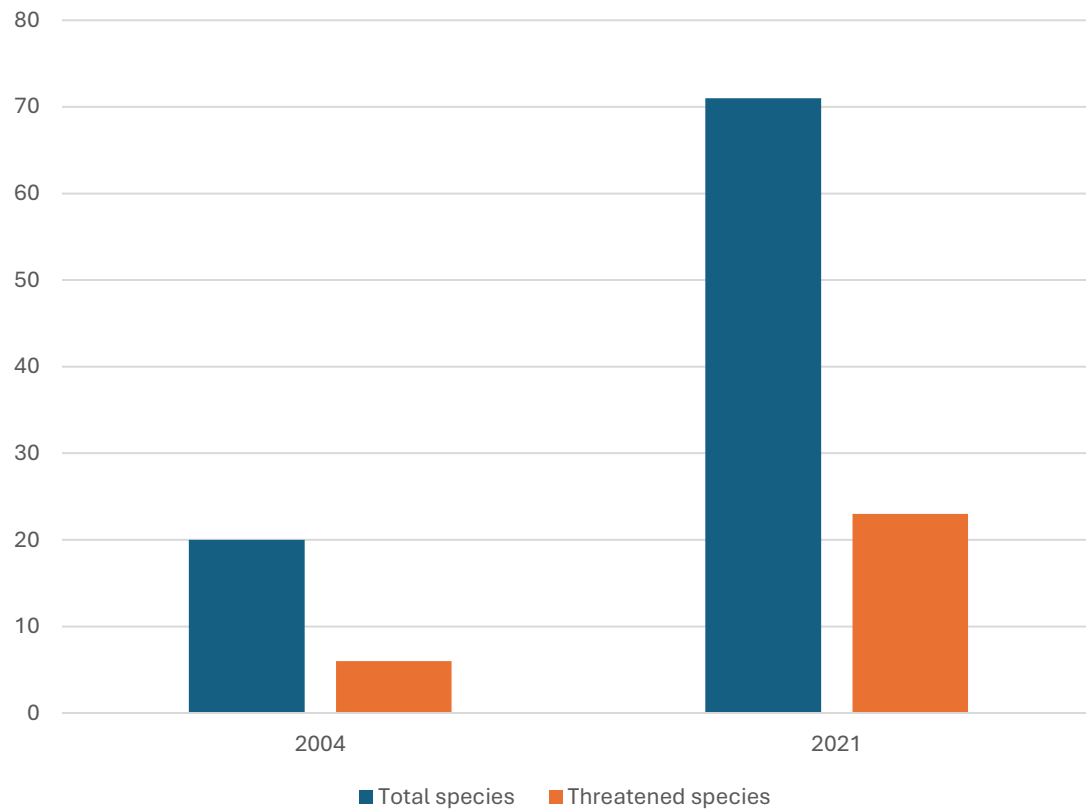
Changes measured



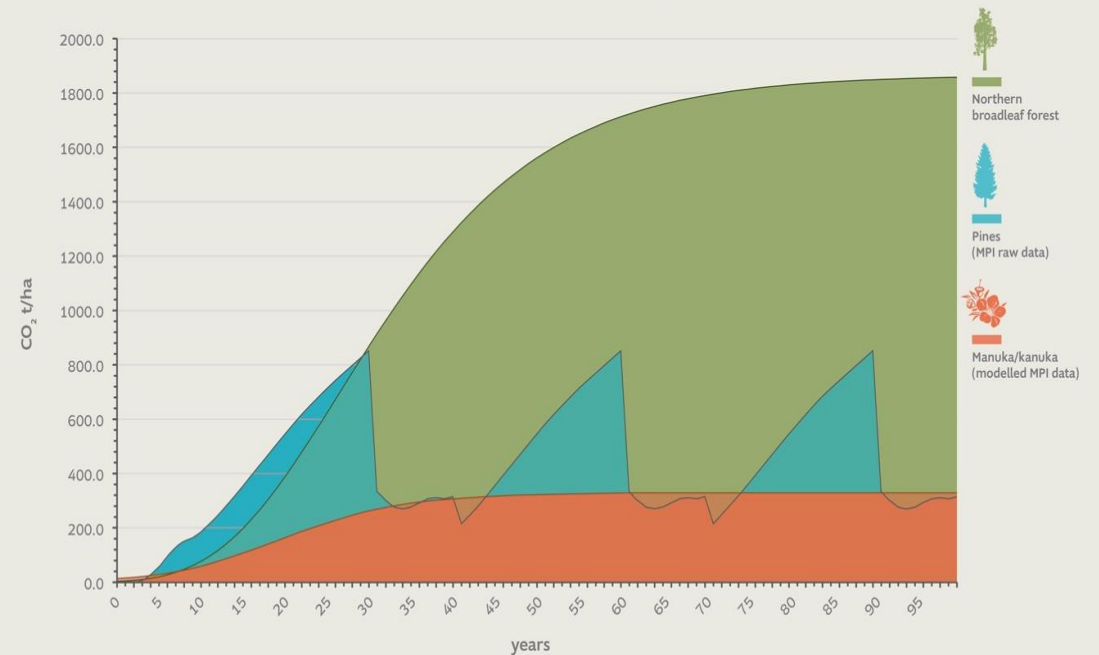
- Initial survey by Ecologic Solutions & RMA Ecology & NRC
- www.tahinz.com shows what has been achieved at first property
- Bird species & density increased
- Carbon sequestration measured
- Tree growth & carbon storage signif. increased with pest control
- Kiwi productivity 6x recorded for other NI forests
- Biodiversity & carbon value of plants calculated as BVI
- 2nd highest pop of rare pateke (brown teal)
- 4th highest matuku (bittern) booming site in Northland

Measuring biodiversity outcomes

Change in bird species at Pataua North



Comparison of carbon sequestration between forest types



Developing Tools for Management - BVI

- Council rules are blunt and not necessarily fit for purpose
- E.g. limit amount of any native vegetation felled
- Need for tool to protect key values – carbon & biodiversity
- Removing short lived shrub or small tree that has limited faunal value NOT as important as removing a long lived carbon dense tree that is important for key fauna
- This led to development of BVI
- Tupou will use this to minimise effects of any future vegetation removal

The biodiversity and 'carbon' value of plant species at Tahi.

Common name	Species	Longevity	Carbon Content	Carbon Years Index	Bird Value	Invertebrate Value	Biodiversity Quality Index	BV Index
Puriri	<i>Vitex lucens</i>	Extra Long	Extremely High	80	High	High	25	100
Pohutukawa	<i>Metrosideros excelsa</i>	Extra Long	Extremely High	80	High	High	25	100
Rimu	<i>Dacrydium cupressinum</i>	Extra Long	Medium	32	High	Low	5	35
Kohekohe	<i>Dysoxylum spectabile</i>	Long	Medium	16	High	Medium	15	30
Kauri	<i>Agathis australis</i>	Extra Long	High	48	Low	Low	1	50
Five finger	<i>Pseudopanax arboreus</i>	Short	Medium	4	High	Medium	15	18
Manuka	<i>Leptospermum scoparium</i>	Short	High	6	Low	High	5	10
Mapou	<i>Myrsine australis</i>	Very Short	High	3	Medium	Low	3	6
Plantation Pine	<i>Pinus radiata</i>	Very Short	Medium	2	Low	Low	1	3

Where would ecotourism or eco-education facilities be?

- This is unknown
- Taken 20 years to identify new long walk, new house sites and new public facilities at Tahi
- Tracks (3m wide) will take people to desired locations
- Existing roads and tracks will be used as part of this
- Buildings will likely have a view over a wetland, of forest or of sea
- Accommodation will likely be near existing houses or at other beach areas

What we are asking for?

- Allow Special Zone with appropriate bespoke rules
- **We are keen to work with Council to provide a solution**



Thanks