

Appendix 4: Final Panel Recommended Variation 1 Provisions

In the Variation 1 to PC49 provisions that follow:

- (a) Text shown in black underlined and ~~struck-through~~ represent the Variation 1 provisions as notified.
- (b) Text shown in green underlined and ~~struck-through~~ identify all changes recommended by the Panel since notification of Variation 1.
- (c) Explanatory text that does not form part of Variation 1 is neither underlined nor struck-through.

Description	Provisions								
New Definition	<p><u>Biodiversity Offset</u></p> <p><u>means the same as in the National Policy Statement for Indigenous Biodiversity in box below:</u></p> <p><u>biodiversity offset means a measurable conservation outcome that meets the requirements in Appendix 3 [of the NPS-IB] and results from actions that are intended to:</u></p> <ul style="list-style-type: none"> <u>(a) redress any more than minor residual adverse effects on indigenous biodiversity after all appropriate avoidance, minimisation, and remediation measures have been sequentially applied; and</u> <u>(b) achieve a net gain in type, amount, and condition of indigenous biodiversity compared to that lost.</u> 								
New Policies	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;"><u>NOSZ-P6</u></td> <td><u>Silverstream Spur Infrastructure</u></td> </tr> <tr> <td colspan="2"> <p><u>Enable infrastructure including a transport corridor within the Silverstream Spur (Pt Sec 1 SO 34755, Parcel ID: 3875189) at an appropriate scale, design, and location to</u></p> <ul style="list-style-type: none"> <u>1. Provide for a range of passive recreation opportunities; and</u> <u>2. Support for the development of the Southern Growth Area.</u> </td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;"><u>NOSZ-P7</u></td> <td><u>Silverstream Spur Significant Natural Area</u></td> </tr> <tr> <td colspan="2"> <p><u>Adverse effects from development on Protect the biodiversity values within the identified Silverstream Spur Significant Natural Areas identified on the District Plan maps shall be by requiring adverse effects from development to:</u></p> <ul style="list-style-type: none"> <u>(a) Avoid the following adverse effects on indigenous biodiversity:</u> <ul style="list-style-type: none"> <u>(i) Loss of ecosystem representation and extent;</u> <u>(ii) Disruption to sequences, mosaics, or ecosystem function;</u> <u>(iii) Fragmentation of SNAs or the loss of buffers or connections within an SNA;</u> <u>(iv) A reduction in the function of the SNA as a buffer or connection to other important habitats or ecosystems;</u> </td> </tr> </table>	<u>NOSZ-P6</u>	<u>Silverstream Spur Infrastructure</u>	<p><u>Enable infrastructure including a transport corridor within the Silverstream Spur (Pt Sec 1 SO 34755, Parcel ID: 3875189) at an appropriate scale, design, and location to</u></p> <ul style="list-style-type: none"> <u>1. Provide for a range of passive recreation opportunities; and</u> <u>2. Support for the development of the Southern Growth Area.</u> 		<u>NOSZ-P7</u>	<u>Silverstream Spur Significant Natural Area</u>	<p><u>Adverse effects from development on Protect the biodiversity values within the identified Silverstream Spur Significant Natural Areas identified on the District Plan maps shall be by requiring adverse effects from development to:</u></p> <ul style="list-style-type: none"> <u>(a) Avoid the following adverse effects on indigenous biodiversity:</u> <ul style="list-style-type: none"> <u>(i) Loss of ecosystem representation and extent;</u> <u>(ii) Disruption to sequences, mosaics, or ecosystem function;</u> <u>(iii) Fragmentation of SNAs or the loss of buffers or connections within an SNA;</u> <u>(iv) A reduction in the function of the SNA as a buffer or connection to other important habitats or ecosystems;</u> 	
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	<p>(v) <u>A reduction in the population size or occupancy of Threatened or At Risk (declining) species that use an SNA for any part of their life cycle.</u></p> <p><u>Where adverse effects on the SNA of a new subdivision, use, or development that are not referred to above, or that occur as a result of the exceptions in clause 3.11 of the National Policy Statement for Indigenous Biodiversity 2023, the adverse effects must be:</u></p> <ul style="list-style-type: none"> (a) <u>avoided where practicable; and then</u> (b) <u>where adverse effects cannot be demonstrably avoided, they are mitigated minimised where practicable; and then</u> (c) <u>where adverse effects cannot be demonstrably mitigated minimised, they are remedied where practicable; and then</u> (d) <u>where more than minor residual adverse effects cannot be demonstrably avoided, minimised, or remedied, biodiversity offsetting is provided where possible; and then</u> (e) <u>where biodiversity offsetting of more than minor residual adverse effects is not possible, biodiversity compensation is provided; then</u> (f) <u>if biodiversity offsetting compensation is not appropriate, the development itself is avoided.</u> 		
<p>New Rule</p>	<p>NOSZ R15: Road and associated network utility infrastructure, including storage tanks or reservoirs on the Silverstream Spur Natural Area (Pt Sec 1 SO 34755, Parcel ID: 3875489)</p> <p>1. Activity Status: CON Where:</p> <ul style="list-style-type: none"> a) Compliance is achieved with: <ul style="list-style-type: none"> i. NOSZ S4. <p>Council may impose conditions over the following matters:</p> <ul style="list-style-type: none"> b) Landscaping. e) Road alignment location and design. d) Provision of and effects on network utilities and/or services. e) Earthworks and accidental discovery. f) Protection of any special amenity feature. g) f) Financial contributions. h) g) Effects on biodiversity in the identified Significant Silverstream Spur Natural Area. <p>2. Activity Status: DIS Where:</p> <ul style="list-style-type: none"> a) compliance not achieved with <ul style="list-style-type: none"> i. NOSZ S4 		
<p>New Standards</p>	<table border="1" style="width: 100%;"> <tr> <td style="width: 20%; vertical-align: top;"> <p>NOSZ S4</p> </td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> 1. Carriageway traffic lanes width shall not exceed 3.5m per lane. 2. Footpath or shared path shall be provided on one side of the road only. 3. Road and footpath gradient shall not exceed 1:8. 4. Parallel parking may be provided along one side of the road. 5. Transport corridor and earthworks are not located within the Silverstream Spur Natural Area. </td> </tr> </table>	<p>NOSZ S4</p>	<ul style="list-style-type: none"> 1. Carriageway traffic lanes width shall not exceed 3.5m per lane. 2. Footpath or shared path shall be provided on one side of the road only. 3. Road and footpath gradient shall not exceed 1:8. 4. Parallel parking may be provided along one side of the road. 5. Transport corridor and earthworks are not located within the Silverstream Spur Natural Area.
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Amend District Plan Maps	<p>Amend the District Plan maps as follows:</p> <ol style="list-style-type: none"> 1. Add the “Silverstream Spur Significant Natural Area” as depicted below (in the image to the right); and 2. Rezone the Silverstream Spur (Pt Sec 1 SO 34755, Parcel ID: 3875189) from General Rural Zone and General Residential Zone (as shown in the image to the left), to Natural Open Space Zone as shown below (as shown in the image to the right): <div style="display: flex; justify-content: space-around;"> <div data-bbox="389 719 895 1424"> <p>SILVERSTREAM SPUR OPERATIVE DISTRICT PLAN ZONING</p> </div> <div data-bbox="895 719 1406 1424"> <p>SILVERSTREAM SPUR PROPOSED PC49 ZONING</p> </div> </div>				