

Proposed District Plan submission form



Remember submissions close on Friday 6 August 2021 at 5pm.

Clause 6 of the First Schedule, Resource Management Act 199.

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

To: Central Hawke's Bay District Council			
1. Submitter details			
Full Name	Last <i>Smith</i>	First <i>Stuart</i>	
Company/Organisation (if applicable)	<i>Carlyon Station Limited</i>		
Contact Person (if different)			
Email Address	<i>carlyonstn@gmail.com</i>		
Address	<i>1298 Fawcett Road</i>	Postcode <i>4284</i>	
Phone	Mobile <i>0278578840</i>	Home <i>_____</i>	Work <i>_____</i>
2. This is a submission on the Proposed District Plan for Central Hawke's Bay			
3. <input type="checkbox"/> I could <input checked="" type="checkbox"/> I could not – gain an advantage in trade competition through this submission (Please tick relevant box)			
If you could gain an advantage in trade competition through this submission please complete point 4 below:			
4. <input checked="" type="checkbox"/> I am <input type="checkbox"/> 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 effects of trade competition. (Please tick relevant box if applicable)			
Note: If you are a person who could gain an 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.			
5. <input type="checkbox"/> I wish <input checked="" type="checkbox"/> I do not wish – to be heard in support of my submission in person (Please tick relevant box)			
6. <input checked="" type="checkbox"/> I will <input type="checkbox"/> I will not – consider presenting a joint case with other submitters, who make a similar submission, at a hearing. (Please tick relevant box)			
7. Do you wish to present your submission via Zoom? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
8. Please complete section below (insert additional boxes per provision you are submitting on):			
The specific provision of the plan that my submission relates to:			
<i>Significant natural areas.</i>			
Do you: <input type="checkbox"/> Support <input checked="" type="checkbox"/> Oppose <input type="checkbox"/> Amend (Please tick relevant box)			
What decision are you seeking from Council? <i>Do not adopt SNA's into district plan.</i>			
Reasons: <i>See attached.</i>			
Please note: All submissions will be treated as public documents and will be made available on Council's website. However, you may request that your contact details (but not your name) be withheld. If you want your contact details withheld, please let us know by ticking this box. <input type="checkbox"/>			



Submission in opposition to the adoption of Significant Natural Areas on private land.

To whom it may concern,

Our property located at 1298 Farm Road, Oueroa, Waipukurau, has been identified as having two Significant Natural Areas 137 & 140. The total area of these blocks is around 52ha which comprises a large portion of the 474ha total.

Background

The identified areas are a mix of original and regenerated native bush. They are not fenced off from the extensively farmed grazing area due to the steep topography and broken nature of the terrain.

These areas are worthy of conservation having been independently assessed as one of the larger stands of remnant coastal bush in Central Hawkes Bay. As such the directors of Carlyon Station have no intention of clearing or modifying these areas.

Due to the inherent conservation values, in 2017 QEII Trust was invited to assess the areas with a view to having them retired permanently. The work undertaken showed that 4850 metres of conventional was required to fence the SNA 137 area alone. The 2017 estimated cost to fence this area was \$88,740. The comment made was that this project would have used the majority of QEII's Eastern's annual budget by itself and hence didn't proceed.

SNA 140 wasn't considered in detail due to cost and lack of resources. Other sources of funding to fence these areas were pursued but were ultimately unsuccessful. We have commenced fencing and regenerative native plantings on our own account but must balance this expense against the approximately 7.5 kilometres of waterway fencing which we are also undertaking as part of Hawkes Bay Regional Council's plan change requirements.

Discussion

Based on our far from desirable experience with the HBRC's plan change six process, in our view the likely outcome of SNA's being adopted into the CHB district plan is that we will be required at some point to fence these areas to keep livestock out. An updated 2021 estimate of the cost to complete this work across both areas via a standard seven wire fence is circa \$152,000.

As outlined in the proposed District plan there is no discussion around assistance to support the cost of fencing these areas, let alone compensation for loss of productivity by retiring them. Neither is there any discussion around rates relief for areas designated SNA's which would we consider is the minimum consideration CHBDC could make.

As the bush was in place prior to 1990 we are also faced with the farcical position where we cannot claim any income from the carbon sequestered by these areas, which could have been used to help fence/retire them.

While we acknowledge policies such as this and others like HBRC's Plan Change Six aren't within CHBDC's mandate, the point needs to be made that when taken collectively they all impact on landowner's ability to withstand further regulatory and compliance costs for areas we are all already protecting.

As hopefully outlined the reason Carlyon Station opposes the adoption of the Significant Natural Areas identified in the district plan isn't because we don't support the conservation ideals, it is more due to the lack of any financial support available to achieve these goals.

If CHBDC believe they are best placed to dictate conservation values on private property, then they also need to be willing to cover the cost associated with doing this. Otherwise, the decision making control needs to remain with the people who have been protecting these areas for decades, and will continue to do so, us the landowners.

Yours Truly,



Stuart Smith

Carlyon Station, 1298 Farm Road.