PATTLE DELAMORE PARTNERS LTD
Level 2, 134 Oxford Terrace
Christchurch Central, Christchurch 8011
PO Box 389, Christchurch 8140, New Zealand

Office +64 3 345 7100
Web **www.pdp.co.nz**

solutions for your environment

memorandum

TO	Tim Carter	FROM	Lexi Hunter
	Carter Group Limited	DATE	28 October 2026
RE	Westhaven Residential Development Fast-track Substantive Application – Assessment of terrestrial ecological values		

1.0 Introduction

1.1 Overview

Carter Group Limited (CGL) has engaged Pattle Delamore Partners (PDP) to carry out a desktop ecology assessment and site surveys relating to a proposed residential subdivision development (Westhaven) on the western edge of Rolleston Township ('the site'; Figure 1). This is to support a substantive application made under the Fast-track Approvals Act 2024 (FTAA) to facilitate the project. The project is a 'listed' project within Schedule 2 of the FTAA; the project listing reference is 'Rolleston West Residential Project', however it is now referred to as Westhaven.

The following assessments were requested:

- Lizard habitat availability and likelihood of lizard presence.
- Potential ecological effects of the activities associated with the construction and operation of proposed development.
- Recommendations for future ecological investigations and management actions to avoid, minimise, remedy or offset potential effects.
- Indigenous vegetation and likely ecological values.

PDP understands that freshwater values are being assessed in another report by Stantec Ltd. This technical memorandum summarises the results of the requested terrestrial assessments.

This assessment has been prepared in accordance with the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023. The authors have complied with that Code in preparing this report and confirm that the opinions expressed are within their respective areas of expertise, except where reliance has been placed on information or opinions provided by others.

1.2 Site Description and Proposed Activities

The existing site consists of two contiguous blocks of land located along Dunns Crossing Road (Figure 1). These are divided into four named blocks: Holmes, Brookside, Skellerup, and Skellerup South. The site is zoned General Residential Zone (GRZ) under the Partially Operative Selwyn District Plan Appeals Version (POSDP). The applicant has already obtained necessary resource consent approvals for Stage 1 of the development (referred to as 'Stage 1') under the Resource Management Act 1991 (the RMA). This stage is currently being developed as authorised under Selwyn District Council consents RC265048, RC265049 and regional consents CRC263616, CRC270049 and has therefore been excluded from the scope of this assessment.

The proposed subdivision will comprise of residential lots, commercial lots, roading and infrastructure and public reserves. A design drawing of the subdivision layout is included in Appendix A as provided by Inovo. A landscape concept plan for the development shows a large area (approximately 6 ha) of dedicated greenspace reserve proposed for the western extent of the Holmes Block, known as 'Pines Reserve'. Plantings are to take place as part of the creation of reserve areas throughout the development. An example of the planting palette proposed is outlined in Appendix B (DCM Urban, October 2026) and comprises a mix of introduced trees, and native shrubs and grasses.

© 2026 Pattle Delamore Partners Limited



0 75 150
METRES (A3)
SCALE : 1:11,235.936005

THIS DRAWING REMAINS THE PROPERTY OF PATTLE DELAMORE PARTNERS LTD AND MAY NOT BE REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION. NO LIABILITY SHALL BE ACCEPTED FOR UNAUTHORISED USE OF THE DRAWING

NO.	REVISION	DATE	BY
1	DRAFT	SEP 26	LH

NOTES

1. AERIAL IMAGERY SOURCED FROM THE LINZ DATA SERVICE [https://data.linz.govt.nz] AND LICENCED BY LINZ FOR RE-USE UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0 INTERNATIONAL LICENCE.

CLIENT

CARTER GROUP

FIGURE 1: WESTHAVEN SUBDIVISION SITE BOUNDARIES (RED LINES) AND BLOCKS

WESTHAVEN ECOLOGY

2.0 Environmental Context

The site is located within the 'Low Plains' Ecological District of the 'Canterbury Plains' Ecological Region. It is relatively flat, consists predominantly of agricultural land, and underlying groundwater is typically several metres deep.

The digitised Black Maps layer on Canterbury Maps contains some of the earliest (mid 1800s) survey plans of the Canterbury Region (Environment Canterbury, n.d.). Alongside aerial imagery, these maps provide insight into the historical characteristics and natural features of Canterbury, including streams and vegetation, before the region was further modified.

Black Maps show that the proposed development site was historically categorised as 'herbaceous plains (ferns/grass/herbs)' with grass as the dominant landcover type. This suggests that site lacked significant surface water features during this time. The earliest available aerial imagery for the site (1940-1944; Figure 2) shows a highly modified agricultural landscape, with little housing present in Rolleston township. Remnants of fluvial channels travelling in a broadly northwest-to-southwest direction through the property are visible and are likely historic braids from the nearby Waimakariri River.

In its present-day state, the site consists predominantly of exotic pasture grasses and rotational cropland. Soil cores from bores drilled during groundwater investigations in 2026 in Skellerup and Skellerup South were found to be predominantly dense gravel and sand-based deposits (PDP, 2026). This is consistent with S-Map Online, which shows well drained silts with high stone content on old river terraces and fans (Manaaki Whenua, 2025).



Figure 2: Aerial photography of the project site (outlined in orange) from between 1940 and 1944, Canterbury Maps.

3.0 Schedule 7 Fast-Track Approvals Act 2024

An application for a wildlife approval must address the matters set out in Table 1 (as per Schedule 7 of the Fast-Track Approvals Act, 2024).

Table 1: Description of how Schedule 7, clause 2 (Fast-Track Approvals Act, 2024) conditions have been addressed.

Schedule 7, Clause 2	Comment/Assessment
(a) Specify the purpose of the proposed activity	Residential development including the construction of roading, residential and commercial lots, and associated infrastructure.
(b) Identify the actions the applicant wishes to carry out involving protected wildlife and where they will be carried out (whether on or off public conservation land)	Vegetation clearance, building and debris clearance, site earthworks and other operations associated with construction at the site that may impact habitat for at-risk lizards and has the potential to harm or kill lizards. The site is not on public conservation land.
(c) Include an assessment of the activity and its impacts against the purpose of the Wildlife Act 1953	Desktop assessments have identified potential lizard habitat at the site but have not confirmed lizard presence. Detailed baseline lizard trapping surveys are underway, with results expected in November 2026 and before any site works are conducted. Traps for baseline surveys have already been placed to begin the acclimation period. A Lizard Management Plan (LMP) will be prepared pending the results of the baseline survey and will outline management interventions proposed to protect lizard populations inhabiting the site (if any). This may include methods such as the trap and transfer of fauna (salvage), deterrent measures and habitat enhancement of the site.
(d) List protected wildlife species known, or predicted to be in the area and, where possible, the numbers of wildlife present and numbers likely to be impacted	See Section 5.1 and Table 3 for a list of potential lizard species. Detailed lizard surveys will confirm what species are present at the site prior to the commencement of any works.
(e) Outline impacts on threatened, data deficient, and at-risk wildlife species (as defined in the New Zealand Threat Classification System)	Potential effects include lizard habitat loss, and the incidental injury or mortality of at-risk lizard species caused by site construction. See Section 7.0.
(f) State how the methods proposed to be used to conduct the actions specified under paragraph (b) will ensure that best practice standards are met	Methods will be described in an LMP, pending lizard baseline survey results in November 2026. Methods will be developed in accordance with best practice including Environment Canterbury's *Guidelines for Lizard Management* (2018) and are likely to include

Table 1: Description of how Schedule 7, clause 2 (Fast-Track Approvals Act, 2024) conditions have been addressed.

Schedule 7, Clause 2	Comment/Assessment
	measures such as worker education on lizard habitat and lizard identification, minimising vegetation removal, and timing of works. Draft Wildlife Approval conditions (Appendix C) can also be referred to.
(g) Describe the methods to be used to safely, efficiently, and humanely catch, hold or kill the animals and identify relevant animal ethics processes	Methods will be defined in an LMP, pending lizard baseline survey results in November 2026. Methods will be developed in accordance with best practice including Department of Conservation's *Guidelines for conservation-related translocations of New Zealand lizards* (2018), the New Zealand Government's Animal Welfare Act (1999) and its *Code of Welfare – Transport within New Zealand* (2018), and will include measures such as capture, handling, holding and release techniques. Draft Wildlife Approval conditions (Appendix C) can also be referred to.
(h) State the location or locations in which the activity will be carried out, including a map (and GPS co-ordinates if available)	See Figure 1.
(i) State whether authorisation is sought to temporarily hold or relocate wildlife	It is currently unknown whether lizards are present at the site, although their presence has been assumed based on there being suitable habitat. Surveys are currently being undertaken to confirm lizard presence. In the interim, the applicant seeks authorisation to temporarily hold or relocate lizards, including if lizards are discovered during construction, so that salvage and relocation can be undertaken in a timely manner.
(j) List all actual and potential wildlife effects (adverse or positive) of the proposed activity, including effects on the target species, other indigenous species and the ecosystems at the site.	Potential effects include lizard habitat removal, and the incidental injury or mortality of at-risk lizard species caused by site construction. See Section 7.0.
(k) Where adverse effects are identified, state what methods will be used to avoid and minimise those effects, and any offsetting or compensation proposed to address unmitigated adverse effects (including steps taken before the project begins, such as surveying, salvaging, and relocating protected wildlife)	The exact steps taken to avoid, minimise and mitigate the adverse effects identified is currently unknown, given the pending results of the lizard baseline survey, but are likely to consist of at least one or more of the following; lizard salvage and relocation, habitat enhancement, and lizard deterrence methods.

Table 1: Description of how Schedule 7, clause 2 (Fast-Track Approvals Act, 2024) conditions have been addressed.	
Schedule 7, Clause 2	**Comment/Assessment**
(l) State whether the applicant or any company director, trustee, partner, or anyone else involved with the application has been convicted of any offence under the Wildlife Act 1953	No convictions.
(m) State whether the applicant or any company director, trustee, partner, or anyone else involved with the application has any current criminal charges under the Wildlife Act 1953 pending before a court	No pending charges.
(n) Provide proof and details of all consultation, including with hapu or iwi, on the application specific to wildlife impacts	Refer to the Assessment of Environmental Effects (AEE) for further detail on consultation.
(o) Provide any additional written expert views, advice, or opinions the applicant has obtained concerning their proposal	N/A

4.0 Lizards

4.1 Desktop Assessment

A desktop analysis was carried out using the DOC Bioweb herpetofauna database and research grade iNaturalist observations (Table 2). Two species were identified; southern grass skink (*Oligosoma* aff. *polychroma* clade 5) and McCann's skink (*Oligosoma maccanni).* The southern grass skink has a New Zealand threat classification (NZTCS) of 'At Risk – Declining', and the McCann's skink has a NZTCS of 'Not Threatened' (Hitchmough et al., 2026).

Table 2 Desktop review lizard identifications within 5 km radius of the site					
Species	**NZTCS Status[1]**	**Regional Threat Status[2]**	**Distance of Closest Record from Site Boundary**	**Number Recorded within 5 km**	**Date of Most Recent Record**
Southern grass skink (*Oligosoma* aff *polychroma* clade 5)	At Risk – Declining	At Risk – Declining	0.03 km	74	July, 2025

Table 2 Desktop review lizard identifications within 5 km radius of the site

Species	NZTCS Status[1]	Regional Threat Status[2]	Distance of Closest Record from Site Boundary	Number Recorded within 5 km	Date of Most Recent Record
McCann's skink (*Oligosoma maccanni)*	Not Threatened	Not Threatened	3.2 km	1	October 2024

Notes:

1. *As per Hitchmough et al. (2026).*
2. *As per Environment Canterbury (2018).*

4.2 Site Survey Results

A site field visit was carried out on the 8 of June 2026 to assess and identify potential lizard habitat within the proposed development area (*see* Figure 1).

Large areas of the site are used for dairy farming and are dominated by exotic pasture grasses, much of which has become rank and overgrown. Some pasture margins are bordered by a water race, which appeared dry during the site visit. Rank grasses and gorse were also present along sections of the water race margins.

The chicken farm in the centre of the site on the Brookside Block included areas of well-maintained pasture; however, some margins contained rank grass, macrocarpa plantings, and woody debris piles that were likely to provide moderate-quality lizard habitat. One notable area contained woody debris, rank grass, disused farming equipment, and a small shed, all of which may provide refugia for lizards. Gorse stands and a cut-and-carry crop field were also present within the chicken farm area and may provide additional refugia.

The Skellerup Block, which is partially subject to existing consents, was being actively developed at the time of the site visit (as authorised consents listed in Section 1.2). Earthworks observed largely comprised of ground clearance activities and the removal of a small strip of native plantings along the road front (along Dunns Crossing Road).

Overall, the site is considered to provide moderate-quality habitat for lizards, particularly southern grass skink, which favour more densely vegetated areas (Purdie, 2023). Identified lizard habitat on site includes:

- Long rank grass present throughout site (Figure 3).
- Areas around dried water races (Figures 4 and 5).
- Rank grass and woody debris piles around pasture within Brookside Block (Figures 6 and 7).
- Gorse, macrocarpa, and cut and carry crops near chicken farm within Brookside Block (Figure 8).



Figure 3: Rank grass, predominately perennial rye grass present in pastures across much of site.



Figure 4: Dry water races found bordering Skellerup South block, containing rank grass and gorse.



Figure 5: Filled-in stock pond colonised by introduced plant species in Skellerup South.



Figure 6: Chicken farm area within Brookside block containing rank grass, debris piles and disused farming equipment.



Figure 7: Example of woody debris piles found across chicken farm portion of Brookside block.



Figure 8: Gorse and cut & carry crop on chicken farm site at Brookside Block. Example of macrocarpa edge plantings present on site on the left of the image.

5.0 Baseline Survey Works

PDP has been contracted to undertake a lizard survey to assess lizard values across the site during the 2026/27 South Island lizard survey season, from October to March inclusive. Survey equipment was set up on 5 October 2026, and the results will be presented in a short memorandum in late November or early December 2026.

© 2026 Pattle Delamore Partners Limited



J:\C05700-C05799\C05755_Westhaven Rolleston\C057550003_Rolleston West Ecology\007_Work\Field_Work\Lizard Trap Map.qgz

0 75 150
METRES (A3)
SCALE : 1:11,369.462619

THIS DRAWING REMAINS THE PROPERTY OF PATTLE DELAMORE PARTNERS LTD AND MAY NOT BE REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION. NO LIABILITY SHALL BE ACCEPTED FOR UNAUTHORISED USE OF THE DRAWING

NO.	REVISION	DATE	BY
1	DRAFT	OCT 26	LH

NOTES

1. AERIAL IMAGERY SOURCED FROM THE LINZ DATA SERVICE [https://data.linz.govt.nz] AND LICENCED BY LINZ FOR RE-USE UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0 INTERNATIONAL LICENCE.

CLIENT

WESTHAVEN ROLLESTON LIMITED

FIGURE 9: LIZARD BASELINE SURVEY TRAP LOCATIONS WITHIN THE PROPOSED WESTHAVEN DEVELOPMENT.

WESTHAVEN ECOLOGY

Figure 9 shows Trap locations based on publicly available aerial imagery. Trap locations were selected based on the presence of suitable lizard habitat on the day, as such, areas with active livestock grazing and agriculture were not surveyed. In some instances, one point may represent several traps within one proximity.

The results memorandum will record the final trap locations, type and number of lizards identified.

6.0 Potential Impacts

6.1 Overview

Potential impacts to terrestrial ecosystems associated with the construction of the proposed subdivision are considered to be:

- Removal of vegetation and natural debris resulting in;
  - Loss of available terrestrial habitat
  - Accidental injury to, or death of, indigenous fauna (lizards)
- Noise and vibration from machinery during construction

As described in Section 1.2, part of the Skellerup Block has undergone extensive earthworks as per the consents listed above and is not considered in this assessment. Impacts on waterways are considered in a technical report prepared by Stantec Ltd.

6.2 Loss of Vegetation and Lizard Habitat

Construction of the Westhaven subdivision is expected to require the removal of vegetation to enable land clearance for roads, residential lots, and utilities. Potential effects associated with vegetation removal include the possible loss of Threatened or At-Risk plant species. This is considered to be a very low risk given the dominance of the site by pasture grasses and the likely lack of plant species with conservation value. Vegetation removal may also reduce terrestrial habitat available to indigenous lizards and could cause accidental injury or mortality of indigenous fauna during clearance works, which is considered moderate risk, given the likely presence of At-Risk species on site.

6.2.1 Holmes & Skellerup South

The Holmes and Skellerup South Blocks are approximately 85 and 28.5 ha respectively. Both blocks are dominated by pasture, much of which comprises rank grasses and have low to very low ecological value. These areas are likely to provide moderate refuge and foraging opportunities for indigenous lizard species; therefore, there is a moderate risk that lizards are present within these blocks.

6.2.2 Brookside

The Brookside Block is approximately 123.5 ha in total. This block includes the chicken farm, gorse, cut-and-carry crop, edge plantings, and woody debris piles. While some of these features are generally of low to very low ecological value overall, they provide moderate-quality refuge and foraging habitats for lizards.

6.3 Noise and Vibration Disturbance

Noise, vibration, and dust generated during construction, particularly from excavator operations and associated earthworks, may disturb lizards occupying habitat within or near the works area. These disturbances could disrupt normal behaviours such as basking, foraging, sheltering, and breeding, particularly where works occur near rank grass, gorse, woody debris, or other refugia. The magnitude of this effect would depend on the timing, duration, and proximity of works to occupied habitat.

7.0 Conclusion and Recommendations

The proposed subdivision and associated earthworks have the potential to remove habitat that may support indigenous lizards, particularly through clearance of rank grass, gorse, woody debris and other potential refugia. The presence, distribution and density of indigenous lizards have not yet been confirmed and will be assessed through the planned baseline survey.

To manage effects on lizard values at the site, it is recommended that management interventions are included as part of the Fast-track application. These are described below.

7.1 Lizards

Given the presence of suitable lizard habitat on site, and the high number of nearby lizard records identified during the desktop survey, particularly southern grass skink, the following is recommended:

- Baseline lizard surveys to confirm the extent and density of lizard populations across the site. Survey efforts should be concentrated in areas already identified as being of moderate or greater habitat value. The intended survey is to take place between October and November 2026.
- If lizards are confirmed on site, a Lizard Management Plan (LMP) should be prepared to outline detailed management approaches for mitigating the effects associated with habitat removal.
- If the LMP recommends salvage and translocation of lizard populations found on site, then development plans should also allow for a designated lizard habitat area of sufficient size to accommodate any displaced lizards. This area should include enhancement to ensure that suitable habitat features are provided, such as native foraging plants including coprosma, mingimingi, mānuka and sedges, as well as rock and wood piles for refugia.

PDP understands that the applicant has allocated 2,000 m^2 within Pines Reserve, at the western extent of the Holmes Block, for lizard habitat (Appendix B). This area provides for habitat enhancement and, if required, the relocation of lizards. The allocation can be expanded based on the lizard population and density identified by the baseline survey. As Pines Reserve covers approximately 6 ha, it likely provides sufficient space for further habitat creation and expansion if high lizard densities are recorded on site.

Given the information obtained to date and the high likelihood of lizard presence on site, it is recommended that a Wildlife Act Authority permit is applied for, for the salvage and translocation of lizards as part of the FTAA substantive application. Solutions have been identified to provide for lizard habitat and, if required, relocate lizards, and a LMP will be prepared to formalise these measures as soon as practicable following completion of the surveys. The LMP will form part of the draft volunteered conditions attached in Appendix C. .

8.0 References

de Lange, P.J., Gosden, J., Courtney S., Fergus, A., Barkla, J., Beadel, S., Champion, P., Hindmarsh-Walls, R., Makan, T., Michel, P. (2024): *Conservation Status of Vascular Plants in Aotearoa New Zealand, 2023*. New Zealand Threat Classification Series 43. Department of Conservation, Wellington.

Environment Canterbury (2024). *Canterbury – Selwyn LiDAR 1 m DEM (2023)* [Data set]. Toitū Te Whenua Land Information New Zealand (LINZ) Data Service. https://data.linz.govt.nz/layer/115805-canterbury-selwyn-lidar-1m-dem-2023/

Environment Canterbury (2018). *Guidelines for lizard management*. Environment Canterbury Regional Council.

Environment Canterbury (n.d.). *Black Maps – Digitised* [Spatial data layer]. Canterbury Maps. https://canterburymaps.govt.nz/map

Hitchmough, R., Barr, B., Knox, C., Lettink, M., Monks, J., Patterson, G., Reardon, J., van Winkel, D., Makan, T., Michel, P. (2026). *Conservation Status of Reptiles in Aotearoa New Zealand, 2025.* New Zealand Threat Classification Series 50. Department of Conservation, Wellington.

Manaaki Whenua (2025). *S-map - New Zealand's national digital soil map.* 10.7931/L1WC7

Purdie, S. (2023). *A Naturalist's Guide to the Reptiles & Amphibians of New Zealand*. John Beaufoy Publishing.

9.0 Limitations

This memorandum has been prepared by Pattle Delamore Partners Limited (PDP) on the basis of information provided by Carter Group Ltd and others (not directly contracted by PDP for the work). PDP has not independently verified the provided information and has relied upon it being accurate and sufficient for use by PDP in preparing the memorandum. PDP accepts no responsibility for errors or omissions in, or the currency or sufficiency of, the provided information.

This memorandum has been prepared by PDP on the specific instructions for the limited purposes described in the memorandum. PDP accepts no liability if the memorandum is used for a different purpose or if it is used or relied on by any other person. Any such use or reliance will be solely at their own risk.

Ecological conditions may vary seasonally and over time. The findings in this memorandum are based on the information available and site conditions observed at the time of the assessment. The conclusions relating to lizard presence and effects are preliminary pending completion of the planned baseline survey.

© 2026 Pattle Delamore Partners Limited

Prepared by



Lexi Hunter

Terrestrial Ecologist

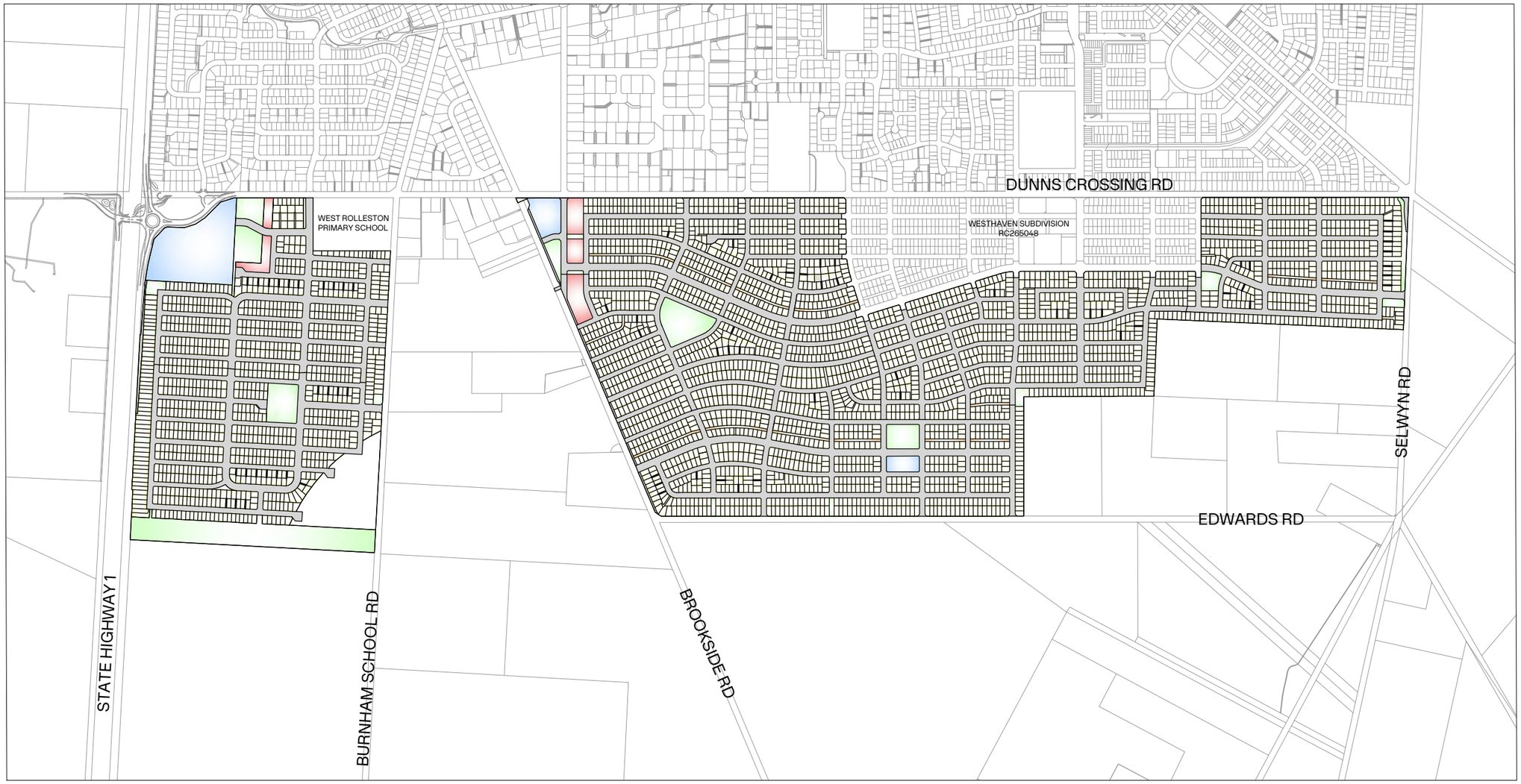
Reviewed and approved by



Cazz Grima

Technical Director - Ecology

Appendix A - Subdivision Layout



NOTES:

SURVEY DISTRICT:	CANTERBURY
LEGAL DESCRIPTION:	SECTION 1 SO 608925, LOT 3 & 4 DP 20007, LOT 1 DP 82068, PART RS 31356, PART SECTION 4 RES 1342, PART RS 31354, LOT 1 & 2 DP 72132, RS 25807, RS 23614
COMPRISED IN:	RT 1285849, CB772/69, CB47B/859, CB24F/1018, CB41D/425, CB41D/426, CB8B/345, CB27B/97
APPLICANT:	CARTER GROUP
REGISTERED OWNERS:	[redacted]
LOCAL AUTHORITY:	SELWYN DISTRICT COUNCIL
ZONE:	GENERAL RESIDENTIAL ZONE [GRZ]

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERVISE SPECIFIED.
2. AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY AND DEPOSIT OF PLANS.
3. SERVICE EASEMENTS TO BE CREATED AS REQUIRED.
4. ANY MEASUREMENTS TAKEN FROM INFORMATION WHICH IS NOT DIMENSIONED ON THE ELECTRONIC COPY ARE AT THE RISK OF THE RECIPIENT.
5. THIS PLAN HAS BEEN PREPARED FOR THE USE OF OUR CLIENT ONLY AND NO LIABILITY IS ACCEPTED IN RELATION TO ANY OTHER PARTIES.
6. LOTS 101-103, 201-202, 301, 401-407, 501, 601-604 & 701-703 TO BE VESTED AS ROADS IN SELWYN DISTRICT COUNCIL.
7. LOTS 1803, 1805, 2804, 4802, 5802, 5803, 5804, 6801, 6802 ARE LOCAL PURPOSE (ACCESS) RESERVE TO VEST IN SELWYN DISTRICT COUNCIL.
8. LOTS 1804, 2803, 2806, 2807, 2808, 3802, 3803, 3804, 3806 ARE LOCAL PURPOSE (UTILITY) RESERVE TO VEST IN SELWYN DISTRICT COUNCIL.
9. LOTS 1801, 1802, 2801, 2802, 2805, 3801, 3805, 4801, 5801, 6803, 7801, 7802, 7803 ARE LOCAL PURPOSE (RECREATION) RESERVE TO VEST IN SELWYN DISTRICT COUNCIL.
10. LOT 3010 IS FEE SIMPLE TITLE TO BE HELD BY THE DEVELOPER.
11. SEE SHEET 16521-00-AP-1013 & 1014 FOR EASEMENT TABLES.

0 150 375 750 SCALE (m) 1: 7,500 @A1
1:15,000 @A3

LEGEND:

- PROPOSED BOUNDARY
- PROPOSED EASEMENT
- ABUTTAL BOUNDARY
- MEDIUM DENSITY
- HIGH DENSITY
- COMMERCIAL AREA
- RESERVE
- ROAD
- PRIVATE ACCESS WAY

CLIENT: CARTER GROUP

PROJECT:
WESTHAVEN
FAST TRACK

DRAWING TITLE:
SUBDIVISION APPLICATION PLAN
OVERVIEW

A	FOR CONSENT	ZC	21/10/2026
REVISION DETAILS		BY	DATE

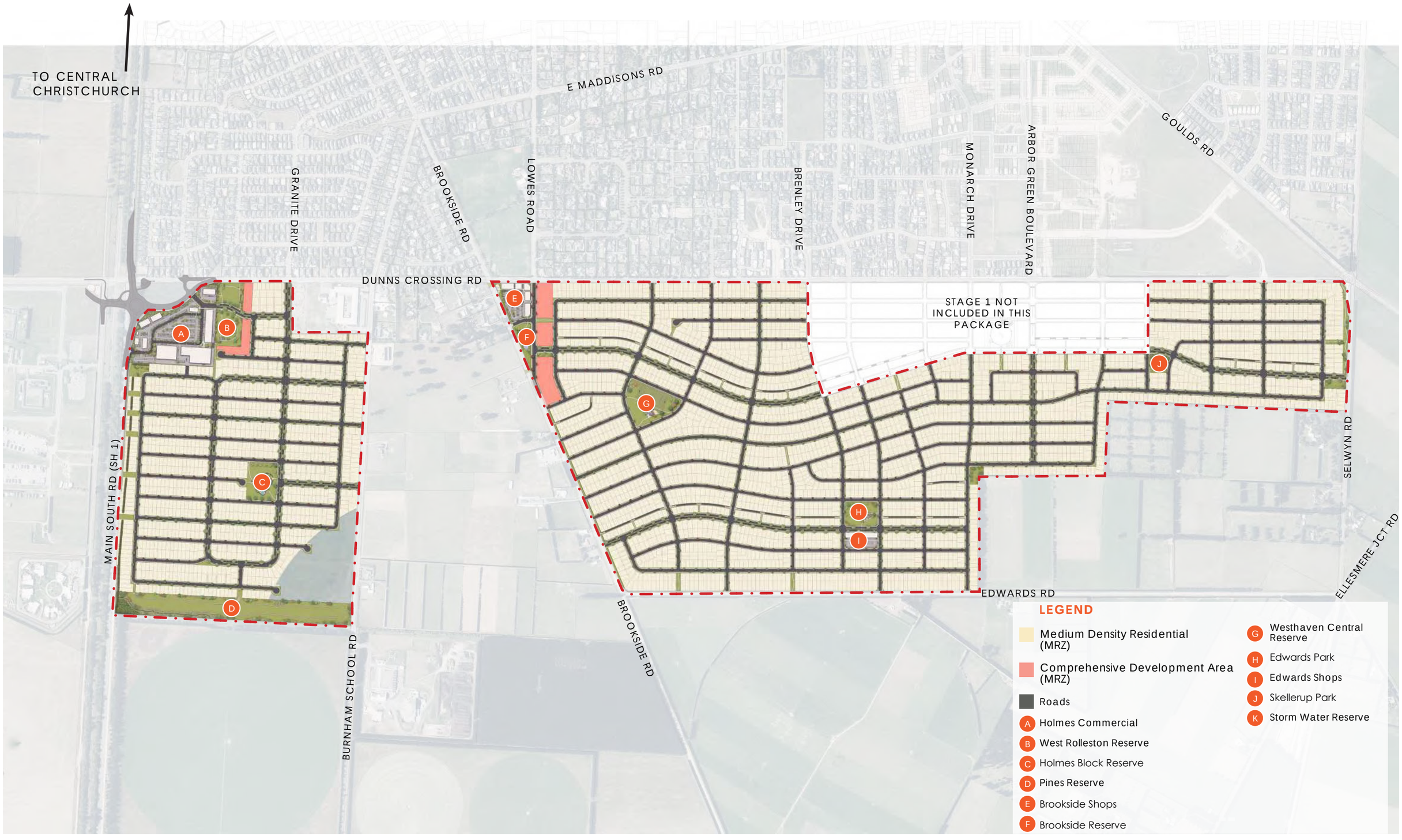
SURVEYED	-		-
DESIGNED	MP		21/10/2026
DRAWN	ZC		21/10/2026
REVIEWED	MP		21/10/2026
APPROVED	MP		21/10/2026
SCALE	1:7,500 @A1	1:15,000 @A3	REVISION
STATUS	FOR CONSENT NOT FOR CONSTRUCTION		A
DWG NO	16521-00-AP-1000		

File: C:\12DS\DATA\INOVO-12D\16521-ROLLESTON WEST FAST TRACK_236\03 CAD\001 CURRENT\16521-00-AP-1000.DWG

Synergy Version:

Plot Date: 10:05:32 am,21 October 2026,ZHIVKO CHINGO

Appendix B Landscape Concept Plans (DCM Urban)



A. OVERALL LANDSCAPE CONCEPT PLAN (1:12,000@A3)

PROPOSAL - LANDSCAPE MASTER PLAN

LEGEND

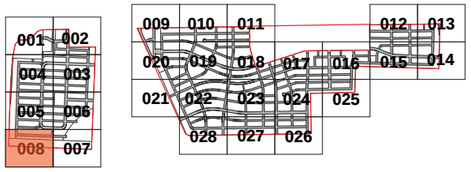
- Site Boundary
- Join Line
- A — Holmes Commercial (Refer 2024_052C/041)
- B — West Rolleston Reserve (Refer 2024_052C/047)
- C — Holmes Block Reserve (Refer 2024_052C/049)
- D — Pines Reserve (Refer 2024_052C/051)
- E — Brookside Shops (Refer 2024_052C/043)
- F — Brookside Reserve (Refer 2024_052C/054)
- G — Westhaven Central Reserve (Refer 2024_052C/056)
- H — Edwards Park (Refer 2024_052C/058)
- I — Edwards Shops (Refer 2024_052C/045)
- J — Skellerup Park (Refer 2024_052C/060)
- K — Playground
- L — Green Link

- 1.2m High Open-style Fence
- 1.8m High Open-style Fence
- Acoustic Fence
- Bollards
- Shared Path
- Medium Density Residential (MRZ)
- Comprehensive Development Area (MRZ)
- Commercial Hub
- Street Plant Mix (Refer 2024_042C/069)
- Reserve Plant & Playground Mix (Refer 2024_042C/069)

TREES

- AF — Acer ‘Jeffersred’
- CB — Carpinus ‘Fastigiata’ / Upright European Hornbeam
- FD — Fagus ‘Dawyck Purple’ / European Beech
- LL — Liquidambar ‘Lane Roberts’/Sweet Gum
- LT — Liriodendron ‘Fastigiatum’ / Upright Tulip
- PP — Parrotia persica/ Persian Ironwood





A. LANDSCAPE CONCEPT PLAN 008 (SCALE: 1:1,500@A3)

client / project name: WESTHAVEN RESIDENTIAL DEVELOPMENT
drawing name: **LANDSCAPE CONCEPT PLAN 008**
designed by: HB, JR
drawn by: JR
original issue date: 30 JULY 2026
scale: AS SHOWN

revision no:	amendment:	approved	date
A	Issue for Comment	HB	30/07/2026
B	Design Changes	HB	22/10/2026

REGISTERED LANDSCAPE ARCHITECT
DCM URBAN DESIGN LIMITED
10/245 ST ASAPH STREET, ŌTAUTAHI / CHRISTCHURCH, 8011
LEVEL 1, 17 GARRETT STREET, TE WHANGANUI-A-TARA / WELLINGTON, 6011
IT HOUSE 1/1 UMBERS STREET, THREE PARKS, WĀNAKA 9305
WWW.DCMURBAN.COM

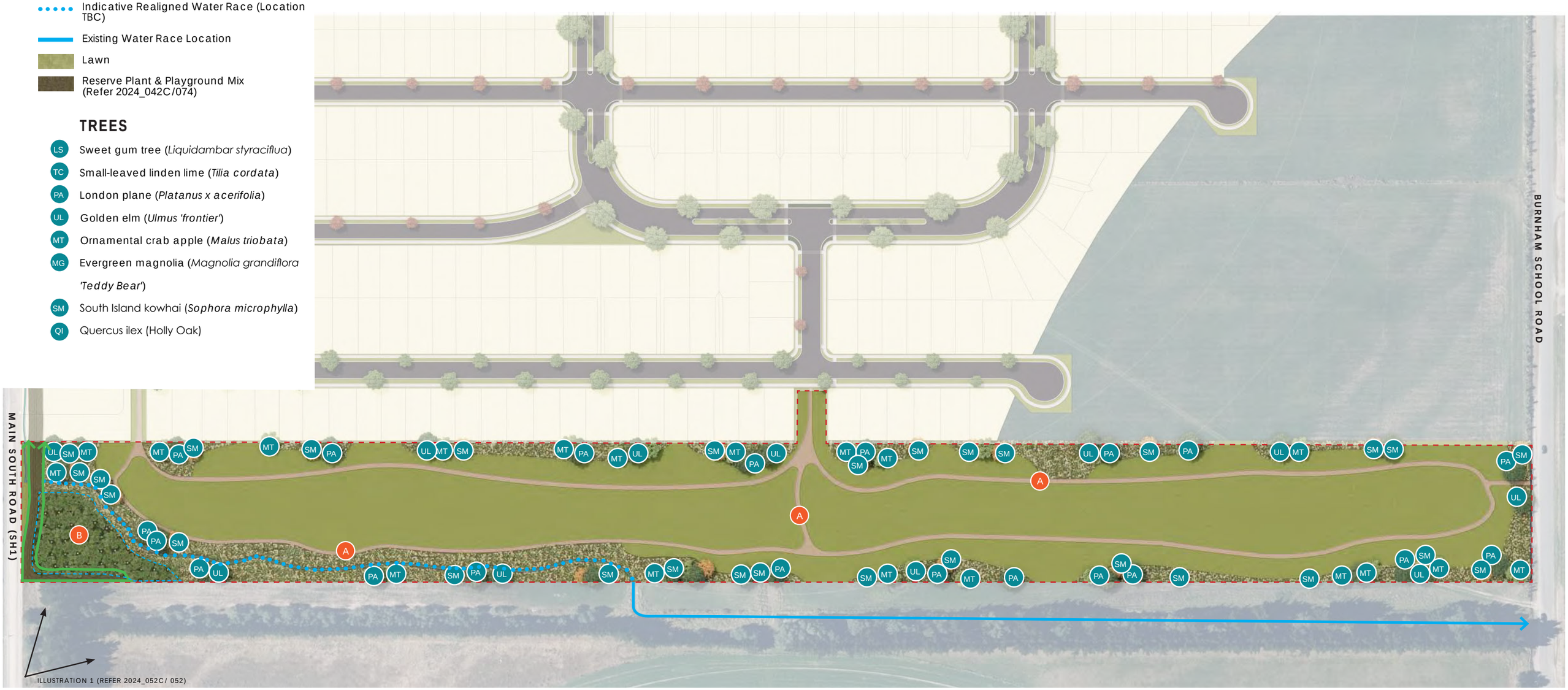
project no / drawing no: **2024_052C** revision: **B**

LEGEND

- A — Gravel Track
- B — Lizard Habitat (Refer 2024_042C/053)
- Reserve Boundary
- **MM1** - Bund and landscape buffer along state highway 1 interface (Refer 2024_042C/068-069)
- Indicative Realigned Water Race Location (Location TBC)
- Existing Water Race Location
- Lawn
- Reserve Plant & Playground Mix (Refer 2024_042C/074)

TREES

- LS — Sweet gum tree (*Liquidambar styraciflua*)
- TC — Small-leaved linden lime (*Tilia cordata*)
- PA — London plane (*Platanus x acerifolia*)
- UL — Golden elm (*Ulmus 'frontier'*)
- MT — Ornamental crab apple (*Malus triobata*)
- MG — Evergreen magnolia (*Magnolia grandiflora 'Teddy Bear'*)
- SM — South Island kowhai (*Sophora microphylla*)
- QI — Quercus ilex (Holly Oak)



A. PINES RESERVE PLAN (1:2,000@A3)

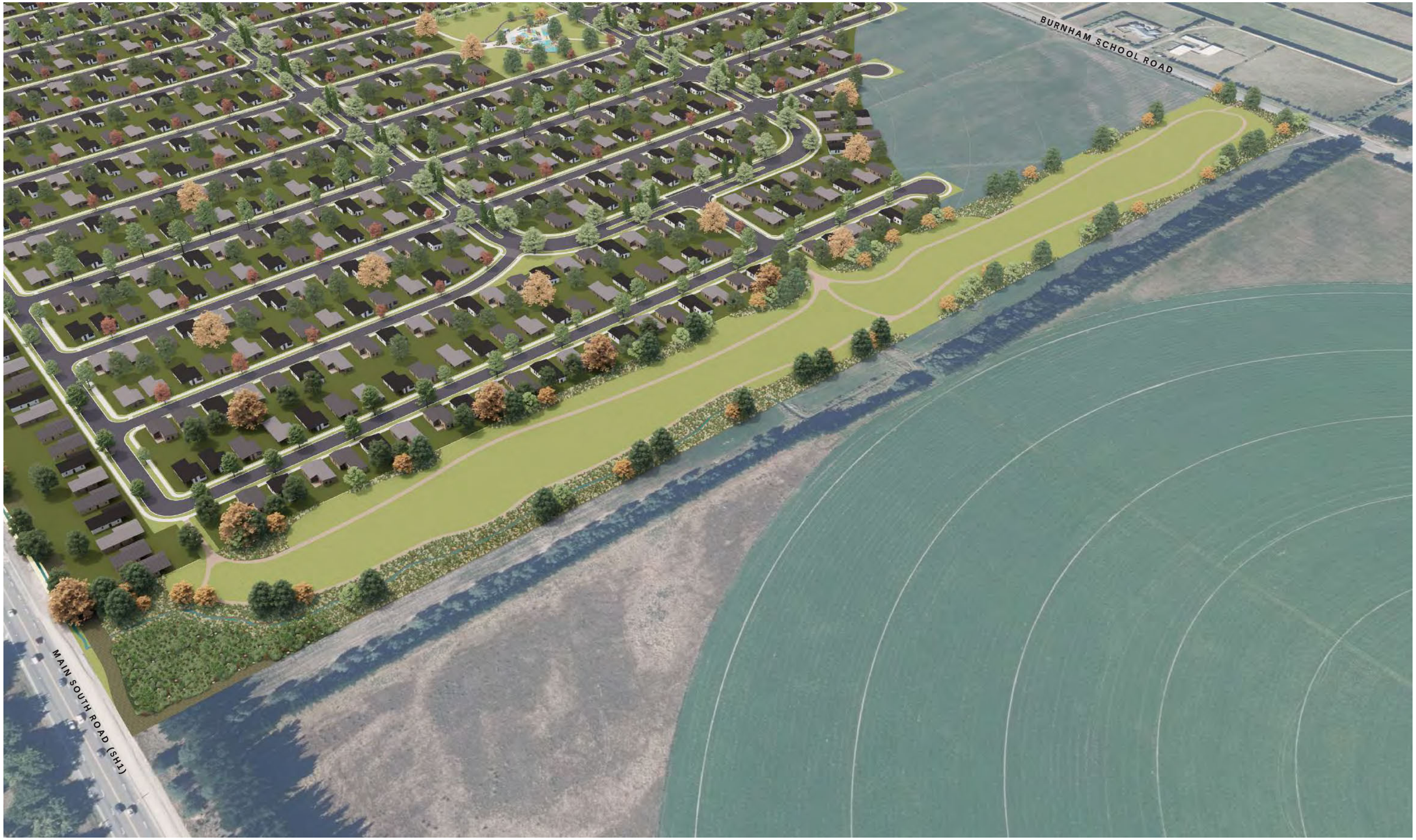
client / project name: WESTHAVEN RESIDENTIAL DEVELOPMENT
drawing name: **PINES RESERVE PLAN**
designed by: HB, JR
drawn by: JR
original issue date: 30 JULY 2026
scale: AS SHOWN

revision no:	amendment:	approved	date
A	Issue for Comment	HB	30/07/2026
B	Design Changes	HB	22/10/2026

REGISTERED LANDSCAPE ARCHITECT

DCM URBAN DESIGN LIMITED
10/245 ST ASAPH STREET, ŌTAUTAHI / CHRISTCHURCH, 8011
LEVEL 1, 17 GARRETT STREET, TE WHANGANUI-A-TARA / WELLINGTON, 6011
IT HOUSE 1/1 UMBERS STREET, THREE PARKS, WĀNAKA 9305
WWW.DCMURBAN.COM

project no / drawing no: **2024_052C** revision: **B**



A. PINES RESERVE PERSPECTIVE (NTS)

client / project name: WESTHAVEN RESIDENTIAL DEVELOPMENT
drawing name: **PINES RESERVE PERSPECTIVE**
designed by: HB, JR
drawn by: JR
original issue date: 30 JULY 2026
scale: AS SHOWN

revision no:	amendment:	approved	date
A	Issue for Comment	HB	30/07/2026
B	Design Changes	HB	22/10/2026

REGISTERED LANDSCAPE ARCHITECT
DCM URBAN DESIGN LIMITED
10/245 ST ASAPH STREET, ŌTAUTAHI / CHRISTCHURCH, 8011
LEVEL 1, 17 GARRETT STREET, TE WHANGANUI-A-TARA / WELLINGTON, 6011
IT HOUSE 1/1 UMBERS STREET, THREE PARKS, WĀNAKA 9305
WWW.DCMURBAN.COM

project no / drawing no: **2024_052C** revision: **B**

LEGEND

- Reserve Boundary
- A — Lizard planting area (2000m²)
- Habitat aggregate/wood piles
- Lizard exclusion fence

LIZARD PLANTING



Mingimingi
(Coprosma propinqua)



Silver tussock
(Poa cita)



Shrubby Toraro
(Muehlenbeckia astonii)



Harekeke/NZ Flax
(Phormium tenax)



Round Leaved Coprosma



Creeping pōhuehue
(Muehlenbeckia axil-



LIZARD HABITAT AGGREGATE PILE



LIZARD HABITAT WOOD PILE



LIZARD EXCLUSION FENCE



A. LIZARD PLANTING PLAN (1:600 @ A3)

client / project name: WESTHAVEN RESIDENTIAL DEVELOPMENT
drawing name: **PINES RESERVE LIZARD PLANING PLAN**
designed by: HB, JR
drawn by: JR
original issue date: 30 JULY 2026
scale: AS SHOWN

revision no:	amendment:	approved	date
A	Issue for Comment	HB	30/07/2026
B	Design Changes	HB	22/10/2026

REGISTERED LANDSCAPE ARCHITECT

DCM URBAN DESIGN LIMITED
10/245 ST ASAPH STREET, ŌTAUTAHI / CHRISTCHURCH, 8011
LEVEL 1, 17 GARRETT STREET, TE WHANGANUI-A-TARA / WELLINGTON, 6011
IT HOUSE 1/1 UMBERS STREET, THREE PARKS, WĀNAKA 9305
WWW.DCMURBAN.COM

project no / drawing no: **2024_052C** revision: **B**

Appendix C – Wildlife Act Approval Draft Conditions

WILDLIFE APPROVAL CONDITIONS

Schedule 1

Wildlife Approval for wildlife located on private land

1	**Approved Activity**	**Activity:** a. To catch, handle and release the lizard species listed prior to, and during, vegetation clearance in areas that have either confirmed or expected presence of these species for the purpose of wildlife salvage and monitoring. b. To incidentally harm or kill the lizard species listed if the harm or death is not directly intended but is unavoidable and foreseeable and all reasonable effort has been made to meet the conditions in the Approval. **Species:** a. [insert approved lizard species and scientific names] **Method:** a. In accordance with the Lizard Management Plan ([insert version]), prepared by [insert author], dated [insert date].
2	**The Land**	The Westhaven Rolleston Project Site, Rolleston, Selwyn District, identified in [insert relevant figure/reference] of the Lizard Management Plan.
3	**Personnel approved to undertake the Approved Activity**	a. [to be confirmed]; and b. Additional personnel as may be approved in writing by the Department.
4	**Term**	[insert date of approval] to [insert date 10 years from date of approval]
5	**Approval Holder's address for notices**	The Approval Holder's address in New Zealand is: Carter Group Limited Level 7, The Crossing Car Park Building 166 Cashel Street Christchurch 8011
6	**Department of Conservation's (the Department) address for notices**	Permissions Team Level 4, 73 Rostrevor Street Hamilton 3200 askpermissions@doc.govt.nz

Schedule 2

No.	Condition
Approved Activity	
WA1	All works relating to lizard fauna, including capture and relocation, must occur in accordance with the Lizard Management Plan (insert version) prepared by [insert author] dated [insert date].
WA2	The wildlife approval is for the capture, handling, and release of [insert approved lizard species and scientific names].
WA3	The incidental killing of [insert approved lizard species and scientific names] is authorised, provided that best efforts are taken to avoid incidental deaths in accordance with the Lizard Management Plan.
WA4	The Department of Conservation Operations Manager for Mahaanui is to be contacted immediately (mahaanui@doc.govt.nz) for further advice if wildlife other than the (enter approved lizard species here) are located within the footprint of the development or within the release site.
WA5	All actions set out in the habitat enhancement section of the Lizard Management Plan must be implemented to ensure adequate mitigation of effects has been achieved.
WA6	This wildlife approval is valid for 10 years from the date of approval.
Lizard Capture and Handling	
WA7	Lizards must only be handled by the project ecologist or under the direct supervision of the project ecologist. The project ecologist must be a suitably qualified expert. For the purposes of this condition, suitably qualified expert means the Department of Conservation Operations Manager, Mahaanui, has confirmed in writing that the person has appropriate experience and credentials in handling lizards and overseeing lizard salvage operations.
WA8	Lizard capture, handling and relocation must only be undertaken between 1 October and 30 April when lizards are most active.
WA9	Capture and handling of lizards must involve only techniques that minimise the risk of infection or injury to the animal.
WA10	Capture and handling methods must follow those described in the Herpetofauna inventory and monitoring toolbox: https://www.doc.govt.nz/our-work/biodiversity-inventory-and-monitoring/herpetofauna/.
WA11	All live capture traps must be covered to protect lizards from exposure and minimise stress. Damp leaf litter or other material must be provided to reduce desiccation risk, and the bottom of the pitfall trap must be perforated to allow drainage of water.
WA12	All live capture traps, (for example pitfall traps and G-minnow traps), must be checked at least once a day.
WA13	Any instruments that come in contact with lizards and/or are used to collect or measure lizards between each location must be sterilised. A separate holding bag must be used for each animal. All gear should be thoroughly cleaned and dried between sites.
WA14	Any captured lizards must be held individually in a suitable container, for example a breathable cloth bag, and held out of direct sunlight to minimise the risk of overheating, stress and death.
Death of wildlife associated with salvage activities	

No.	Condition
WA15	If any lizards should die during the approved activities of catch, transfer or liberate, the approval holder must: a) inform the Department of Conservation Operations Manager, Mahaanui (mahaanui@doc.govt.nz) within 48 hours, chill the body if it can be delivered within 72 hours, or freeze the body if delivery will take longer than 72 hours; b) for unexplained deaths, send the body to Massey University Wildlife Postmortem Service for necropsy, or as otherwise directed by the Department of Conservation Operations Manager, Mahaanui, along with details of the animal's history; c) pay for any costs incurred in investigation of the death of any lizard; and d) if required by the Department of Conservation Operations Manager, Mahaanui, cease the Authorised Activity for a period determined by the manager.
WA16	If any lizards are found injured as part of the Authorised Activity, the approval holder must contact the project ecologist for advice on management of the lizard(s). The approval holder is authorised to euthanise injured lizard(s) on recommendation of the project ecologist or a veterinarian.
Reporting	
WA17	A report summarising the salvage and relocation results will be prepared and submitted to Selwyn District Council, Canterbury Regional Council, Mahaanui Kuratiaio, Whitiora and the Department of Conservation within 30 days from the completion date of the work. Specifically, this report will include: a) Results of lizard salvage and relocation work. Should native lizards be found, the report will also include: i. Photos of lizard salvage methods utilised; ii. Photos of lizards captured, including photos of the salvage and relocation areas; iii. A map showing the location of each lizard upon capture and upon release; iv. The species and number of any lizards detected, captured and released; and v. The results of all surveys and monitoring. b) Descriptions of how lizard management activities outlined in the Lizard Management Plan were followed, including the conditions of the approval and associated resource consent conditions; c) An Amphibian and Reptile Distribution Scheme card detailing information relating to captured lizards, also to be provided to herpetofauna@doc.govt.nz; and d) A brief summary regarding the outcomes of the Lizard Management Plan, including any improvements or changes that should be implemented in future.
WA18	In accordance with the Lizard Management Plan, annual reports on the following activities must be provided: a) Pest plant removal; and b) Photo record of lizard habitat development; and c) Success of the lizard habitat planting, including but not limited to numbers and species planted, annual survival of planting, and number/species of plants replaced; and d) Number, location and size of eco-stacks, both rock and woody debris.
Variations	
WA19	Applications for variations to this approval, or the approved Lizard Management Plan ([insert version]) prepared by PDP dated [insert date], may be made to the Director-General in accordance with clause 7(2) of Schedule 7 of the Fast-track Approvals Act 2024. Until any application for variation is considered and approved in writing by the Director-General, the most recent approved version of this approval and Lizard Management Plan shall remain binding on the approval holder and will continue to be complied with.

No.	Condition
Revocation	
WA20	The Director-General may revoke this approval in whole or any part at any time, pursuant to clause 7(4) of Schedule 7 of the Fast-track Approvals Act 2024, if: a) there are any breaches of the conditions of this approval; or b) in the Director-General's opinion, the exercise of this approval has caused, or is likely to cause, any unforeseen adverse effects on native lizards.
WA21	If the Director-General intends to revoke this approval in whole or in part, the Director-General must give the approval holder such prior notice as is reasonable and necessary in the circumstances.
Costs	
WA22	The approval holder must pay the Department of Conservation's standard charge-out rates for any staff time and mileage required to monitor compliance with this approval and to investigate any alleged breaches of its terms and conditions.
Compliance with Legislation and Director-General's Notices and Directions	
WA23	The Approval Holder must comply with all notices, directions and requisitions of the Director-General and any competent authority relating to the exercise of the Approval.
Employees, Contractors, or Agents	
WA24	The Approval Holder is responsible for the acts and omissions of its employees, contractors and agents.
WA25	The Approval Holder is liable under this Approval for any breach of its terms by employees, contractors or agents, as if the breach were committed by the Approval Holder.
WA26	Where obligations bind more than one person, those obligations bind those persons jointly and separately.