TO:	New Central Park Limited C/- Scope Planning	Date:	30 April 2026
ATTENTION:	Stephanie Blick	Job No:	66557
FROM:	Treffery Barnett		

RE: 77 Kapiti Road Development. Ecological Assessments for fast-track referral

1. Introduction

Bioresearches have been engaged by New Central Park Limited / The Wellington Company Limited (TWC) to provide technical assessments to understand the ecological effects from the proposed development of 77 and 109 Kapiti Road, Paraparaumu, Kapiti. This memo provides an outline of the initial findings of the freshwater and terrestrial ecological assessments and has been prepared for inclusion in an application for Ministerial referral of the project under the Fast-track Approvals Act 2024. Specifically, this technical memorandum responds to the requirements under section 3.4 of the Fast-track Approvals Referral Application Form. A full description of the draft proposal is included in the accompanying information attached to the application form for the referral.

Bioresearches have been involved in this development since the land was purchased by TWC in 2022. This has included undertaking detailed site assessments that culminated in the preparation of an Ecological Assessment to support the Kapiti Coast District Council (KCDC) and Greater Wellington Regional Council (GWRC) consent applications. As a result, there is already a well-established and robust understanding of the ecological values present across the site. A significant body of ecological reporting has therefore already been completed, which provides a strong foundation for the current assessment.

Bioresearches have also been actively involved in the development and refinement of the current proposal, ensuring that ecological constraints and opportunities have been appropriately integrated into the masterplan. While the existing technical work remains highly relevant, it will be updated and refined as necessary to reflect the revised proposal and to ensure that the assessment accurately addresses the ecological effects of the project as now proposed.

2. Site and project context

The Wellington Company Limited propose development of a 28.8 ha property at 77and 109 Kapiti Road, Paraparaumu. The site is located in a generally urban setting; however, the site itself is largely undeveloped, has been used for agricultural and horticultural purposes, and currently is primarily vegetated with pasture. The site is bordered by the Mackays to Peka Peka expressway, the Wharemauku Stream, residential housing and commercial properties.

The ecological values of the site were assessed, specifically terrestrial habitats, avifauna, lizards, bats and freshwater habitats. Our assessments undertaken to date include:

- A description of the ecological values of the site;
- A description of the potential ecological effects associated with the Application;
- An overview of the proposed mitigation and offsetting approach; and
- Our assessment as to whether the project can avoid, mitigate or offset potential adverse ecological effects arising from the Application.

3. Assessment Approach and Methodologies

The effects assessment generally follows the Ecological Impact Assessment (EcIA) Guidelines for use in New Zealand published by the Environmental Institute of Australia and New Zealand (EIANZ) (Roper-Lindsay et al., 2018). The EcIA Guidelines provide a standardised matrix framework that allows ecological effects assessments to be clear, transparent, and consistent. The EcIA Guidelines framework is generally used in Ecological Impact Assessments in New Zealand as good practice.

Ecological values assessments were a combination of desktop analysis and on-site field assessments.

A desktop review of various online GIS databases was undertaken to determine the extent of ecological protection overlays (e.g., covenants, conservation land, SNAs), 'ecosystem type' classifications, and visualise historical land-use using historical aerial images. Previous ecological reports for the site and faunal databases (including Department of Conservation BIOweb for lizards and bats, iNaturalist, eBird, NZ fish database, eDNA databases) were reviewed.

In addition, the Kaitiakitanga Plan for Te Ātiawa Ki Whakarongotai, Ātiawa Ki Whakarongotai Wha-karongotai te moana Whakarongotai o te wa, was read and acknowledged prior to the field investigations.

Freshwater assessments included the desktop reviews, and on-site ecological valuations and classification of aquatic habitats. Overland flow paths were ground-truthed and classified as to their permanent, intermittent or ephemeral status in accordance with Greater Wellington Regional Council 2021 Guidance. In addition, these watercourses were assessed as to whether they were natural or artificial, using information from both the desktop re-view and site visits. Stream Ecological Valuations (SEVs) were undertaken on representative reaches of the streams. During this initial assessment work engagement was undertaken (including site visits) with both KCDC and GWRC advisors and Te Atiawa.

Potential wetland areas were assessed following the Ministry for the Environment (MfE) wetland delineation protocols (MfE, 2022), including vegetation assessments and wetland hydrology to determine whether the areas meet the definition of a 'natural inland wetland' under the National Policy Statement for Freshwater Management (NPS-FM).

The vegetation within the site was assessed using a 'walk through' methodology. Botanic values recorded included native and exotic vascular vegetation, and notes were made on the quality and ex-tent of vegetation present on site.

Avifauna were assessed through five-minute bird counts and any opportunistic observations; bats were surveyed using Automatic Bat Monitors over a six-week period; and lizards surveys were undertaken by hand searching likely habitat and using artificial cover objects and diurnal visual encounter surveys.

The assessment work culminated into the completion of the following reports:

- Bioresearches (2023a) Memorandum: 77 Kapiti Road – Remediation. Memo to The Wellington Company. 19 November 2023. 1 pg.
- Bioresearches (2023b) Memorandum: Kapiti Development Proposed Wetland Hydrology. Memorandum to The Wellington Company. 14 December 2023 4pp.
- Bioresearches (2023b) 77-109 Kapiti Road, Paraparaumu Stream and Wetland Loss Offset Report December 2023. V3 dated 14 December 2023. 47 pp.
- Bioresearches (2024) Memorandum: 77 – 109 Kapiti Road, Paraparaumu S92 Response. Memorandum to The Wellington Company. 11 June 2024. 14 pp.
- Bioresearches (2025a) Memorandum: Bat Survey Dec 2024 – Jan 2025: 77 – 109 Kapiti Road, Paraparaumu. Memorandum to The Wellington Company. 15 April 2025. 6pp.
- Bioresearches (2025b) Memorandum: Lizard Survey April 2025: 77 – 109 Kapiti Road, Paraparaumu. Memorandum to The Wellington Company. 1 May 2025. 5pp.

- Bioresearches (2025c) 77-109 Kapiti Road, Paraparaumu Assessment of Ecological Effects. Report for The Wellington Company. Version 6 Dated 27 May 2025. 95pp.

4. Existing Environment and Ecological Values

The site is mostly vegetated with weedy pasture, with localised areas of scrubby vegetation present. (Figure 1). The site is bisected by a watercourse, a deep straight drain, which runs from the north to discharges into the Wharemauku Stream, which flows in a southerly then westerly direction around the site in the south of site (Figure 2). Multiple smaller drains discharge into this watercourse. The Wharemauku Stream adjacent to the site is situated within an artificially straightened channel, which is mapped as a 'highly modified stream' by GWRC (and therefore can be subject to mechanical maintenance as a permitted activity).

Surveys for native fish were carried out using trapping, netting and eDNA, and included selective surveying for mudfish. The fish assessments showed the native fish integrity to be 'poor' when assessed against other Wellington watercourses, elevation and distance from the coast.

The ecological values of the freshwater habitats ranged from moderate (Wharemauku Stream, five of the wetlands, and lower Watercourse 1), to low (the remaining four wetlands), to negligible (the drains, including most of Watercourse 1).

Nine natural inland wetlands, dominantly pastural wetlands, totalling 5.3 ha, were delineated on the wider site, including the KCDC land (Figure 2). Owing to the site's agricultural history, all wetlands within the site have been cleared of original vegetation and are classified as 'Exotic Wetlands' as they are heavily dominated by exotic pasture species. All wetlands within the site are heavily impacted by historic and ongoing stock access and grazing, which has led to pugging, vegetation modification and reduced water quality. None of the wetlands have an effective riparian buffer; and were primarily surrounded by grassland or exotic scrubland. Water levels within the wetlands were intermittent, and when wet were mostly limited to saturated soils (with occasional pooling), but at other times were completely dry.

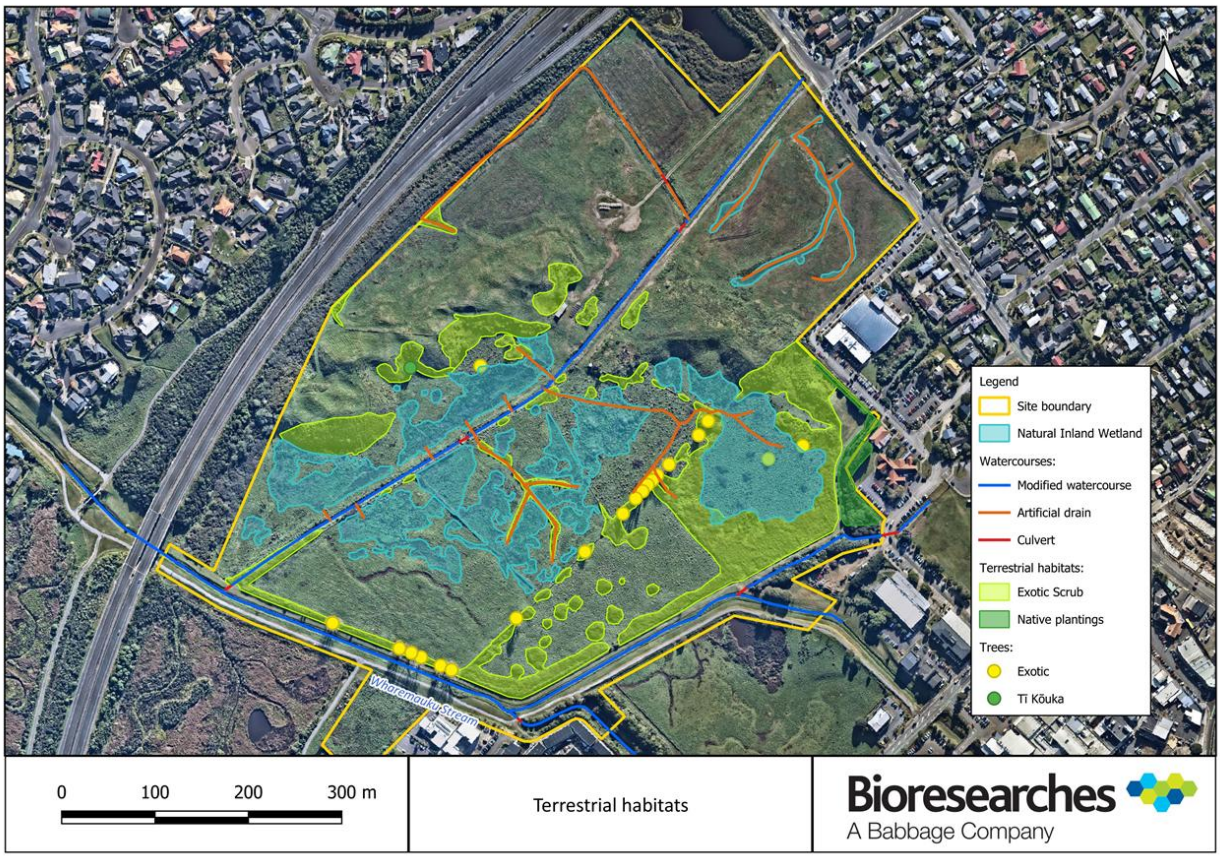

Figure 1. Terrestrial vegetation types identified within the site.

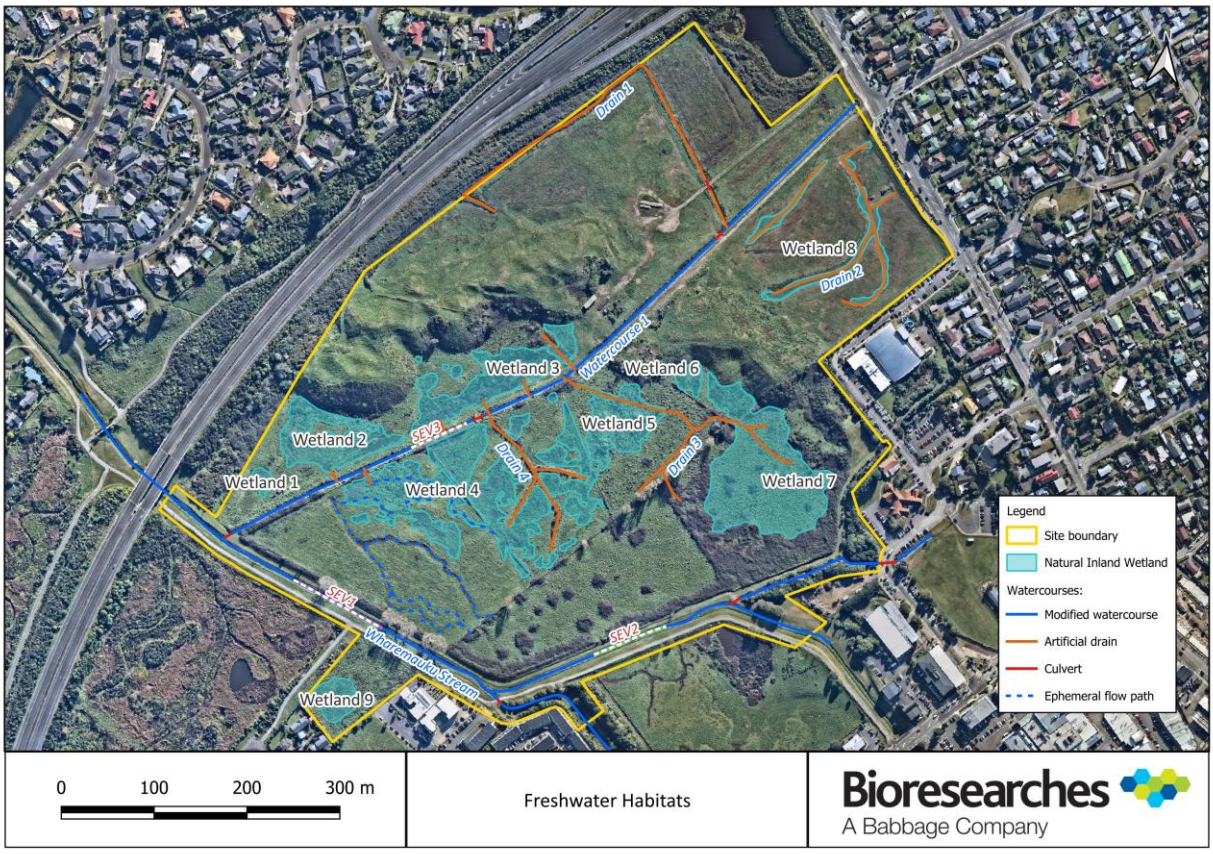

Figure 2. Stream and wetland habitats within the site, and stream ecological valuation assessment areas.

Only one Threatened 'At Risk' bird species was confirmed to be present on site during the site visit – the New Zealand pipit (At Risk – Declining), which was observed foraging within the site within the open grassland areas, and the site is confirmed to provide habitat for other Not-Threatened native birds.

Although the survey resulted in no lizards being found on Site, it is considered possible that ground-dwelling skinks may persist within the site, such as the northern grass skink, in low densities.

Although an average of 36 valid nights of data was obtained for each of the five automatic bat monitors deployed, no bats activity was detected during the survey. The highly modified condition of the site, a general lack of mature vegetation, setting within an urbanised environment, and lack of recordings during the survey and within 5 km of the site, indicates that the probability of bats being present on the site is very low.

The ecological values of the site were assessed as negligible to low for terrestrial habitats; moderate for avifauna; moderate for lizards; and negligible for bats (Table 1).

Table 1. Summary of ecological values of habitats and species within and surrounding the site.

Grouping	Species or habitat	Ecological value
Terrestrial Habitat	Exotic grassland	Negligible
	Exotic scrubland	Low
Freshwater Habitat	Wharemauku Stream	Moderate
	Watercourse 1	Negligible (upper reaches) and Low (in lower reaches near Wharemauku Stream).
	Drain 1	Negligible
	Drain 2	Negligible
	Drain 3	Negligible
	Drain 4	Negligible
Wetland Habitat	Wetland 1	Low
	Wetland 2	Moderate
	Wetland 3	Moderate
	Wetland 4	Moderate
	Wetland 5	Moderate
	Wetland 6	Low
	Wetland 7	Moderate
	Wetland 8	Low
	Wetland 9	Low
Fauna	Native fish	Moderate
	Avifauna	Moderate
	Herpetofauna	Moderate
	Bats	Negligible, not considered further.

5. Assessment of Potential Effects and Mitigation

The assessment of the project related effects on terrestrial and freshwater ecological values are based on the EcIA Guidelines. Using this standard framework and matrix approach to determine ecological value (Step 1, refer Table 1 above), determine magnitude of effect in the absence of mitigation/ compensation (Step 2), and assign a level of effect of the project on ecological values (Step 3), is good practice and provides a consistent and transparent assessment of effects. Avoidance, remediation, mitigation, offsetting, and compensatory measures to address potential effects are explored under Step 3 and following the application of such measures an overall level of effects of the project on ecological values is determined.

Freshwater

The proposed works will include the completion of bulk earthworks across the majority of the site; which will result in the permanent, loss of existing freshwater, wetland and terrestrial habitat within the site boundaries, with the exception of the Wharemauku Stream. The watercourse drain running through the centre of the site will be piped in the upstream section, to allow for access into the site, then will be diverted into an open swale with planted embankments, maintaining connection between the upper catchment and the Wharemauku Stream. The Wharemauku Stream which has historically been straightened and diverted,

will be retained with the exception of one culvert, but is proposed to be restored enhanced and integrate with the adjacent restored wetland area / flood detention area.

The proposed works will result in earth working the majority of the wetlands within the site, with the exception of Wetland 7 on KCDC land, and all drains, as well as the modification of Watercourse 1, and the loss of any fauna present within these habitats at the time of clearance. The loss, modification and diversion of the wetlands, watercourses and flow paths will result in actual and potential ecological effects of loss or degradation of freshwater habitats; death and injury to freshwater fauna; sedimentation; and loss of freshwater connectivity. Table 2 lists the Magnitude of effect and Level of effect of the proposed works to freshwater habitats without the consideration/inclusion of any effects management measures.

Table 2. Magnitude of effect and level of effect of the proposed works to freshwater habitats without effects management measures

Habitat	Ecological value	Magnitude of effect	Level of Effect
Wharemauku Stream	Moderate	Low	Low
Watercourse 1	Negligible & Low	High	Very Low & Low
Drain 1	Negligible	Very High	Low
Drain 2	Negligible		Low
Drain 3	Negligible		Low
Drain 4	Negligible		Low
Wetland 1	Low		Moderate
Wetland 2	Moderate		High
Wetland 3	Moderate		High
Wetland 4	Moderate		High
Wetland 5	Moderate		High
Wetland 6	Low		Moderate
Wetland 7	Moderate	Very Low	Very Low
Wetland 8	Low	Very High	Moderate
Wetland 9	Low		Moderate
Native fish	Moderate	High	Moderate

It is proposed that the loss of stream and wetland habitat within the site is mitigated and offset with the ecological enhancement of the Wharemauku Stream corridor, which would include the creation of up to 4.2 ha of wetland habitat, which would ensure there was no loss of wetland extent on the site.

The restored wetland area will be designed collaboratively with the project engineer and project ecologist. The wetlands would merge into a riparian buffer, all of which would be planted with native, ecologically appropriate species which would in time grow to recreate naturally occurring habitats within the Site such as kahikatea-pukatea forest, mānuka fen and reedland habitats and wetland carr areas. The wetlands be a contiguous area (i.e. span the TWC and KCDC land) that greatly increases the total area of contiguous freshwater habitat present resulting in a significant positive effect on ecological functioning of the wetland and biodiversity well above the actual and potential values of the sites.

Effects on freshwater fauna would be managed through a site-specific Native Fish Recovery and Relocation Plan, which at a minimum include, methods to capture fish, fishing efforts, relocation sites, storage and transportation to prevent stress and death/predation.

It is recommended that an erosion and sediment control plan (ESCP) be prepared and implemented by an appropriately qualified person/s using industry best practice, to minimise adverse effects on the receiving environment, and the freshwater connectivity through the site will be maintained through the restoration of the Wharemauku Stream and the diversion of the primary drain (Watercourse 1), maintaining the freshwater connections both from north to south and from east to west through the site.

For this Referral Application, we confirm that unavoidable, residual, adverse, effects on ecology values can be offset to the standard advocated in this GWRC guidance, without the need to develop biodiversity

compensation programmes. Notwithstanding, we understand that the proposed scope of the referral application will include an option to use an off-site property for wetland offsetting. While unlikely we consider this to be a pragmatic approach should on-site offsetting not be achieved.

Terrestrial

The loss of the exotic grassland and exotic scrubland habitats within the site will be a high magnitude of effect. This will lead to a low to very low level of effect for the exotic grassland and exotic scrubland habitats. The majority of the ecological value of these habitats lies in the potential provisioning of shelter for native fauna and not in the botanical attributes of these habitats. The dominantly terrestrial riparian vegetation proposed along the stream and wetland corridor will, when mature, have a far greater ecological value than the exotic grassland and exotic shrubland, and when established lead to a net gain in terrestrial ecological value across the site.

While skinks were not recorded within any areas of vegetation removal, there is some potential for grass skinks to be present within those low to negligible value areas of impacted vegetation. Management for lizards, including developing appropriate protocols, would ensure that any effects on lizards within these potential habitats are Low.

Similarly, the habitat for terrestrial avifauna on-site is generally of low value Management in accordance with (and where applicable) appropriate Avifauna Protocols, or pre-clearance nesting surveys, would ensure any effects on birds within these potential habitats are Low.

Table 3. Summary of the habitat and fauna values, magnitude and level of effects of the development on those values without management and with effects management.

Grouping	Species or habitat	Ecological value	Magnitude of effect	Level of effect prior to effects management	Proposed effects management	Magnitude of effect after to effects management undertaken as recommended in this report	Level of effect after to effects management undertaken as recommended in this report
Terrestrial Habitat	Exotic grassland	Negligible	High	Very low	Level of effects low and very low, aside from potential fauna management, no mitigation / management required. Significant benefits by planting native trees and shrubs adjacent to restored stream and wetland areas; significant benefits with removal of pest plants.	Positive	Net gain
	Exotic scrubland	Low	High	Low		Positive	Net gain
Freshwater Habitat	Wharemauku Stream	Moderate	Low	Low	Stream restoration with native riparian planting and connectivity to wetland habitats, removal of fish barriers. Native fish recovery and relocations. Removal of culverts and partial fish barriers within the site.	Positive	Net gain
	Watercourse 1	Negligible (upper reach) Low (lower reach)	High	Low & very low		Positive	Net gain
	Drain 1	Negligible	Very high	Low		Positive	Net gain
	Drain 2	Negligible	Very high	Low		Positive	Net gain
	Drain 3	Negligible	Very high	Low		Positive	Net gain
	Drain 4	Negligible	Very high	Low		Positive	Net gain
Wetland Habitat	Wetland 1	Low	Very high	Moderate	Wetland creation and wetland restoration with native vegetation, multiple tiers, sustained hydrology; connected to stream and riparian vegetation. Removal of pest plants.	Positive	Net gain
	Wetland 2	Moderate	Very high	High		Positive	Net gain
	Wetland 3	Moderate	Very high	High		Positive	Net gain
	Wetland 4	Moderate	Very high	High		Positive	Net gain
	Wetland 5	Moderate	Very high	High		Positive	Net gain
	Wetland 6	Low	Very high	Moderate		Positive	Net gain
	Wetland 8	Low	Very high	Moderate		Positive	Net gain
	Wetland 9	Low	Very high	Moderate		Positive	Net gain
	Wetland 7	Moderate	Low	Very Low	N/A	-	-
Fauna	Avifauna	Moderate	High	High	Implementation of avifauna management plan.	Low	Low
	Herpetofauna	Moderate	Very high	Very high	Implementation of lizard management plan	Low	Low

	Bats	Negligible, not considered further.	N/A	N/A	N/A	N/A	N/A
	Native fish	Moderate	High	Moderate	Native fish recovery and relocation	Negligible	Very Low

As the overall level of effect of the proposed activities after the effects management hierarchy has been fully implemented, on each of the relevant species or habitats is low or a net gain, further mitigation/offset/ compensation measures are not required (Table 3).

Summary and Further Assessments

Based on Bioresearches' detailed understanding of the site, informed by previous investigations and ongoing involvement in the design process, the revised project has been designed to respond to the identified ecological constraints and opportunities.

While the proposal will result in the loss of existing on-site habitats, these are predominantly of low to moderate ecological value and are highly modified. The design incorporates opportunities for ecological enhancement, particularly through the restoration of the Wharemauku Stream corridor and the creation of an integrated wetland system, which is anticipated to result in an overall improvement in ecological function and habitat values across the site.

The assessments undertaken to date, reconsidered to address the revised proposal, indicates that, through the application of the effects management hierarchy, potential adverse effects on ecological values can be appropriately avoided, remedied, mitigated, and where necessary offset, such that overall effects are low or result in a net ecological gain.

A substantial body of ecological assessment has already been completed for the site. This will be updated and expanded as required to reflect the current proposal and to support the subsequent fast-track resource consent application. This will include further refinement of the mitigation and offsetting approach to reflect the revised design, detailed design input, and supporting management plans to ensure that ecological outcomes are delivered and maintained over time.

6. Applicability

This technical memorandum has been prepared by Bioresearches (Babbage Consultants Limited) for the exclusive use of our client The Wellington Company Limited (TWC), with respect to the particular brief given to us, and it may not be relied upon in other contexts or for any other purpose, or by any person other than our client, without our prior written agreement. It summarises the findings of the specialist assessments referenced herein and should be read in conjunction with those detailed reports. Bioresearches accepts no responsibility for the use of this technical memorandum by any party other than TWC or for any purpose other than that for which it was prepared.

We understand and agree that TWC will submit this report to the Environmental Protection Authority in support of a referral application under the Fast-track Approvals Act 2024 for the works described herein, and that the Environmental Protection Authority will rely on this report for the purpose of assessing that application.

7. References

Ministry for the Environment (2022). *Wetland Delineation Protocols*. Wellington: Ministry for the Environment.

Ministry for the Environment (2023) National Policy Statement for Freshwater Management 2020. December 2025.

Roper-Lindsay, J., Fuller S.A., Hooson, S., Sanders, M.D., Ussher, G.T. (2018). Ecological impact assessment. EIANZ guidelines for use in New Zealand: terrestrial and freshwater ecosystems. 2nd edition.

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