

APP2 - Standards for creation of any bonus allotment and establishment of any bonus residential unit

In order to encourage the legal protection, physical protection and restoration of SNAs ~~listed in ECO-SCHED1~~¹, the District Council shall consider providing the following development rights if the relevant standards outlined below are met:

- **Bonus allotment** - means a new allotment of between 1ha to 2ha, created as a result of subdivision that provides protection and restoration of a SNA ~~listed in ECO-SCHED1~~² located on the balance site. Refer to Figure APP2-1 below. A bonus allotment can have one residential unit as a permitted activity.
- **Bonus residential unit** - means an additional residential unit on a site that already has one residential unit where protection and restoration of a SNA ~~listed in ECO-SCHED1~~³ which is located on the same site has been provided. Refer to Figure APP2-2 below.

Figure APP2-1: Creation of a bonus allotment

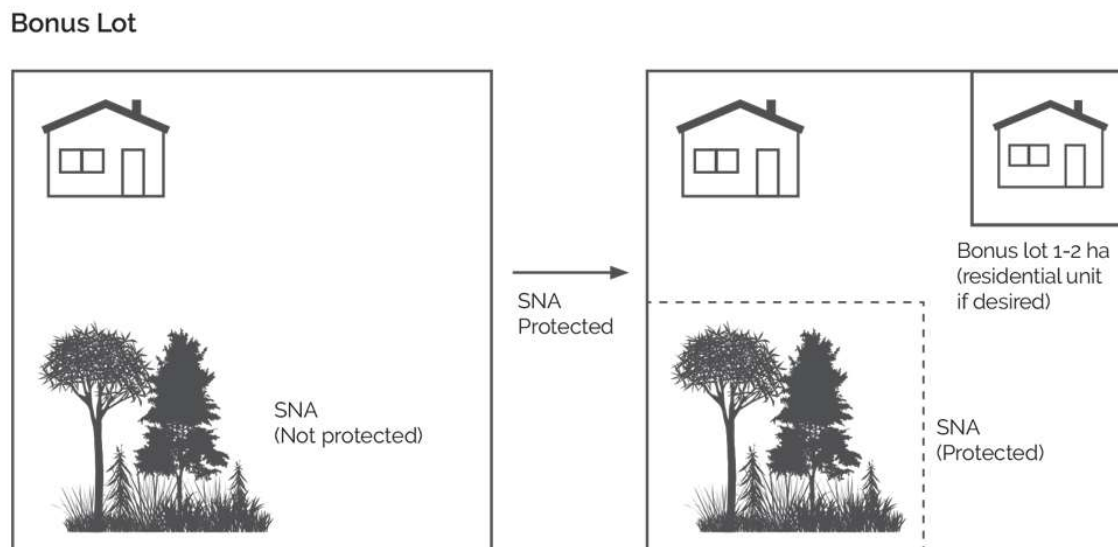


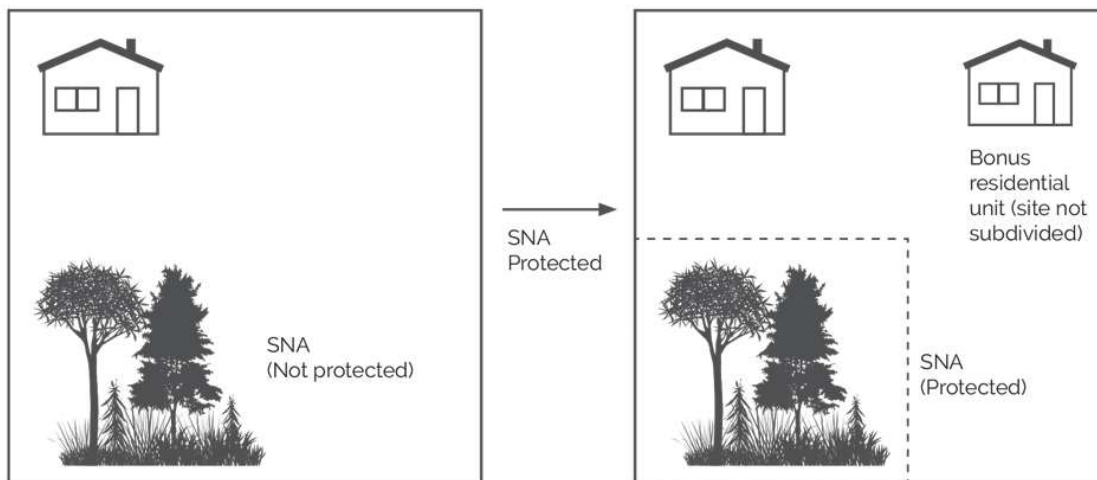
Figure APP2-2: Establishment of bonus residential unit

¹ DoC [419.75] and Forest and Bird [192.44]. ECO Reply Report.

² DoC [419.75] and Forest and Bird [192.44]. ECO Reply Report.

³ DoC [419.75] and Forest and Bird [192.44]. ECO Reply Report.

Bonus Residential Unit



Where the following standards are met, a bonus allotment may be created or a bonus residential unit may be established:

1. SNA eligibility

- The SNA shall be listed in ECO-SCHED1, or shall be determined by a suitably qualified ecologist to meet one or more of the SNA criterion listed in ECO-APP1 and a peer review by an ecologist commissioned by Council confirms this⁴
- The minimum applicable SNA size requirements and buffer requirements in Table APP2-1 shall be met.

2. Legal protection in perpetuity

The SNA and buffer area shall be subject to legal protection in perpetuity including enforcement and penalty provisions and the requirement to implement the Management Plan. For the avoidance of doubt, this shall include any SNA that is already legally protected in perpetuity including enforcement and penalty provisions and the requirement to implement the Management Plan.

3. Management Plan

Any application shall include a Management Plan that is prepared by a suitably qualified and experienced ecologist in the protection and restoration of New Zealand biodiversity, which includes all of the following matters:

Ecological report	outlining the ecological values of the SNA that meet one or more of the criterion listed in ECO-APP1. This can either be via a report provided by the District Council if an existing report is available or, if the District Council does not have such a report, the landowner shall commission one from a suitably qualified and experienced ecologist. The report must have been prepared a maximum of three months prior to the date of the application.
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⁴ DoC [419.75] and Forest and Bird [192.44]. ECO s42A Report and further amendments via ECO Reply Report.

Site plan	showing to scale the location and size of proposed bonus allotment or location of proposed bonus residential unit, SNA to be protected, any other SNAs, or any other areas 0.25ha or greater of indigenous vegetation, any wetlands or water bodies, and existing structures.
Legal protection in perpetuity	outline of legal protection proposed to ensure the SNA and buffer area will remain protected in perpetuity including enforcement and penalty provisions and the requirement to implement the Management Plan.
Buffer	the establishment of a buffer as required by Table APP2-1: <ol style="list-style-type: none"> 1. where restoration planting is required by Table APP2-1, an outline of the type, location and ecological district of the plants to be planted and how the plantings will be maintained to ensure a 90% survival rate. 2. where natural regeneration facilitation is required by Table APP2-1, an outline of the scraping methodology, how the regenerating plants will be maintained to ensure a 90% survival rate. 3. an outline of potential adverse effects on the buffer area from activities, including but not limited to indigenous vegetation clearance, chemical spraying, nutrient spraying, drainage, irrigation, livestock, earthworks, or planting, and how these adverse effects will be avoided, remedied or mitigated through preliminary and/or ongoing measures.
Pest management	the management of both animal pests and plants pests that are likely to threaten the SNA long term through: <ol style="list-style-type: none"> 1. preliminary animal pest and plant pest management activities. 2. on-going animal pest and plant pest management activities at a minimum frequency of annually for the first three years then at a minimum frequency of every three years for the following 12 years (thus an overall total of 15 years).
Monitoring	ongoing annual monitoring programme by landowner or any other party via the use of photo prints for a period of 15 years. These photo prints, along with an outline of whether any plants have been lost, and any relevant on-going pest management response proposed, shall be submitted to Council annually.

4. Implementation of Management Plan

Prior to the issue of Section 224(c) certificate in the case of a bonus allotment, or prior to the issue of land use consent in the case of a bonus residential unit, the following parts of the Management Plan must be implemented, and signed off to be satisfactory by a suitably qualified and experienced ecologist:

1. legal protection in perpetuity shall be in place;
2. buffer requirements:
 - a. any restoration planting must have been completed a minimum of two years ago resulting in at least 90% of restoration plants deemed to be established; and/or
 - b. any natural regeneration facilitation must have been completed a minimum of two years ago resulting in 90% of regeneration plants deemed to be established; and
 - c. 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 are planned; and

3. preliminary pest management and plant pest management activities completed.

5. Limitations and exclusions

1. 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.
2. There shall be a limit of one bonus allotment per balance allotment regardless of the number of SNAs located on the site. There shall be a limit of one bonus residential unit per site, regardless of the number of SNAs located on the site.
3. 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.
4. There shall only be a bonus allotment or bonus residential unit per site, not both.
5. The SNA, or part of the SNA, to be protected as part of the proposed bonus allotment or bonus residential unit, shall not have already been used to support a bonus allotment or bonus residential unit.
6. Any bonus residential unit and associated structures shall be setback a minimum of 20m from the buffer area and no buildings shall be established within the buffer area.
7. A bonus allotment can include the buffer area, or part of the buffer area, provided this buffer area is not built on.

Table APP2-1 - Ecosystem size and buffer requirements for bonus allotment and bonus residential unit eligibility*

**Where restoration of the subject SNA was required by the District Council as a condition of an existing resource consent or development contribution the buffer width shall be double that specified in this table.*

**** An additional bonus allotment or bonus residential unit may be considered where the mapped SNA area to be protected and restored is at least twice the minimum area required by Appendix APP2, if the protection and restoration would provide significant additional long-term benefits to the mapped SNA; or support further ongoing indigenous biodiversity restoration and enhancement activities elsewhere on the site; as set out in ECO-P3.⁵**

Ecosystem type & size	Buffer requirements*	Development right**
Wetland 0.5ha – 0.99ha	A minimum buffer width of 20m 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, as recommended by a suitably qualified and experienced ecologist.	1 bonus allotment or 1 bonus residential unit
Wetland 1ha +	A minimum buffer width of 15m 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, as	1 bonus allotment or 1 bonus residential unit

⁵ Forest and Bird [192.44]. ECO s42A Report.

	recommended by a suitably qualified and experienced ecologist.	
Kānuka dryland vegetation or any other dryland site 0.5ha - 0.99ha with a minimum width of 20m	A minimum buffer width of 20m around the perimeter of the SNA on the site that is: <ol style="list-style-type: none"> 1. In the first instance, undergoing natural regeneration via implementation of the regeneration inducing scraping technique as recommended by a suitably qualified and experienced ecologist; or 2. Where natural regeneration is not ecologically appropriate, subject to restoration planting of indigenous vegetation that is endemic to the ecological district and ecologically appropriate, as recommended by a suitably qualified and experienced ecologist. 	1 bonus allotment or 1 bonus residential unit
Kānuka dryland vegetation or any other dryland site 1ha +	A minimum buffer width of 15m around the perimeter of the SNA on the site that is: <ol style="list-style-type: none"> 1. In the first instance, undergoing natural regeneration via implementation of the regeneration inducing scraping technique as recommended by a suitably qualified and experienced ecologist; or 2. Where natural regeneration is not ecologically appropriate, subject to restoration planting of indigenous vegetation that is endemic to the ecological district and ecologically appropriate, as recommended by a suitably qualified and experienced ecologist. 	1 bonus allotment or 1 bonus residential unit
Any other SNA listed in ECO-SCHED1 that is not covered above 2ha +	A minimum buffer width of 10m and an average buffer width of 20m around the perimeter of the SNA on the site that is planted in indigenous vegetation that is endemic to the ecological district, as recommended by a suitably qualified and experienced ecologist.	1 bonus allotment or 1 bonus residential unit

Advisory Notes

1. It is advised that applicants undertake a pre-application meeting with the District Council before lodging any application for a bonus allotment or bonus residential unit.
2. ~~A new SNA may be added to ECO-SCHED1 by RMA process provided there is a supporting ecological report prepared by a suitably qualified and experienced ecologist that assesses it to meet one or more of the criterion listed in ECO-APP1. Please discuss this further with the District Council.~~ New SNAs that are not listed in ECO-SCHED1 but earn a bonus allotment or bonus residential unit will be listed in ECO-SCHED1 by Council via a Schedule 1 process at an appropriate time.⁶

⁶ DoC [419.75] and Forest and Bird [192.44]. ECO Reply Report

