

MT WELCOME SEC 51 WA - APPENDIX B: DRAFT CONDITIONS

Applicant's Proposed Conditions

1. Prior to vegetation clearance and earthworks commencing within the site, lizard salvage and relocation shall be undertaken by the project herpetologist in accordance with the **Certified Lizard Management Plan**.
2. Prior to vegetation clearance and earthworks commencing, the project herpetologist will have a toolbox meeting with contractors to describe the process outlined in the Lizard Management Plan if any lizards are accidentally encountered during construction.
3. If any lizards are accidentally encountered during vegetation clearance and earthworks, works will cease immediately, and the project herpetologist will undertake the necessary lizard salvage and relocation in accordance with the **Certified Lizard Management Plan**.

Commented [TM1]: The Applicant seeks the deletion and replacement of these conditions with the three below which align with recommendations from Blueprint Ecology

Condition 1: Lizard Management

The Consent Holder shall ensure that the construction is undertaken in accordance with the requirements of the Lizard Management Plan titled: *Blueprint Ecology Limited. 7 August 2026. Lizard Management Plan: Mt Welcome, Pukerua Bay. Report prepared for Pukerua Property Group Limited Partnership. 30 pages*

- i) The objective of the Lizard Management Plan (LMP) is to avoid, minimise, remedy, or compensate for any adverse effects of construction works on any native lizard species within the Mt Welcome Project Development Area.
- ii) In order to achieve the objective established by this Condition, as a minimum the LMP must contain the following:
 - a) Planning and timing of lizard capture/salvage, handling, relocation and roles and responsibilities;
 - b) Preparing habitat at release sites, capturing lizards at impact sites, data collection, transport to and release at receiving sites;
 - c) Predator control; and
 - d) Post-release monitoring, contingency implementation as appropriate, and reporting to the Department of Conservation.

Condition 2: Pest Management Plan (Cats)

Prior to any vegetation clearance, lizard salvage, or lizard release occurring under this approval, the Consent Holder shall engage a suitably qualified ecologist to prepare a Pest Management Plan (Cats), certified by the Department of Conservation ("DOC") prior to implementation.

The Pest Management Plan (Cats) shall, at minimum:

- a. Identify the location and number of live capture cat traps to be installed at the margin of the QEII covenant forest, and at the margin of each terrestrial and forest lizard release area identified in the Lizard Management Plan.
- b. Specify trap type, placement, and servicing frequency sufficient to intercept domestic, stray, and feral cats before they enter retained or created lizard habitat.
- c. Specify protocols for handling captured cats, including scanning for a microchip, return of owned cats to their registered owner together with educational material regarding responsible cat ownership near lizard habitat, and delivery of unowned or unclaimed cats to the SPCA or an equivalent animal welfare agency in accordance with the Animal Welfare Act 1999.
- d. Require trapping to be undertaken continuously for a period of not less than 10 years from the date on which works first commence within the corresponding release area or covenant margin, aligned with the term of the Wildlife Authority granted for the Project.
- e. Provide for the transition of trapping responsibility to a community based predator management group (such as Pest Free Plimmerton, or an equivalent successor group) in advance of expiry of the 10 year period referred to in condition (d), including a description of the funding, equipment, and infrastructure to be provided to support that transition where if a community based predator management group is operational at that time.
- f. Include monitoring and annual reporting requirements, to be provided to DOC for the duration of the Pest Management Plan (Cats), recording trap check frequency, the number and outcome of all captures, and any changes made under adaptive management.
- g. Include triggers and response actions for adaptive management, including a sustained increase in cat captures or evidence of cat predation on lizards at any release area or covenant margin.

The Consent Holder shall implement the certified Pest Management Plan (Cats) for the duration specified in condition (d), and shall not commence vegetation clearance, lizard salvage, or lizard release within any area to which the Plan applies until that Plan has been certified by DOC.

Condition 3: Long-term Cat Management

1. The Authority Holder must require that all domestic cats within the development be desexed and microchipped.
2. The Authority Holder must provide all residents with information about:
 - a. the wildlife values of the QEII and lizard management areas;
 - b. the risk domestic cats pose to indigenous wildlife;
 - c. the requirement for cats to be desexed and microchipped; and

- d. the need to keep cats out of the QEII and lizard management areas.
- e. opportunities to minimise wandering cats.

DOC Proposed Conditions

Lizard Management Plan

- 1.—Prior to the commencement of any vegetation clearance, earthworks, or other activities authorised by this Wildlife Authority within areas identified as potential lizard habitat, the Authority Holder must submit an Lizard Management Plan (LMP) to the Director-General for certification.
- 2.—The LMP must:
 - a.—Describe how it achieves the following objectives:
 - i.—avoid~~s~~ the mortality of indigenous lizards and minimise~~s~~ other adverse effects on indigenous lizards within the Project Area;
 - ii.—maintain~~s~~ or enhance~~s~~ the population of each species of native lizard present within the Project Area;
 - iii.—ensure~~s~~ the availability of suitable release site(s) for the relocation of lizards that will support viable populations for all lizard species to be relocated; and ~~includes any necessary habitat enhancement work undertaken in accordance with the LMP prior to any release of lizards.~~
 - b.—Include species-specific survey, detection, capture, handling, relocation and monitoring methodologies for all lizard species reasonably expected to occur within the Project Area.
 - c.—Confirm whether copper skinks (*Oligosoma aeneum*) will be relocated to Karehana Bay Scenic Reserve or to enhanced on-site grassland habitat and provide evidence that the proposed receptor site(s) are suitable and secure for long-term occupancy.
 - d.—Specify completion criteria for salvage operations that are appropriate to the species present, the extent of habitat affected, and the level of confidence required that lizards have been detected and removed prior to works commencing.
 - e.—Require pre-clearance spotlight surveys to be undertaken over a minimum of three suitable survey nights by a suitably qualified and experienced herpetologist.
 - f.—Require supervised vegetation clearance and salvage activities to continue for as long as necessary, having regard to the scale, staging and timing of works, to maximise the likelihood of detecting and salvaging lizards present within affected habitat.

Commented [TM2]: Applicant prefers proposed above conditions for the reasons set out in Blueprint's Memorandum in Appendix E

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g.—Require a post vegetation clearance search by the Project herpetologist for all areas subject to lizard management:

h.—Include contingency measures to be implemented where lizards continue to be detected during salvage operations, where completion criteria have not been met, or where previously unidentified lizard habitat or species are encountered:

i.—Include adaptive management measures that ~~require~~ survey and salvage effort to be increased where monitoring results ~~demonstrate salvage rates have not achieved~~ the objectives of the LMP:

j.—Identify any residual effects and specify ~~offset measures~~ on a like-for-like basis at a minimum ratio of 2:1 but informed by a quantitative loss / gain calculation that considers biodiversity type, population / abundance measures, habitat area and condition:

k.—Where like-for-like offset cannot be implemented, ~~the activity causing the residual effect must not proceed:~~

t.—

3.—No works may commence within ~~the lizard habitat identified on XXXX~~ until the survey, salvage and clearance requirements have been completed in accordance with the ~~Certified~~ LMP and the completion criteria specified in the LMP have been achieved:

Pest Control Plan

4.—Before any lizard salvage, vegetation clearance, earthworks or habitat enhancement works begin, the Authority Holder must prepare and submit a Pest Control Plan to the Department of Conservation for certification. The Pest Control Plan must be prepared by a ~~Suitably Qualified and Experienced~~ ecologist ~~and/or herpetologist~~:

5.—The purpose of the Pest Control Plan is to manage pest animal ~~risks~~ to protected indigenous lizards, including copper skink and northern grass skink, in all retained habitat, release sites, restored habitat, the QEII-protected forest and any buffer areas:

6.—The Pest Control Plan must address, as a minimum:

a.—domestic cats;

b.—rats;

c.—mice;

d.—mustelids;

e.—hedgehogs; and

f.—any other pest animal identified as a risk to indigenous lizards:

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7.—The Pest Control Plan must include:

- a.—a map of all pest-control areas (including the Karehana Scenic Reserve release site and the project release site);
- b.—pest-control methods;
- c.—timing and frequency of pest control;
- d.—pest-monitoring methods;
- e.—measurable pest-control performance targets;
- f.—actions required if targets are not met;
- g.—responsibilities for implementation, funding and reporting; and
- h.—procedures for review and adaptive management.

8.—Rodent control must account for the likely increase in urban-associated rats arising from residential development.

9.—Pest control must be designed to support the long-term survival, recruitment and persistence of resident and relocated lizard populations, not only to reduce immediate post-release predation risk.

10.—Pest control must begin at each lizard release site and retained habitat area at least 3 months before any lizards are released into that site, unless a shorter period is certified in writing by the Department of Conservation.

11.—Lizards must not be released at any site until the project herpetologist confirms in writing that pest-control measures are operating and pest-control targets have been met.

12.—If pest-control targets have not been met, lizard release must be delayed until the targets are achieved.

13.—Cat control measures must include:

- a.—live cage trapping methods for cats;
- b.—procedures for identifying feral and domestic cats;
- c.—procedures for scanning cats for microchips;
- d.—procedures for managing feral cats as pest animals;
- e.—procedures for returning domestic cats to identified owners;
- f.—education material for owners of captured domestic cats;
- g.—animal welfare and health and safety procedures.

h.—actions if required targets for cats (domestic and feral) are not met.

14.—All captured cats must be scanned for a microchip as soon as practicable. Domestic cats must be returned to their owners, where the owner can be identified, and the owner must be given information encouraging them to keep their cat out of the QEII area. Feral cats must be managed as pest animals in accordance with the certified Pest Animal Control Plan and all relevant animal welfare requirements. Cats with no identified owner after reasonable enquiries must either be rehomed through an appropriate animal welfare organisation.

Long-term Pest and Cat Management

15.—The Authority Holder must seek a Resource Consent requirement that all domestic cats within the development be desexed and microchipped.

16.—The Authority Holder must provide all residents with information about:

- a.—the wildlife values of the QEII and lizard management areas;
- b.—the risk domestic cats pose to indigenous wildlife;
- c.—the requirement for cats to be desexed and microchipped; and
- d.—the need to keep cats out of the QEII and lizard management areas.
- e.—opportunities to minimise wandering cats.

17.—Before the first residential allotment is occupied, the Authority Holder must establish a long-term management body, such as a residents' association, incorporated society, management company or similar entity, to implement, fund and maintain pest control within the development. The management body must be responsible for domestic cat management, rodent control, control of mustelids, hedgehogs and other pest animals, pest monitoring, maintenance of pest-control infrastructure, enforcement of resident obligations, and reporting to the Department of Conservation.

18.—Before any pest-control responsibility is transferred to the management body, the Authority Holder must provide the Department of Conservation with evidence that the body has enforceable rules, secure funding and clear responsibility for these pest-control functions.

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Commented [R9]: If it is retained, this should be re-framed as a requirement of the Authority rather than an obligation to seek an RMA condition. Query though if is addressing an effect of the authority being sought.

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Commented [R11]: Consider amending these Conditions to require the Authority Holder to ensure that the governance of the organisation expressly provides for the pest-management responsibilities identified in Condition 17, thereby securing their long-term implementation through the entity's formal governance framework.

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