12 Land-Use Activities and Land-Based Biodiversity

Policies

Policy 12-1: Consent decision-making for vegetation clearance and land disturbance

When making decisions on resource consent applications, and setting consent conditions, for vegetation clearance* and land disturbance* the Regional Council will have particular regard to:

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- (a) the objectives and policies of Chapter 5
- (b) whether a whole farm business plan* should be required as a condition of consent whether an environmental management plan should be required as a condition of consent.

Phillip Percy Introductory statement – Land page 16 (LAND 25)

- (c) any industry standards that are relevant to the activity in accordance with Policy 12-2
- (d) whether the vegetation clearance* or land disturbance* is for an important or essential activity as described under Policy 12-3
- (e) the degree of compliance with the standards for managing surface water turbidity as set out in Chapter 6, to the extent that this is necessary and can reasonably be determined

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- (f) effects on sensitive areas including, but not limited to:
 - (i) dwelling houses and other buildings and structures
 - (ii) waahi tapu, marae and other places of significance to tangata whenua
- (g) the appropriateness of adopting the best practicable option to prevent or minimise adverse effects in circumstances where:
 - (i) numerical guidelines or standards establishing a level of protection for a receiving environment are not available or cannot easily be established, or
 - (ii) the likely adverse effects are minor, and the costs associated with adopting the best practicable option are small in comparison to the costs of investigating the likely effects on land and water
- (h) measures including, but not limited to, sediment and erosion control measures required to reasonably minimise adverse effects caused by rainfall and storm events

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the objectives and policies of Chapter 2 regarding codes of practice and other good practice initiatives, Chapter 3 regarding infrastructure and energy, Chapter 7 regarding indigenous biological diversity, landscapes and natural character, and Chapter 10 regarding natural hazards to the extent that they are relevant to the activity. Objective 2-1: Consent duration, review and enforcement; Policy 2-1: Consent conditions; Policy 2-2: Consent durations; Policy 2-3 Consent review; Policy 2-4: Sites with multiple activities, and



activities covering multiple sites; Objective 3-1: Infrastructure and energy; Policy 3-1: Benefits of infrastructure; Policy 3-2: Adverse effects of their activities on infrastructure; Policy 3-3 Adverse effects of infrastructure on the environment; Objective 4-1: Environmental management; Policy 4-1 Hapu and iwi involvement in resource management; Policy 4-2 Waahi tapu, waahi tupuna and other sites of significance; Policy 4-4: Other environmental issues; Objective 7-1 indigenous biological biodiversity; Objective 7-2: Landscapes and natural character; Policy 7-2 Activities in Rare and Threatened Habitats; Policy 7-3: Activities in at-risk habitats; Policy 7-4: Proactive management of representative habitats; Policy 7-6: Pest plants and animals; Policy 7-7: outstanding landscapes; Policy 7-8: Natural character; Policy 7-10 historic heritage; Objective 10-1: Effects of natural hazard events; Policy 10-2: Development in areas prone to flooding; Policy 10-3: Activities that need to be located in areas prone to flooding; Policy 10-4: Critical infrastructure; Policy 10-5: Other types of natural hazards; Policy 10-6: Climate change.

Policy 12-2: Recognition of industry standards

The Regional Council will examine relevant industry-based standards and codes of practice, including those for production forestry, and will accept compliance with industry standards as being adequate to avoid, remedy or mitigate adverse effects to the extent that such standards address the matters in Policy 12-1.

Policy 12-3: Important and essential activities

Land Recommendations report page 187 (LAND 27) The Regional Council will generally allow vegetation clearance* or land disturbance* associated with an activity that is important or essential to the well-being of local communities, the Region or a wider area of New Zealand. Such activities might include, but not be limited to, vegetation clearance* or land disturbance* associated with the provision of infrastructure* of regional and national importance (as defined in *Policy 3-1*) and natural hazard management. And the provision of essential infrastructure.

Policy 12-4: Large-scale consents

For vegetation clearance* and land disturbance* activities that are widespread and undertaken by a single consent holder including, but not limited to:

- Phillip Percy Introductory statement – Land page 17 (LAND 28)
- (a) common activities of network utility operators providers of infrastructure* and infrastructure* of regional and national importance as defined in Policy 3-1(a)
- (b) forestry operations
- Land Recommendations report page 193

(LAND 28)

(c) <u>agricultural land use activities</u>

the Regional Council will consider granting consents that are region-wide or cover large areas, provided any such consents are subject to conditions and/or review provisions enabling site-specific concerns to be addressed as necessary.



Policy 12-5: Consent decision-making regarding rare and threatened habitats, and at-risk habitats

Biodiversity Recommendations report page 87 (BIO 25)

The Regional Council will make decisions on resource consent applications involving rare and threatened habitats*, and at-risk habitats* in accordance with the Objectives 7-1 and Policies 7-2, 7-3, 7-4, 7-5 and 7-6 in Chapter 7.



Rules - Vegetation Clearance and Land Disturbance

Rule	Activity	Classification	Conditions/Standards/Terms	Control/Discretion Non-Notification
12-1 Vegetation clearance and land disturbance not covered by other rules	Any vegetation clearance* or land disturbance* pursuant to s 9 RMA that is not specifically regulated by any other rule in this Plan. For the avoidance of doubt, this rule includes vegetation clearance* and land disturbance* that is carried out in accordance with a whole farm business plan*.	Permitted	(a) For any land disturbance involving a volume of fill or excavation of more than 1000 m³/y per property* or 2500m²/y per property, effective erosion and sediment control measures shall be installed and maintained during and following completion of works. The erosion and sediment control measures shall ensure that stormwater from the site entering surface water does not cause, after reasonable mixing, the percentage change standard for turbidity outlined in Schedule D for the receiving waterbody to be breached.	Land Recommendations report page 237 (LAND 31) Land Recommendations report page 237 (LAND 31)
			(b) The activity shall not disturb any historic heritage site, archaeological site, waahi tapu or koiwi remains as identified in any district plan schedule or district council historic heritage database, in the New Zealand Archaeological Association's Site Recording Scheme, or by the New Zealand Historic Places Trust except where the approval of the New Zealand Historic Places Trust approval-has been obtained.	Phillip Percy Introductory statement – Land page 17 (LAND 31)
			(c) In the event of an archaeological site, waahi tapu or koiwi remains being discovered or disturbed while undertaking the activity, the activity shall cease and the Regional Council shall be notified as soon as practicable. The New Zealand Historic Places Trust shall be notified as soon as practicable. The activity shall not be recommenced without the approval of both an archaeological authority from the New Zealand Historic Places Trust and the Regional Council.	Phillip Percy Introductory statement – Land page 17 (LAND 31)
12-2	Vegetation clearance* or land disturbance*	Controlled	(a) The activity shall not take place in any rare or	Control is reserved over:





Rule	Activity	Classification	Conditions/Standards/Terms	Control/Discretion Non-Notification
	prepared under the Biosecurity Act 1993 (these are a permitted activity under Rule 12-1). (g) For the purposes of clearing vegetation where, within 18 months of being cleared, the land that has been cleared is replanted in woody vegetation that provides an equivalent or greater level of erosion protection to the vegetation that was cleared. (these are a permitted activity under Rule 12-1).	Land Recommendations report page 255 (LAND 32)		
12-3 Land disturbance on highly erodible land Land Recommendations report page 268 (LAND 33) Land Recommendations report page 207 (LAND 29)	Land disturbance* on highly erodible land* pursuant to s 9 RMA in circumstances where either the affected area is more than 100 m²/y per property* or the volume of fill or excavation is more than 100 m³/y per property*. This rule does not apply to land disturbance* that is: (a) carried out in accordance with a whole farm business plan* (this is a permitted activity under Rule 12-1) (b) on land mapped as highly erodible land* in Schedule A, but where all land that is- the subject of the activity has an existing slope of less than 20° (this is a permitted activity under Rule 12-1), (c) for the purposes of controlling pests pursuant to a pest management strategy prepared under the Biosecurity Act 1993 (this is a permitted activity under Rule 12- 1) (d) for the purposes of recontouring or planting dunes to improve dune stability (this is a permitted activity under Rule 12-	Controlled Phillip Percy Introductory statement – Land page 18 (LAND 33)	 (a) The activity shall not take place in any rare or threatened habitat* or any at-risk habitat*. (b) The activity shall not take place on a coastal foredune or near a water body as regulated by Rule 12-5. (c) The activity shall not disturb any historic heritage site, archaeological site, waahi tapu or koiwi remains as identified in any district plan schedule or district council historic heritage database, in the New Zealand Archaeological Association's Site Recording Scheme, or by the New Zealand Historic Places Trust except where the approval of the New Zealand Historic Places Trust approval has been obtained. 	Control is reserved over: (a) the nature, scale, location, timing and duration of land disturbance (b) compliance with best management (LAND 33 practices) (c) measures to maintain slope stability (d) the method of sediment retention and control of sediment run-off (e) effects on riparian margins and water bodies (f) effects on rare and threatened habitats*, and at-risk habitats* (g) effects on existing structures (h) qualifications required of contractors (i) revegetation requirements (j) procedures in the event of discovering or disturbing an archaeological site, waahi tapu or koiwi remains (k) duration of consent (l) review of consent conditions



Rule	Activity	Classification	Conditions/Standards/Terms	Control/Discretion Non-Notification
Land Recommendations report page 267	infrastructure* (this is a permitted activity under Ruler 12-1). Vegetation clearance* pursuant to s 9 RMA in	Restricted Discretionary	(a) The activity shall not take place in any rare or	(m) compliance monitoring. Resource consent applications under this rule will not be notified and written approval of affected persons will not be required (notice of applications need not be served on affected persons). Discretion is restricted to:
Land Recommendations report page 207 (LAND 29)	the following circumstances: (a) in the case of coastal highly erodible land*, the affected area is more than 100 m²/y per property* (b) in the case of hillcountry highly erodible land*, the affected area is more than 1 ha/y per property*. This rule does not apply to vegetation clearance* that is: (c) carried out in accordance with a whole farm business plan* (d) on land mapped as hillcountry highly erodible land* in Schedule A, but where all land that is the subject of the activity has an existing slope of less than 20° (this is a permitted activity under Rule 12-1) (e) for the purposes of controlling pests pursuant to a pest management strategy prepared under the Biosecurity Act 1993 (this is a permitted activity under Rule 12-1) (f) for production forestry purposes (this is a permitted activity under Rule 12-1 or a controlled activity under Rule 12-2).	Land Recommendations report page 206 (LAND 29)	threatened habitat*. (b) The activity shall not take place on a coastal foredune or near a water body as regulated by Rule 12-5. (c) The activity shall not disturb any archaeological site, waahi tapu or koiwi remains as identified in any district plan, in the New Zealand Archaeological Association's Site Recording Scheme, or by the Historic Places Trust except where the Historic Places Trust approval in consultation with iwi for waahi tapu or koiwi remains has been obtained. Land Recommendations report page 206 (LAND 29)	(a) the nature, scale, location, timing and duration of land disturbance (b) compliance with the best management practices (c) measures to maintain slope stability (d) the method of sediment retention and control of sediment run-off (e) effects on riparian margins and water bodies (f) effects on rare and threatened habitats* and at risk habitats* (g) effects on existing structures (h) qualifications required of contractors (i) revegetation requirements (j) procedures in the event of discovering or disturbing an archaeological site, waahi tapu or koiwi remains (k) duration of consent (l) review of consent conditions (m) compliance monitoring
	(g) For the purposes of clearing vegetation	Land		Resource consent applications under this
		Recommendations report page 278 (LAND 34)		



Rule	Activity	Classification	Conditions/Standards/Terms	Control/Discretion Non-Notification
	where, within 18 months of being cleared,			rule will not be notified and written
	the land that has been cleared is			approval of affected persons will not be
	replanted in woody vegetation that			required (notice of applications need not
	provides an equivalent or greater level of			be served on affected persons).
	erosion protection to the vegetation that			
	was cleared. (these are a permitted			
	activity under Rule 12-1).			
	(h) for the purposes of maintaining existing			
	infrastructure* (this is a permitted activity			
	under Ruler 12-1).			



Rule	Activity	Classification	Conditions/Standards/Terms	Control/Discretion Non-Notification
12-5 Vegetation clearance and land disturbance on coastal foredunes and near water bodies	Vegetation clearance* or land disturbance*, including cultivation, pursuant to s 9 RMA in the following areas: (a) for coastal foredunes*, on any land along the west coast of the Region between the coastal marine area and the inland margin of the coastal foredune (b) for rivers that are either permanently flowing, or with a bed width in excess of 2 metres, lakes and natural wetlands: (i) in areas where the land slope is between 0° and 5°, within 5 m of the bed of a river, lake or wetland (i) (ii) in areas where the land slope is between 50° and 15°, within 10 m of the bed of a river, lake or wetland (iii) in areas where the land slope is greater than 15°, within the strip of land bordered by the bed of a river, lake or wetland, and a setback distance (being not less than 10 m) at which the slope reduces to 15° or 100 m whichever is the lesser (c) for artificial water bodies, within 5 m of the wetted perimeter of the water body. This rule does not apply to vegetation clearance* and land disturbance* that is: (d) for the purposes of controlling pests pursuant to a pest management strategy prepared under the Biosecurity Act 1993 (this is a permitted activity under Rule 12-1) or (e) for production forestry purposes (this is a	Land Recommendations report page 288 (LAND 35) Land Recommendations report page 288 (LAND 35) Land Recommendations report page 288 (LAND 35)	(a) The activity shall not take place in any rare or threatened habitat*.	



Rule	Activity	Classification	Conditions/Standards/Terms	Control/Discretion Non-Notification
	permitted activity under Rule 12-1 or a controlled activity under Rule 12-2).			
	(f) undertaken by, or on behalf of, the Regional Council in accordance with the Environmental Code of Practice for River Works, Horizons Regional Council, August 2007.			
	(g) for the purposes of establishing or maintaining river crossings and artificial watercourses that are permitted activities under Rules 16-6, 16-11, 16-12 and 16-18 (these are permitted activities under Rule 12-1).	Land Recommendations report page 288 (LAND 35)		
12-6 Vegetation clearance and land disturbance that do not comply with permitted and controlled activity rules	Any vegetation clearance* or land disturbance* pursuant to s 9 RMA that does not comply with one or more conditions, standards or terms of a permitted or controlled activity rule, but which is not expressly classified as a discretionary or non-complying activity.	Discretionary		

Rules – Land-based Biodiversity Including Wetlands

Rule	Activity	Classification	Conditions/Standards/Terms	Control/Discretion Non-Notification
<u>12-7</u>	Any of the following activities within a rare and	Restricted		Discretion is reserved over:
Activities within rare and	threatened habitat* or at -risk habitat* where they occur as treeland*:	discretionary		(a) the nature, scale, timing and duration of activity
threatened	(a) vegetation clearance*			(b) effects on any nearby rare
habitat* or at -	(b) <u>land disturbance</u> *			and threatened habitat* or



Rule	Activity	Classification	Conditions/Standards/Terms	Control/Discretion Non-Notification
risk habitat* where they occur as treeland*:	(c) discharges of contaminants into water, or into or onto land (d) diversions of water. This rule does not apply to the activities described in subsections (a) to (d) in circumstances where:			at -risk habitat* for which the treeland is acting as a buffer (c) effects of removing trees which are providing or contributing to a riparian
Biodiversity Recommendations report page 90 (BIO 26)	 (e) they are carried out for the purposes of controlling pests pursuant to a pest management strategy prepared under the Biosecurity Act 1993, or (f) they are carried out for the purposes of protecting, maintaining or enhancing an at-risk habitat*, or (g) the activity is a discharge of fertiliser in accordance with the permitted activity conditions in Rule 13-2 (h) they are classified as a discretionary, noncomplying or prohibited activity under another rule in which case the other rules of this Plan relevant to the activities apply. 			buffer (d) effects of removing trees which are providing crucial life supporting habiat to a threatened species (e) effects on the ecological significance of the site based upon an assessment of the site's representativeness, rarity and distinctiveness, as assessed in accordance with Table 7.1 (f) revegetation requirements (g) procedures in the event of discovering or disturbing an
				archaeological site, waahi tapu or koiwi remains (h) duration of consent (i) review of consent conditions (j) compliance monitoring. Resource consent applications under this rule will not be notified and written approval of affected persons will not be required (notice of applications need not be served on affected



Rule	Activity	Classification	Conditions/Standards/Terms	Control/Discretion Non-Notification
12-7-8 Activities within at-risk habitats Biodiversity Recommendations report page 90 (BIO 26)	Any of the following activities within an at -risk habitat*: (a) vegetation clearance* (b) land disturbance* (c) discharges of contaminants into water, or into or onto land (d) diversions of water. This rule does not apply to the activities described in subsections (a) to (d) in circumstances where: (e) they are carried out for the purposes of controlling pests pursuant to a pest management strategy prepared under the Biosecurity Act 1993, or (f) they are carried out for the purposes of protecting, maintaining or enhancing an at-risk habitat*, or (g) they are carried out on for the purposes of military training using live ammunition under the Defence Act 1990 (h) they are classified as a discretionary, noncomplying or prohibited activity under another rule in which case the other rules of this Plan relevant to the activities apply.	Biodiversity Recommendations report page 102 (BIO 27) Biodiversity Recommendations report page 102 (BIO 27)		persons).
12-8 9 Activities within rare and threatened habitats including wetlands Biodiversity Recommendations	Any of the following activities within a rare or threatened habitat*: (a) vegetation clearance* (b) land disturbance* (c) discharges of contaminants into water, or into or onto land (d) diversions of water, including for the purpose of	Non-complying		

Recommendations report page 90 (BIO 26)



Rule	Activity	Classification	Conditions/Standards/Terms	Control/Discretion Non-Notification
	wetland drainage.			
	This rule does not apply to the activities described in subsections (a) to (d) in circumstances where:			
	(e) they are carried out for the purposes of controlling pests pursuant to a pest management strategy prepared under the Biosecurity Act 1993, or	Biodiversity		
	(f) they are carried out for the purposes of protecting, <u>maintaining</u> or enhancing a rare or threatened habitat*, or	Recommendations report page 110 (BIO 28)		
	(g) they are carried out on for the purposes of military training using live ammunition under the Defence Act 1990	Biodiversity Recommendations report page 110 (BIO 28)		
	(h) they are classified as a non-complying or prohibited activity under another rule			
	in which case the other rules of this Plan relevant to the activities apply.			

