



Tahimana subdivision, Tasman

Fast Track Substantive Application

Draft Ecological Planting Plan

Report prepared for

Tahimana Limited

Prepared by

RMA Ecology Ltd

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BETTER ECOLOGICAL OUTCOMES

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1.0 Introduction

Tahimana Ltd has been granted Fast Track Consent (**consent number xxx**) to undertake the subdivision and development of approximately 70 hectares of land on Stagecoach Road, Tasman to establish residential and rural lifestyle lots. The project will include works within Stagecoach Road, Dicker Road and Williams Road reserves, hereafter referred to as 'the site' (**Figure 1**).

The project will include:

- (a) Subdivision to create approximately 145 allotments, including 4 allotments for reserve, roading and services, and enable construction of approximately 141 residential units across a range of densities;
- (b) Development of an open space network including a public reserve and walkways, and upgrades to shared pathways;
- (c) Landscape planting and restoration and enhancement of waterways and wetlands; and
- (d) Associated infrastructure including three waters services and transport (including external road upgrade works).

The Concept Plan is illustrated in **Figure 2**.

1.1 Purpose and scope

The purpose of this Ecological Planting Plan (EPP) is to describe the methods proposed for ecological planting, environmental weed control, pest animal control, and associated monitoring and reporting for the areas offered by the consent holder for ecological planting in and around all streams and wetlands across the site. Planting will take place along streams to a width of 10 m, within wetlands and to a width of 10 m around wetlands.

Other planting proposed across the site, including within stormwater detention basins, on stormwater detention bunds, along boundaries of the wastewater treatment area, the grassed wastewater disposal area, and other landscape mitigation planting, is not covered by this EPP. Further details regarding these planting areas are provided in the project's Landscape Plan¹.

The EPP contains the following:

1. Plans identifying **wetland**, **wetland edge** and **streamside**, and **riparian buffer** planting zones (from the application Landscape Plan);
2. Plant species schedules per planting zone, based on the Tasman District Council 'Moutere Downlands-Hill Country Ecosystem'² planting list;
3. Proposed staging of planting areas, to ensure compatibility with the proposed staging of earthworks (as per the application Plan Set³);

¹ Rough Milne Landscape Architects. July 2026

² Tasman District Council, prepared by Shannel Courtney. August 2003, updated July 2008.

³ Staig & Smith. *Landscape and Revegetation Mitigation Phasing*. Plan prepared for Tahimana Ltd dated 4 August 2025.

4. Recommendations for weed and animal pest control management to ensure that the planting areas remain weed- and pest-free for the length of the monitoring and maintenance period of 5 years;
5. A monitoring and maintenance plan for a period of no less than 5 years for each planting stage to ensure that plant densities and survival are maintained and an average of at least 80 % canopy closure is achieved across the planted areas;
6. A programme of reporting the results of monitoring; and
7. A timeline to detail the actions required by season over the duration of the planting, maintenance and monitoring programmes.



Figure 1: Location of the site (turquoise boundary lines). The site comprises two lots, legal descriptions Lot 1 DP 450728 (western lot) and Lot 3 DP 450728 (eastern lot).

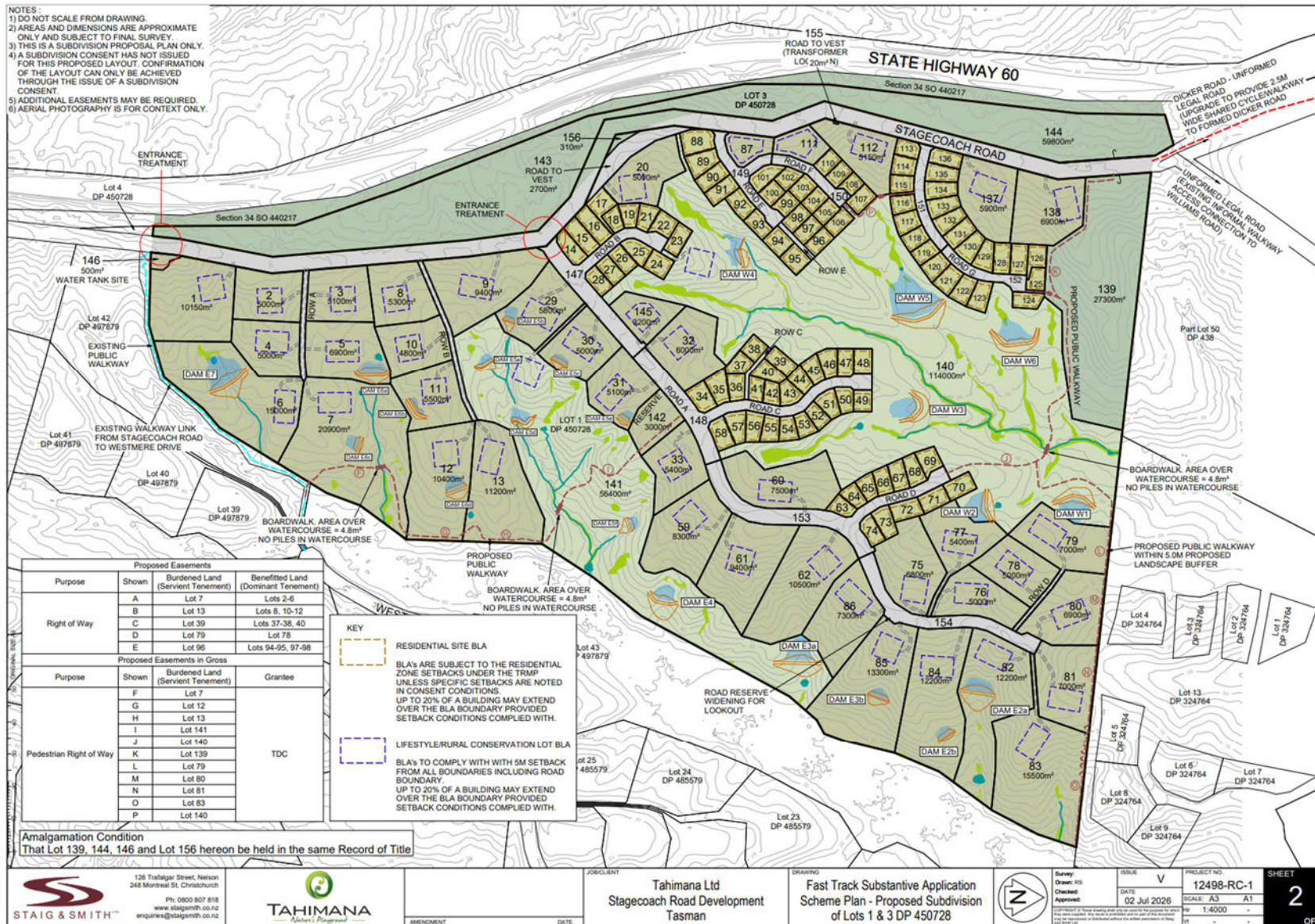


Figure 2: Scheme Plan for the proposed subdivision showing the larger lifestyle lots and smaller residential lots. The proposed walkways are illustrated with a red dashed line. Wetlands are shown in green, and streams and farm ponds are marked in blue.

2.0 Site preparation

2.1 Removal of stock

Stock will be removed from the site prior to any works commencing within each stage of development, including planting, and the areas identified for planting will remain stock-free.

2.2 Fencing

The consent holder does not propose that any part of the site will be used for grazing on completion of the development, so fencing of the planted areas to prevent stock access is not required.

Should future owners/ managers of lots supporting wetland and/ or stream planting wish to use their property for stock grazing (including pets such as goats or alpacas), the planted areas must be adequately fenced to protect the plants from grazing damage.

2.3 Weed control

Once stock have been removed, grasses and other herbaceous plants will grow unchecked, and weed control will be required prior to planting. Where herbicide is applied, the following guidelines should be followed:

- Weed control should be undertaken by an appropriately qualified weed control contractor.
- Application of herbicide using a blanket coverage approach rather than spot-spraying, due to the density of planting proposed.
- Herbicide should be applied between two and four weeks prior to planting.
- Weather conditions should be dry (and forecast to be dry for at least 12 hours to ensure adequate herbicide efficacy) and not windy (to avoid spray-drift over non-target species or into streams and wetlands).
- Use of spray-drift guards near streams and wetlands to prevent accidental spray of any existing native wetland or riparian vegetation, and to prevent herbicide entering a stream or wetland directly.

3.0 Planting

The planting schedule, detailing the species, planting density, and grade per planting zone, is provided in

Table 1. Note that the number of plants required will be confirmed prior to each planting phase, to take into any minor adjustments to planting phases following completion of the detailed engineering and construction drawings.

Planting will be undertaken according to the Landscape Master Plan, reproduced in **Figure 3.**

Specifically, the following areas will be planted:

- All streams to a width of 10 m total on both banks, to include:
 - Streamside planting to a width of ca. 3 m; and
 - Riparian buffer planting to a width of ca. 7 m.
- All wetlands to be planted where appropriate i.e., wetlands, or areas of wetlands, supporting predominantly exotic species will be planted, whereas those areas already supporting predominantly native wetland species will not require planting.
- All wetlands to be planted with a buffer of ca. 10 m, to include:
 - Wetland edge planting to a width of ca. 3 m; and
 - Riparian buffer planting to a width of ca. 7 m.
- Stormwater detention basins

Where wetlands exist alongside streams, the outer edge of the wetland will be used to determine the width of the overall riparian buffer.

The following guidelines should be followed with respect to planting:

- Planting should be undertaken during the planting season (between April and September).
- Plants should be ordered promptly to ensure that the correct species in the correct grade are available (
- **Table 1).**
- Plants should be eco-sourced, where possible, in order to select strains that are best suited to local environmental conditions and to maintain the integrity of local genetic stocks.
- All plants should be hardened off to cope with the climatic conditions of the site.
- Prior to planting all plant root-balls should be thoroughly soaked in water. Root-bound plants should be discarded and replaced.

3.1 Plant layout

Different plant schedules will apply to the different vegetation communities – **wetland**, **wetland edge** and **streamside**, and **riparian buffer** zones.

Plants should be spaced according to the specifications in

Table 1. Generally, no more than three plant specimens of the same species should be located together in a single cluster. Trees within these mixes shall be distributed randomly and in small clusters, as they would occur naturally. Tall canopy tree species should be planted in later planting rounds, two to three years following initial planting, once the pioneer species have developed sufficiently to provide some shelter.

3.2 Planting technique

The planting holes for individual plants shall be large enough to contain the plant roots without distortion. Planting holes shall be at least twice the diameter of the plant root-ball and 1.5 times the depth of the root-ball. All holes for plants shall be hand dug with the sides and the bottom of the hole well loosened to remove glazing and to allow root penetration. All care will be taken to keep the root-ball of the plant intact during placement. If roots are formed in a tight mass, they will be gently freed prior to planting.

The plant should be placed to a depth where the soil level of the plant is approximately at the surrounding ground level (on sloping sites this level will relate to the bottom edge of the hole). Backfill material will consist of the material from the planting hole – the material should be well-cultivated prior to backfilling. When the backfilling is complete the plant will be gently firmed in.

Plant guards and bamboo stakes will be used for each plant, as protection against grazing by rabbit, hares or pukeko, and to create a microclimate suitable for young plant growth (protection from wind and storm damage). To ensure protection against grazing from hares, plants guards of 450 mm in height should be used.

3.3 Staging of planting

Earthworks on the site will be staged, as detailed in the application Plan Set, and landscape and ecological planting will be similarly staged. A copy of the proposed landscape and revegetation phasing is provided in **Appendix A**.

All stages of planting should follow the processes and procedures outlined above in **Sections 2.0 and 3.0**.

VEGETATION STRATEGY



Figure 3: Landscape Master Plan – planting zones within and around wetlands and streams.

Table 1: Plant schedule for all planting zones across the site – note that the final numbers of plants required will be determined once planting phases are confirmed at the detailed design stage.

Species	Common name	Minimum grade	Spacing (m)	Wetland <i>area per stage to be confirmed</i>		Wetland edge and streamside <i>area per stage to be confirmed</i>		Riparian buffer <i>area per stage to be confirmed</i>		Total required
				%	Number	%	Number	%	Number	
<i>Austroderia richardii</i>	South Island toetoe	0.5 L	1	10	<i>tbc</i>	25	<i>tbc</i>	10	<i>tbc</i>	<i>tbc</i>
<i>Carex geminata</i>	rautahi	0.5 L	1	10	<i>tbc</i>	10	<i>tbc</i>	-	-	<i>tbc</i>
<i>Carex maorica</i>	Māori sedge	0.5 L	1	10	<i>tbc</i>	10	<i>tbc</i>	-	-	<i>tbc</i>
<i>Carex secta</i>	purei	0.5 L	1	10	<i>tbc</i>	-	-	-	-	<i>tbc</i>
<i>Carex virgata</i>	pukio	0.5 L	1	10	<i>tbc</i>	10	<i>tbc</i>	-	-	<i>tbc</i>
<i>Carex uncinata</i>	hookgrass	0.5 L	1	-	-	10	<i>tbc</i>	-	-	<i>tbc</i>
<i>Carpodetus serratus</i>	putputāwētā	0.5 L	1	-	-	-	-	5	<i>tbc</i>	<i>tbc</i>
<i>Coprosma propinqua</i>	mingimingi	0.5 L	1	5	<i>tbc</i>	-	-	5	<i>tbc</i>	<i>tbc</i>
<i>Coprosma robusta</i>	karamū	0.5 L	1	-	-	-	-	10	<i>tbc</i>	<i>tbc</i>
<i>Coprosma tenuicaulis</i>	hukihuki	0.5 L	1	5	<i>tbc</i>	-	-	-	-	<i>tbc</i>
<i>Cordyline australis</i>	tī kouka	0.5 L	1	5	<i>tbc</i>	-	-	10	<i>tbc</i>	<i>tbc</i>
<i>Dacrycarpus dacrydioides</i>	kahikatea	1.0 L	1.5	2	<i>tbc</i>	-	-	2	<i>tbc</i>	<i>tbc</i>
<i>Elaeocarpus hookerianus</i>	pōkākā	0.5 L	1	-	-	-	-	5	<i>tbc</i>	<i>tbc</i>
<i>Juncus australis</i>	wiwi	0.5 L	1	-	-	10	<i>tbc</i>	-	-	<i>tbc</i>
<i>Juncus edgariae</i>	wiwi	0.5 L	1	-	-	10	<i>tbc</i>	-	-	<i>tbc</i>

Species	Common name	Minimum grade	Spacing (m)	Wetland area per stage to be confirmed		Wetland edge and streamside area per stage to be confirmed		Riparian buffer area per stage to be confirmed		
				%	Number	%	Number	%	Number	Total required
<i>Juncus pallidus</i>	tall swamp rush	0.5 L	1	-	-	10	tbc	-	-	tbc
<i>Laurelia novae-zealandiae</i>	pukatea	1.0 L	1.5	2	tbc	-	-	-	-	tbc
<i>Leptospermum scoparium</i>	mānuka	0.5 L	1	10	tbc	-	-	10	tbc	tbc
<i>Machaerina rubiginosa</i>	baumea	0.5 L	1	5	tbc	-	-	-	-	tbc
<i>Melicytus ramiflorus</i>	māhoe	0.5 L	1	-	-	-	-	5	tbc	tbc
<i>Parablechnum minus</i>	swamp kiokio	0.5 L	1	5	tbc	-	-	-	-	tbc
<i>Parablechnum novae-zealandiae</i>	kiokio	0.5 L	1	-	-	5	tbc	-	-	tbc
<i>Pennantia corymbosa</i>	kaikōmako	0.5 L	1	-	-	-	-	5	tbc	tbc
<i>Phormium tenax</i>	harakeke	0.5 L	1	10	tbc	-	-	10	tbc	tbc
<i>Pseudowintera colorata</i>	horopito	0.5 L	1	-	-	-	-	3	tbc	tbc
<i>Veronica stricta</i> var <i>stricta</i>	koromiko	0.5 L	1	-	-	-	-	10	tbc	tbc
Totals					tbc		tbc		tbc	tbc

4.0 Maintenance

A programme of regular maintenance is required for each stage of planting to ensure that the native plants are able to thrive and grow to meet the target of 80 % canopy cover by five years following completion of planting (within each stage).

4.1 Weed control

Whilst there are few environmental weeds present on the site, due, at least in part, to the current grazing regime and regular pasture-renewal processes, once stock is removed from the site, pasture species will grow unchecked. Pasture species, in particular grasses, can grow vigorously, and unchecked, will ultimately swamp and kill young native plants.

Weed control will be undertaken three times per year (spring, summer, autumn) in the first two years following completion of planting in each stage, and twice per year (spring and summer) for the remaining three years of the five-year maintenance programme.

Spot-spraying of grasses and other weeds should be undertaken, and a spray-guard used to prevent spray-drift onto nearby native plants. No herbicide should be applied directly to any of the planted natives.

Manual removal of weeds e.g., long grasses, climbers, may be required if these weeds are growing over or through the planted natives.

4.2 Pest animal control

The use of 450 mm plants guards around all planted natives will provide protection against harsh environmental conditions and help prevent damage by grazing by rabbits, hares, and pukeko. If monitoring demonstrates that plants are being grazed despite the plant guards, a programme of pest control will be required. Advice should be sought from a qualified pest animal control contractor regarding an appropriate control programme.

Once plants have established (usually three to five years following planting), they are resilient enough to withstand pest animal grazing, and control activities can cease.

4.3 Infill planting

Where considerable gaps are identified within planting areas, caused by plant failure as a result of pest or environmental damage, or dominance by weeds, infill planting will be required in order to maintain progression towards the target of at least 80 % canopy cover.

Infill planting will be undertaken between one year and three years following the initial planting in each stage, if required. The composition of infill planting does not need to be the same as the initial planting; instead, the plants growing best should be ordered and planted. If appropriate to the planting zone, gaps can also be filled with enrichment species i.e., the larger tree species that will ultimately form the canopy of the regenerating ecosystem.

5.0 Monitoring

Monitoring will be undertaken to track progress towards meeting the target of the native planting programme, and to enable the identification of management issues so that corrective actions can be taken.

The target of the planting programme is to reach a minimum of 80 % canopy cover by five years following initial planting within each stage, or for the planting to be on a trajectory to reach 80 % canopy cover without the need for ongoing maintenance beyond the five-year programme.

Monitoring of the native planting areas will be undertaken at the following times:

- Within 30 days of completion of initial planting in each stage, to confirm:
 - The planted area(s) correspond with the plan in the Landscape Plan;
 - The species planted correspond to the schedule in
 - **Table 1;**
 - Planting has been undertaken to an appropriate standard (planting hole large enough, root-balls not compacted, plants upright);
 - Plant guards and stakes have been used;
 - Percentage of survival of plants, assessed by:
 - Following a transect 10 m long and 2 m wide, randomly pre-selected prior to the monitoring visit; or
 - A census of the entire planting area, whichever is most easily facilitated.
- One-, three-, and five-years after planting, when the following data will be recorded:
 - The condition of native plantings, including:
 - Their coverage in respect to gaps;
 - General health; and
 - Any damage to native plants (whether caused by people, pest animals or natural events) that may increase the susceptibility of the planted areas to weed invasion.
 - Year one only – percentage of survival of plants, assessed by:
 - Following a transect 10 m long and 2 m wide, randomly pre-selected prior to the monitoring visit; or
 - A census of the entire planting area, whichever is most easily facilitated.
 - The percentage canopy cover of each planting area, estimated by assessing canopy cover over 2 m radius circles at points across the planting areas that are randomly selected prior to the monitoring visit.
 - Presence and location of weed plants and evidence of weed control.
 - Evidence of pest animal presence, and evidence of pest animal control (if any).

6.0 Reporting

A report will be provided to Council within two months of each monitoring visit and detail the following:

- The date of the inspection;
- The person carrying out the inspection and their qualifications;
- The results of the monitoring described above; and
- Recommendations for the following 12 months of management, including any remedial work that may be required.

7.0 Timing of tasks

Monitoring tasks and timeframes are detailed in **Table 2** below.

Table 2: Summary of monitoring tasks and timeframes.

Task	Timing	Duration
Confirm planting stage and area of wetland to be planted	Once consent is granted/ at final design stage.	As required for each stage of planting.
Order plants	At least one year before initial planting to ensure supply.	As required for each stage of planting, including infill/ enrichment planting phases.
Site preparation – weed control	Between two and four weeks prior to planting.	As required, to prepare the site for planting.
Planting	As soon as practicable within the planting season (between April and September).	Ongoing until all planting stages are complete and the canopy cover target has been reached across all stages and planting zones.
Maintenance: weed control	Three times per year (spring, summer, autumn) for two years following initial planting in each stage, and two times per year (spring and summer) for the remaining three years of the maintenance schedule.	Five years for each planting stage, following initial planting.
Maintenance: pest animal control	As required according to a pest animal control contractor.	As required.
Maintenance: infill planting	As soon as practicable within the planting season (between April and September)	As required, between one- to three-years following initial planting in each stage.
Maintenance: extreme weather events	As soon as practicable following extreme weather events.	As required.
Monitoring	Within 30 days of completion of initial planting, and then one, three, and five years after the initial planting.	Five years, for each planting stage.
Reporting	Within 30 days of the initial planting being completed; and within two months of each subsequent monitoring visit.	Five years, for each planting stage.

8.0 Protection in perpetuity

All the planted areas covered by this EPP will be protected in perpetuity under covenant that will be stated on the new titles for each lot supporting planted areas. Lot owners will be responsible for the ongoing maintenance of the plants, ensuring that living plants are not removed, and that dead or damaged plants are replaced.

Appendix A: Phases of planting across the site.

