APPENDIX I: ECOLOGICAL ASSESSMENT

Aquatic Ecology

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25.03.2026

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LandPlay

Dear Andrew,

Industrial Development of 300-376 Springs Road – High Level Ecological Survey

Introduction

The land block at 300-376 Springs Road, currently zoned as Rural Urban Fringe, is proposed for industrial development. The area encompasses an existing nursery, a pre-rolled lawn supplier, and general farmland.

The proposed development area was surveyed on 11/03/2026. During this survey, observations on native flora and fauna were recorded, along with potential lizard habitats. The proposed development area is provided in App. I, Fig. i.

Vegetation

The only native plant species identified on the property was a single cabbage tree (*Cordyline australis*) (App. II, Fig. i). The cabbage tree has the conservation status "Not Threatened" in New Zealand (De Lange *et al.* 2017). Other mature tree species in the survey area were all exotic species: introduced pine, macrocarpa, willow, poplar and eucalyptus (App. II, Fig. ii). The rolled-turf production land, in the southern half of the proposed development area, was a manicured, monoculture (App. II, Fig. iii).

Birds

Native bird species observed were spur-winged plover (*Vanellus miles*) and paradise shelduck (*Tadorna variegata*). Oystercatchers (*Haematopus* sp.) have also been observed nesting in ploughed land in the southern half of the proposed development area (App. II, Fig. iv), following the harvesting of rolled turf (Texture Plants, pers. comms.). The company is careful to indicate and avoid all oystercatcher nests during breeding season. This nesting behaviour is consistent with known patterns. Oystercatchers nest on flat or raised land, with good all-round views (Robertson 1984). The ploughed land is flat, with c. 200 m views from a central position. Nests consist of a shallow scrape in the ground, easily achieved in the loose ploughed land.

Biodiversity of native birds in the area could be improved through the inclusion of native vegetated corridors, to act as a flyway between surrounding native forest remnants and wetlands.

Wetlands

There was no botanical, hydrological, or pedological evidence of NES-F natural wetlands in the proposed development area.

Lizards

Potential lizard habitats were observed in the northern end of the proposed development area (App. I, Fig. i). Lizard habitats consisted of overgrown bush (blackberry, broom, mature pasture grass) (App. II, Fig. v), rock piles (App. II, Fig. vi) and discarded sheet metal (App. II, Figs. vii, viii). An expert assessment of these habitats is recommended, and lizard translocation prior to works, to ensure resident native lizards are not harmed by the proposal.

Recommendations

To ensure the proposal does not impact ecological values in the vicinity, AEL recommends the following mitigation measures:

- An assessment of the lizard population, especially in the northern end of the proposed development area, should be conducted by a qualified individual. If threatened lizards are encountered, these should be translocated prior to works.

- Consideration should be given to incorporating native vegetated corridors in the proposed development, to act as flyways between surrounding remnant native forest and wetland areas for native bird species in the vicinity.

Yours sincerely,



Riley Payne, Mark Taylor

References

De Lange, P. J.; Rolfe, J. R.; Barkla, J. W.; Courtney, S.; Champion, P. D.; Perrie, L. R.; Beadel, S. M.; Ford, K.; Breitwieser, I.; Schönberger, I. 2017. Conservation status of New Zealand indigenous vascular plants, 2017. Publishing Team, Department of Conservation, 82 p.

Robertson, C. J. R. (Ed.) 1984. Complete Book of New Zealand Birds. Reader's Digest, Sydney. 319 p

Appendix I. Site Map



Figure i. Survey track (11/03/2026), cabbage tree and potential lizard habitat within the proposed development area.

Appendix II. Site Photographs



Figure i. Single cabbage tree recorded within the proposed development area.



Figure ii. Copse of mature exotic tree species within the proposed development area.



Figure iii. Flat, manicured land within the rolled-turf production area.



Figure iv. Recently ploughed land in the rolled-turf production area.



Figure v. Potential lizard habitat in mature exotic vegetation, near the northern boundary of the proposed development area.



Figure vi. Potential lizard habitat in rock piles, near the northern boundary of the proposed development area.



Figure vii. Potential lizard habitat in discarded debris, near the northern boundary of the proposed development area.



Figure viii. Potential lizard habitat in discarded debris, near the northern boundary of the proposed development area.