# AUCKLAND CONSERVATION BOARD

*Te Rūnanga Papa Atawhai o Tāmaki Makaurau*

Board Ref: ACB-File ref #2095
27th October 2026

**Comment on the FTAA -2606-1256**

**Beachlands South application**

## Contact details

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| 1. We will email you draft conditions of consent for your comment | | | |
|---|---|---|---|
| ☒ | I can receive emails and my email address is correct | ☐ | |

## Feedback

Our feedback is based on a review of the:

- Department of Conservation (DOC ) Fast-track Approvals Act wildlife approval report
- The applicant's Fauna Management Plan (FMP) and Ecological Impact Assessment (EIA)
- Attachment OC to applicant documents - Draft proposed conditions Beachland South Fast Track Application – June 2026

We acknowledge that the applicant has taken a precautionary approach to apply for Wildlife Act approval. Based on results of the current surveys, no native lizard species have been found on the project site. The proposed impact mitigation plans, as outlined in the FMP, are to be used if native lizard(s) are identified on the site.

We support DOCs proposed edits of the applicant's FMP for capturing and handling native lizards, including reporting practices.

We also reiterate the DOC request to update the FMP table listing species in the vicinity of the site to include

- Copper skink (Oligosoma aeneum, At Risk – Declining),
- Ornate skink (Oligosoma ornatum, At Risk – Declining),
- Elegant gecko (Naultinus elegans, At Risk – Declining),
- Forest gecko (Mokopirirakau granulatus, At Risk – Declining)
- Pacific gecko (Dactylocnemis pacificus, Not Threatened

From a broad sustainability perspective, the Auckland Conservation Board (ACB) commends the applicant's sustainability commitments to fully implement:

- an open space strategy which provides for extensive indigenous vegetation to be planted including streetscape planting, neighbourhood parks, stormwater parks and other public open spaces;
- a fully integrated and connected walking and cycling network comprising a coastal walkway;
- water sensitive design principles (including rainwater harvesting);
- low-carbon development attributes with on-site carbon sequestration through native planting to enhance biodiversity values.

From a conservation perspective, ACB also commends the applicant's proposals to develop and implement an Ecological Protected Area Network (EPAN) to achieve net positive outcomes within 20 years.

Our support is subject to consent conditions that:

- protect the large coastal wetland located adjacent to the western margin of the site
- minimise adverse impacts on breeding birds.

The existing wetland will play an important role providing key habitat for 'at risk' shore and sea birds. The bar-tailed godwit and the red knot, for example, are known to feed in coastal intertidal areas over the summer period.

Some measures to protect the wetland have been outlined by the applicant. There is also a proposed condition requiring "the *addition of approximately 2.9ha of coastal fringe wetland restoration*" in the draft proposed condition document (page 32). It is not clear if the condition refers to protecting the existing site or adding more wetland, as an offset measure.

We request that this condition is outlined in further detail. If it refers to the creation of additional wetland habitat as an offset provision, we request further details on the proposed monitoring and reporting to determine whether the new wetland is supporting a healthy biodiverse ecosystem, similar to that which has been lost.

There are proposed mitigation measures to, where possible, restrict works that remove existing native vegetation to times outside of the breeding season and, if this is not possible, complete a pre-works ecological survey to confirm there are no breeding birds in the vicinity. We request that this approach is outlined in further detail, including provisions for the reactive mitigation measures that would be required if breeding birds were to be discovered prior to construction.

In summary we request further information on conditions associated with;

- the “addition of approximately 2.9 ha of coastal fringe wetland restoration
- removing existing native vegetation if this work is required within the native bird breeding season.

Thank you for your invitation to provide feedback on the Beachland South Application (FTAA 2606-1256) and we look forward to receiving further information as above. If it suits the applicant, we are happy to discuss these requests either online or in-person.

Ngā mihi nui



Gael Ogilvie

Chairperson, Auckland Conservation Board

Submitted via email to: substantive@fasttrack.govt.nz