

Appendix 6: s53(2)(a) Fast-track Approvals Act 2024 (FTAA) Technical Advice

Date	21/09/2026
To	Consents – Fast-track
Expert Name and Job Title	Jean Jack, Team Leader – Land Ecology Science, Canterbury Regional Council
Project advice provided for	Carter Group Limited - Ōhoka Residential Subdivision
Documents referred to	Appendix 21 - Wetland Assessment - Pattle Delamore Partners (1).pdf Appendix 24 - Lizard Management Plan - Pattle Delamore Partners (1).pdf Appendix 25 - Lexi Hunter - Avifauna Assessment - Pattle Delamore Partners (1).pdf
Qualifications	My role at the Canterbury Regional Council (CRC) is Team Leader of Land Ecology within the Science Group. I have been working at the Council since 2011. My principal qualifications include PhD (Ecology) and a Post-graduate Certificate in Environmental Management from Lincoln University. I have over 15 years of experience within the field of ecology; most of my expertise relates to Canterbury habitats including braided rivers, wetlands, drylands, and effects management within the RMA context. I have led multiple river bird and lizard surveys across many of Canterbury's braided river environments, principally within the lower Canterbury Plains. I have not visited the site of this proposal, however, am familiar with the surrounding area and habitats.
Code of Conduct	I confirm that I have read and agree to comply with the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023. This technical report has been prepared in accordance with that Code. In particular, unless I state otherwise, the opinions I express are within my area of expertise, and I have not omitted to consider material facts that might alter or detract from the opinions that I express.

Key Points

1. Ecological values on the site include herpetofauna (lizard) and avifauna (bird) habitats as well as some extent of natural inland wetlands.

2. I am in general agreement with the applicant's assessment that effects on lizards and avifauna¹ can be appropriately managed if proposed management plans are implemented as described by the respective reports (Appendix 24 & 25).
3. I agree with the findings and recommendations of the Pattle Delamore Partners wetland assessment report regarding wetland delineations (**Attachment 2**) and on-site effects management (Appendix 21).
4. A total natural inland wetland loss of about 3.7ha (0.5ha to be retained) is calculated to be lost from the proposal (**Attachment 3**). The PDP memo recommends that any loss is replaced 1:1. I agree with these recommendations.

Discussions with the applicant

5. I have not been involved in any communication with the applicant on this matter.

Outstanding areas of contention and significance

6. A total wetland loss of about 3.7ha (0.5ha to be retained) is calculated to be lost from the proposal. The PDP memo recommends that any loss is replaced 1:1. The proposal (Attachment 3) does not appear to provide for this equivalency.

Conditions

7. I have not reviewed any proffered conditions.

Benefits of the project

8. There are no specific benefits with respect to my area of expertise.

¹ Regarding avifauna, the applicant has not recognised the site as habitat for South Island pied oystercater (an At Risk – Declining species). Desktop records indicate this species breeds at the site (Attachment 1). However, pre-work bird surveys and mitigations to reduce the risk of these birds nesting on site are provided for by the proposed management plan.

Attachments:

Attachment 1

Desktop (eBird) SIPO records from the site – public record available at: [New Zealand Bird Atlas Checklist - 23 Nov 2022 - Whites road, Ohoka. - 12 species](#). Record indicates this At-Risk Declining species was breeding with a nest on site in 2023.

New Zealand Bird Atlas

eBird New Zealand CHECKLIST S122860912

Wed 23 Nov 2022 1:43 PM

Whites road, Ohoka. CV48, Waimakariri District County, Canterbury, New Zealand

New Zealand Bird Atlas

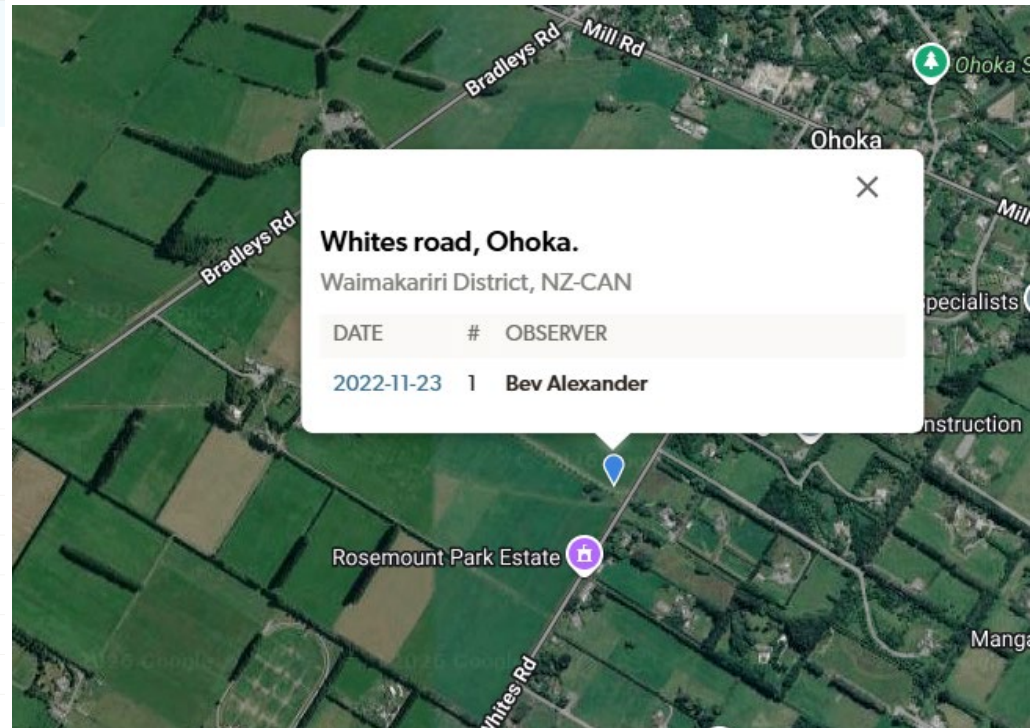
Bev Alexander

Traveling Complete

1 8 min 1 km

12 Species Observed 47 individuals

21	Paradise Shelduck	<i>Tadorna variegata</i>
1	Mallard	<i>Anas platyrhynchos</i> *
3	Pukeko	<i>Porphyrio melanotus</i>
1	South Island Pied Oystercatcher (SIPO)	<i>Haematopus finschi</i> BREEDING BEHAVIOR CODE: ON Occupied Nest (Confirmed)
4	Spur-winged Plover	<i>Vanellus miles</i>
3	Black-fronted Tern	<i>Chlidonias albastratus</i> BREEDING BEHAVIOR CODE: F Flyover (Observed)
1	Australian Magpie	<i>Gymnorhina tibicen</i> *
3	Welcome Swallow	<i>Hirundo neoxena</i>
3	European Starling	<i>Sturnus vulgaris</i> *
2	Song Thrush	<i>Turdus philomelos</i> *
4	House Sparrow	<i>Passer domesticus</i> *
1	European Goldfinch	<i>Carduelis carduelis</i> *

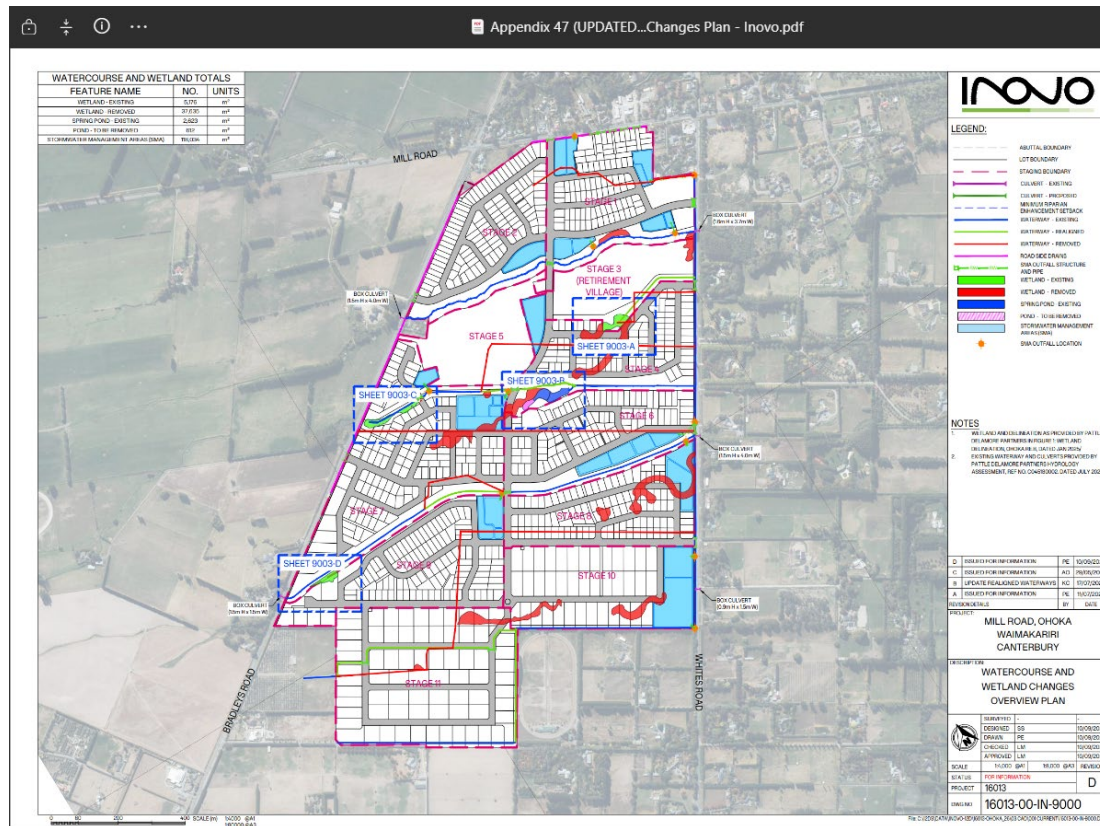


Attachment 2

Delineation of wetlands at the site:



Net wetland area loss at the site (Updated Appendix 47):



Fast Track Approvals Act 2024 (FTAA) Technical Advice

Ōhoka Residential Development – Land Ecology

Date	01/07/2026
To	Dwayne Daly, Principal Consents Planner, Environment Canterbury, cc Jeremy Ecker, Consents Planner Environment Canterbury
From	Jean Jack, Team Leader – Land Ecology Science, Environment Canterbury
Project advice provided for	Carter Group Limited - Ōhoka Residential Subdivision
Documents referred to	• Appendix 21 - Wetland Assessment - Pattle Delamore Partners (1).pdf • Appendix 24 - Lizard Management Plan - Pattle Delamore Partners (1).pdf • Appendix 25 - Lexi Hunter - Avifauna Assessment - Pattle Delamore Partners (1).pdf
Qualifications	My role at the Canterbury Regional Council (CRC) is Team Leader of Land Ecology within the Science Group. I have been working at the Council since 2011. My principal qualifications include PhD (Ecology) and a Post-graduate Certificate in Environmental Management from Lincoln University. I have over 15 years of experience within the field of ecology; most of my expertise relates to Canterbury habitats including braided rivers, wetlands, drylands, and effects management within the RMA context. I have led multiple river bird and lizard surveys across many of Canterbury's braided river environments, principally within the lower Canterbury Plains. I have not visited the site of this proposal, however, am familiar with the surrounding area and habitats.
Code of Conduct	I confirm that I have read and agree to comply with the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023. This technical report has been prepared in accordance with that Code. In particular, unless I state otherwise, the opinions I express are within my area of expertise, and I have not omitted to consider material facts that might alter or detract from the opinions that I express.

Executive summary/overview

1. I have reviewed the following documents

- Appendix 21 - Wetland Assessment - Pattle Delamore Partners (1).pdf
- Appendix 24 - Lizard Management Plan - Pattle Delamore Partners (1).pdf
- Appendix 25 - Lexi Hunter - Avifauna Assessment - Pattle Delamore Partners (1).pdf

In summary

2. None of the reviewed ecology reports assessed ecological features of the site against the Regional Policy Statement criteria for significance. This would inform the identification and management of effects on ecology. And enable an assessment of the proposal against regional policies regarding the maintenance and protection of biodiversity.
3. Regarding wetlands. I agree with the findings and recommendations of the Pattle Delamore Partners wetland assessment report regarding wetland delineations (Attachment 1) and on-site effects management (Appendix 21). However, no assurances have been made that wetland habitats downstream and connected to the development site will not be adversely affected. **There may be assurances of this elsewhere in the application outside of the ecology reports, please review.**
4. Regarding lizards. I broadly agree with the findings and recommendations of the Pattle Delamore Partners lizard management plan report (Appendix 24). However, quantifying the extent of lizard habitat to be lost would better inform whether the proposed mitigation and remediation measures are adequate to address the effects.
5. Regarding avifauna. I do not agree with the conclusions of the Avifauna Assessment (Appendix 25) and recommend considers provisions for mitigating risks to nesting birds during construction, and provision of habitats in landscape design (likely achieved simply through alignment with the recommended provisions for wetland habitats).

Draft Review Consultation and Preapp

Agreement with the Applicant

6. I largely agree with the conclusions of the wetland and lizard fauna reports.
7. However, the wetland report does not however consider hydrologically connected wetlands downstream of the proposed development site.
8. I recommend a consideration for these habitats particularly the ecologically significant wetlands along Mill Road. And to confirm the development will not adversely impact / alter hydrological regimes of water reaching these downstream habitats (see Attachment 2 map).
9. Re lizard impact management. I agree with the decision to locate salvaged animals to a location on-site. This maintains the species distribution within the developed landscape. I also agree it is important to attain legal protection of the remediated area where salvaged animals are to be released.
10. Section 6.3 details protective lizard fencing to protect salvaged animals. There is a contradiction regarding when the fencing is to be removed. Paragraph 3 states: *The fence will be regularly inspected during site walks...and will remain in place for a*

minimum of 12 months following completion of construction. And subsequent paragraph 5 states: The fence will remain in place for the duration of site works and should be removed upon completion of proposed construction. I recommend the former provision – the fence is maintained 12months post construction completion.

11. I also note that a 1m setback on either side of the fence is to be kept clear. This should not encroach on the habitat area deemed necessary to address effects.

Benefits of the project

12. Potential habitat enhancements for wetland and lizard values.

Outstanding areas of contention and significance of these

13. The Pattle Delamore Partners avifauna assessment report (Appendix 25) has several issues:
14. The survey effort was limited, and as noted, outside the breeding season.
15. Desktop review for site avifauna records available via eBird were apparently not referenced – i.e. pukeko have been frequently recorded at the site (and were noted by the PDP-lizard report as a concern for the proposed restoration plantings), black-fronted tern have been observed flying overhead (possibly feeding across the farmland), and South Island pied oystercatcher have been observed nesting at the site in 2022¹.
16. The report refers to the site having 'low ecological significance'. Please note that there is no gradation of low/high significance if referring to s6 matters, as this is a binary consideration.
17. No consideration or provision for mitigating risk to nesting birds (principally SIPO) during construction has been provided.
18. I recommend the applicant considers provisions for mitigating risks to nesting birds during construction, and provision of habitats in landscape design (likely achieved simply through alignment with the recommended provisions for wetland habitats).

Discussions with Applicant

19. I have had no discussions with the applicant

¹ See eBird checklist [New Zealand Bird Atlas Checklist - 23 Nov 2022 - Whites road, Ohoka. - 12 species](#)

Outstanding areas of contention

20. Assurance that the development will not alter the hydrological regime supporting the ecologically significant wetland habitats downstream of the site along Mill Road (see Attachment 2).
21. Identification of effects on avifauna and consequent mitigations.
22. Adequacy of effects management for lizard habitat loss.

Significance of these matters

23. Ecologically significant wetland habitats supporting threatened species downstream of the site along Mill Road may be adversely affected.
24. Potential effects on ecologically significant fauna and their habitat not being adequately addressed.

Solutions and/or Conditions sought (may not be fully feasible at draft stage)

Regarding wetlands

25. Confirm the development will not adversely impact / alter hydrological regimes of water reaching these downstream habitats (see Attachment 2 map).

Regarding avifauna

26. Consider provisions for mitigating risks to nesting birds during construction (i.e., reduced attraction of birds to the site during construction and discovery protocols), and provision for relevant avifauna habitat in landscape design (likely achieved simply through alignment with the recommended provisions for wetland habitats).

Regarding lizards

27. Clarify adequacy of lizard remediation area size. How it relates to the extent of habitat lost vs habitat created.' Is the planned 1,000m2 adequate and sustainable?
28. A quantification of the habitat areas being impacted (i.e. hectares), particularly that being lost, compared with a quantification of areas being enhanced/created (remediated) would allow the applicant to demonstrate a net-gain or some sense of equivalency between the impact and the remediation. This would provide evidence to support the conclusion regarding the overall level of effect and the adequacy of the proposed effects management.
29. Clarify protection fencing provision of lizard salvage area – maintained fencing for 12 months post construction completion.

Attachment 1: Map of delineated wetlands determined by PDP



Attachment 2: Hydrologically connected downstream wetland habitats of Mill Road (indicated by red arrows)

