

# Mitigating Climate Change, Biodiversity and Sediment Control with Rural Subdivision

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# 3 Big Policy Issues

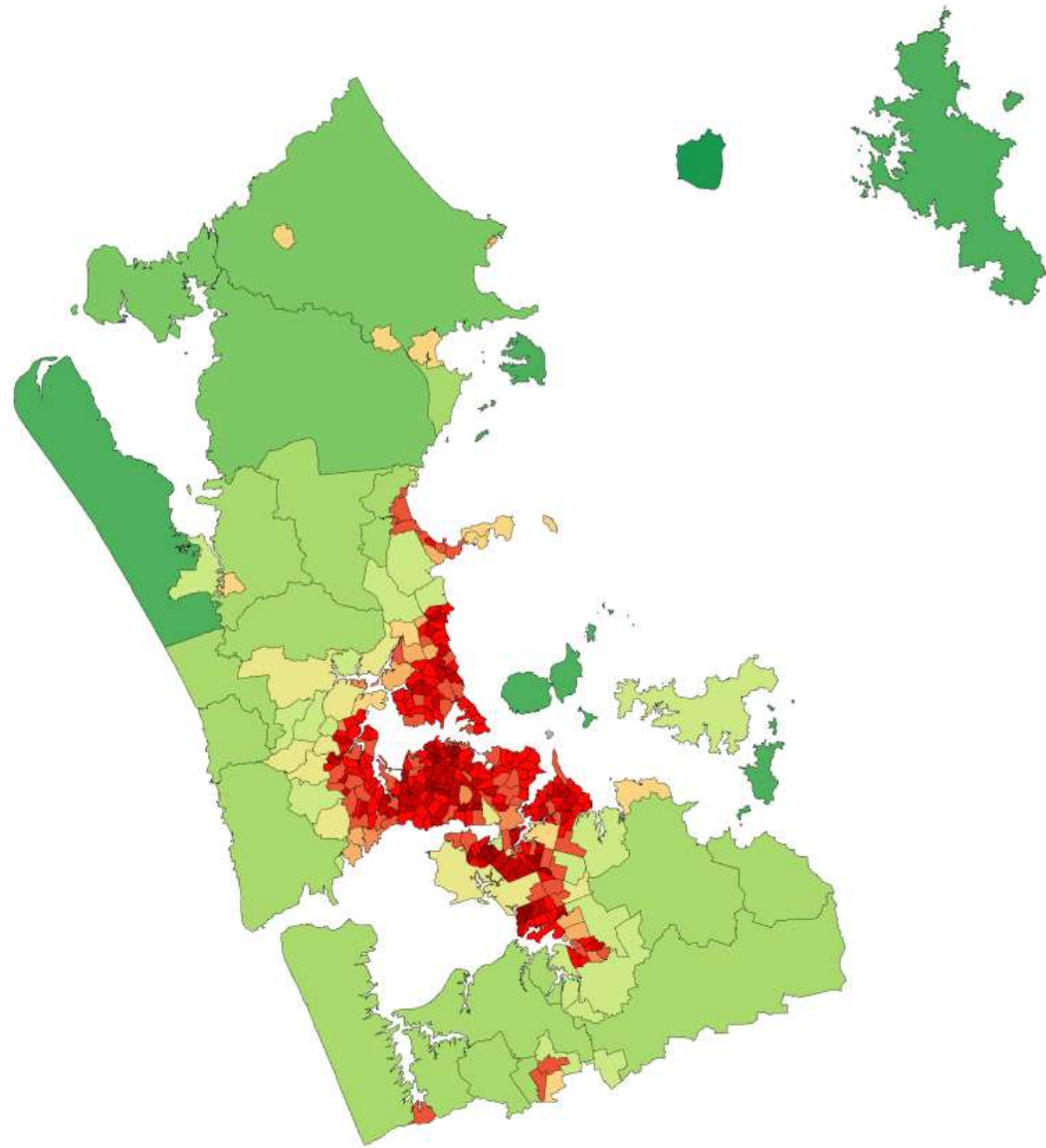
In Auckland Region (and all of NZ) the Big 3 are:

- **Climate Change**
- **Biodiversity loss**
- **Erosion of rural land into waterways**

Restoration/replanting of rural land addresses  
all of these

# Auckland Region

- High land prices
- Higher near the urban centre
- Affordable land \$0.5M per house site
- Too expensive to plant forests
- Too expensive to voluntarily protect



# Why Transferrable development?

- Central & Local Government don't fund restoration
- Rural-residential development is transferred from a rural sites to countryside living
- Shifts rural residential development to more suitable locations, with services
- Covenants with Council to protect biodiversity and control pests

# *Transferable Titles*

- Rural-residential development is transferred from a rural site to countryside living
- Shifts rural residential development to more suitable locations, with services
- Protects biodiversity and landscape values
- In the Rodney and Franklin District Plans since 1990s
- In the new Auckland Unitary Plan

# Transferrable Rural Subdivision Scheme (TRSS)

Development Rights



\$ for Conservation

# Development in situ



# Requirements from Unitary Plan

- Rules are OK for protecting existing bush and wetlands
  - Minimum area 5ha and no maximum area
- Strict limits on replanting bush and wetlands
  - Maximum yield from replanting = 15ha or 3 sites
- (Forest Industry cannot afford to replant pines with high land prices)



# Advantages, Disadvantages

- Protects biodiversity and waterways, and gives climate change benefits,
- Auckland needs 15-20,000ha of new forest plantings to approach carbon neutrality
- Shifts residential development away from productive rural areas
- Council staff generally oppose
- Additional rules and obstacles have be loaded into the process by Council

# Overall

- Transferrable development process relies on landowners wanting to protect biodiversity
- Permanently protects natural areas
- Allows landowners to realise capital value of natural areas, while protecting and enhancing biodiversity
- Real estate market funds the protection rather than ratepayers