

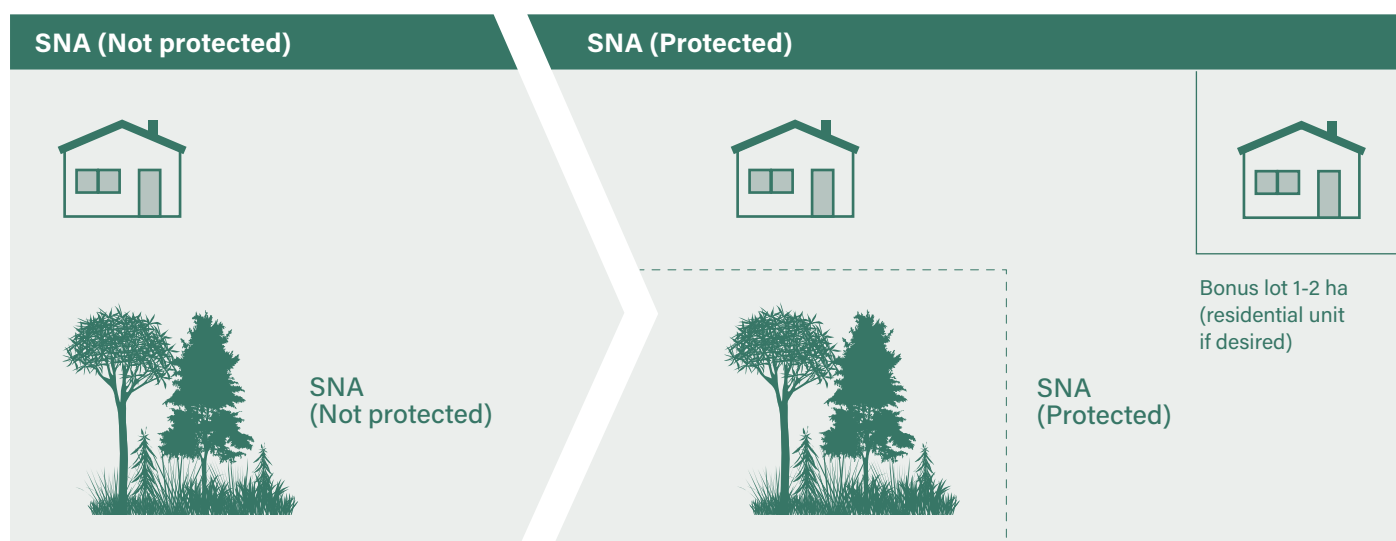
# Proposed Waimakariri District Plan

## Proposed bonus allotment and bonus residential unit development right incentives for protection and restoration of mapped SNAs

To help improve biodiversity values, the Proposed Waimakariri District Plan proposes the following on-site development right incentives, via a resource consent application and approval, in exchange for the protection and restoration of a mapped SNA listed in ECO-SCHED1 of the Proposed Waimakariri District Plan.

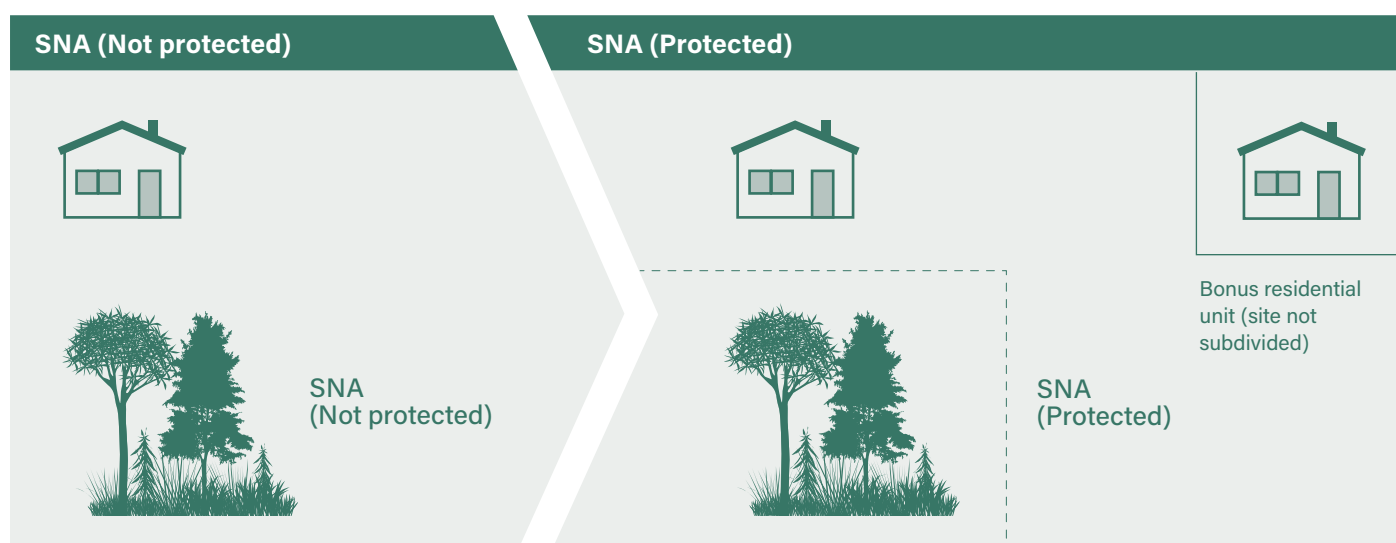
### Bonus allotment

This is a 1h - 2ha lot in the General Rural Zone or Rural Lifestyle Zone, which is permitted to have a residential unit and minor residential unit, subdivided off the same site as the SNA.



### Bonus residential unit

This is an additional residential unit (and a minor residential unit if desired) in the General Rural Zone or Rural Lifestyle Zone on the same site as the SNA.



## What is required?

- Legal protection in perpetuity of the mapped SNA and buffer area
- SNA must meet minimum ecosystem size (as per table below)
- A buffer must be provided around the SNA (as per table below)
- Management Plan, prepared by an ecologist, which outlines:
  - the site's ecological values;
  - proposed legal protection in perpetuity for the SNA and buffer area;
  - buffer proposed and proposed mitigation of any adverse effects on buffer;
  - pest management (both preliminary and ongoing); and
  - annual monitoring proposed.

<b>Wetland ecosystem</b> 0.5ha – 0.99ha	Minimum buffer width 20m	Buffer around the perimeter of the SNA on the site that is either planted with indigenous vegetation that is endemic to the ecological district, or comprises existing vegetation that is naturally regenerating.
<b>Wetland ecosystem</b> 1ha +	Minimum buffer width 15m	
<b>Dryland ecosystem</b> (e.g. Kānuka) 0.5ha - 0.99ha with a minimum width of 20m	Minimum buffer width 20m	Buffer around the perimeter of the SNA on the site that is: <ul style="list-style-type: none"> <li>• undergoing natural regeneration via implementation of the regeneration inducing scraping technique; or</li> <li>• where natural regeneration is not ecologically appropriate, subject to restoration planting of indigenous vegetation that is endemic to the ecological district and ecologically appropriate.</li> </ul>
<b>Dryland ecosystem</b> (e.g. Kānuka) 1ha +	Minimum buffer width 15m	
<b>Any other mapped SNA</b> 2ha +	Minimum buffer width of 10m and an average buffer width of 20m	A buffer around the perimeter of the SNA on the site that is planted in indigenous vegetation that is endemic to the ecological district.

**The Management Plan** must be implemented before the development right is provided, including:

- any restoration planting or regeneration facilitation must have been completed a minimum of 2 years ago resulting in at least 90% of plants deemed to be established; and/or
- any preliminary avoidance, remedying or mitigation of any identified potential adverse effects on the buffer area have been completed as proposed, and any on-going measures planned; and
- preliminary pest management activities completed.

### **Limitations and exclusions**

**a.** A bonus allotment or bonus residential unit cannot be established where the SNA is on land that has been sold subject to Overseas Investment Office jurisdiction.

**b.** There shall be a limit of one bonus allotment or bonus residential unit per site, regardless of the number of SNAs located on the site.

**c.** For SNAs covering multiple sites under different ownership, each site(s) under each separate ownership is eligible for a bonus allotment or bonus residential unit provided the requirements of these standards are met.

**d.** There shall only be a bonus allotment (with residential unit and minor residential unit allowed if desired) or bonus residential unit (with minor residential unit allowed if desired) per site, not both.

**e.** The SNA, or part of the SNA, to be protected as part of the bonus allotment or bonus residential unit, shall not have already been used to support a bonus allotment or bonus residential unit.

**f.** Any bonus residential unit and associated structures shall be setback a minimum of 20m from the buffer area. No buildings shall be established within the buffer area.

**g.** A bonus allotment can include the buffer area, or part of the buffer area, provided this buffer area is not built on.

For the full details on these provisions, refer to **Part 3 – Area specific matters - Appendices - APP2 - Standards for creation of any bonus allotment and establishment of any bonus residential unit** of the Proposed Waimakariri District Plan at [waimakariri.govt.nz/eplan](http://waimakariri.govt.nz/eplan)

Please let us know what you think of these proposed provisions and help inform the decision-making process by lodging a submission on the Proposed Waimakariri District Plan by **Friday 26 November 2021**.

Proposed Policy ECO-P3 includes provision for where one additional development right could be provided where the mapped SNA is at least twice the minimum area and the protection and restoration would provide significant additional long-term benefits, or support further ongoing indigenous biodiversity restoration and enhancement activities elsewhere on the site.

