Beachlands South Fast-track

Auckland Council Specialist Memo

Annexure U:

Terrestrial Ecology

Luke Stanley

09 October 2026

1.0 APPLICATION DESCRIPTION

Application and property details

Fast-Track project name:	Beachlands South
Fast-Track application number:	EPA reference: FTAA-2606-1256 Council reference: BUN60467962

2.0 Technical Specialist Memo – Terrestrial Ecology

To:	Brooke Dales – Lead Planner Adonica Giborees – Principal Project Lead
From:	C. Luke Stanley, Ecologist, Ecological Advice
Qualifications & Relevant Experience:	I hold the qualification(s) of: Master of Science (First Class Honours), and have two and a half years of experience in ecological assessment, with a previous five years involved in environmental and ecological monitoring. I am a full member of the Environment Institute of Australia and New Zealand. I have prepared expert evidence and technical assessments for resource consent applications, notices of requirement for designation and fast-track applications.
Preparation in Accordance with the Code of Conduct:	I confirm that I have read the Environment Court Practice Note 2023 – Code of Conduct for Expert Witnesses (Code), and have complied with it in the preparation of this memorandum. I also agree to follow the Code when participating in any subsequent processes, such as expert conferencing, directed by the Panel. I confirm that the opinions I have expressed are within my area of expertise and are my own, except where I have stated that I am relying on the work or evidence of others, which I have specified.
Signature:	
Date:	09/10/2026

3.0 Documents Reviewed

The following documents have been reviewed in preparing this memorandum:

- *Beachlands South Fast-track Approval Substantive Application - Assessment of Environmental Effects and Statutory Analysis.* Prepared for Beachlands South Limited Partnership. 26 June 2026. Prepared by Unio Environmental Limited (AEE).
- *Beachlands South Fast Track - Ecological Impact Assessment.* Prepared for Beachlands South Limited Partnership. Prepared by Viridis Limited. September 2026. {EcIA}.
- *Beachlands South Fast Track - Biodiversity Management Plan.* Prepared by Viridis Limited. 23 June 2026. [BMP]
- *Beachlands South – Rules Assessment.* Prepared by Unio Environmental Limited, dated 26 June 2026.
- *Beachlands South Fast Track - Fauna Management Plan.* Prepared by Viridis Limited. 12 August 2026. [FMP]

4.0 Additional Reasons for Consent Not included in AEE / Incorrect Reasons for Consent

My assessment does not identify additional reasons for consent not included in the AEE.

5.0 Specialist Assessment

5.1. Site description, Existing Environment and Proposal Description

The site, existing environment and proposal are adequately described in the EcIA. I undertook a site visit with Auckland Council staff and applicant specialists including the applicant ecologist on 30/07/2026 to assess the terrestrial ecological effects. A follow up meetings was undertaken to address any areas of concern.

5.2. Vegetation Removal and Management

Vegetation proposed for removal includes 1.23 ha of permanent vegetation removal and 0.76 ha of temporary vegetation removal in the Ecological Protected Area Network (EPAN). The 0.76 ha will be replanted, along with an additional 2.60 ha of additional restoration planting adjoining the existing EPAN network. The proposed remediation and mitigation planting will result in an increased total area of vegetation within the EPAN network while allowing emplacement of stormwater ponds as required for the project, and is considered appropriate management.

A slip has occurred in the EPAN, and is proposed to be remediated with reinstatement planting in line with the BMP and is considered appropriate management, resulting in revegetation that area of the site.

Stream and wetland reclamation is proposed, affecting vegetation within the stream margin and wetland buffer areas. I understand this to be addressed through compensation by restoring a wetland habitat onsite and within the wider Waikōpua Creek catchment. I defer to the Freshwater Specialist, Antoinette Bootsma to assess the appropriateness of the compensation package, but provide commentary below regarding fauna management for the vegetation removal, and appropriateness of the proposed planting and management of the wetland

5.3. Fauna Management

Fauna management is discussed in the EcIA (section 7) including potential effects on birds, lizards and bats. A Fauna Management Plan (FMP) has been provided (Appendix K of the EcIA). I consider the FMP to provide standard and appropriate management of potential fauna effects resulting from vegetation removal in keeping with similar vegetation removal activities in Auckland and recommend it be followed.

5.4. Biodiversity Management

The BMP provides for biodiversity restoration, enhancement, maintenance and monitoring within the EPAN and other ecological management areas, including restoration, weed control, planting, maintenance, monitoring and adaptive management for the wetland restoration work. The BMP provides detailed methodology and I consider it to be appropriate, providing sufficient information including plant species, spacings, area, pest control, protection, monitoring and reporting requirements. I recommend it be followed.

5.5. Precinct Plan Requirements

The application considers the requirements of Precinct Plan I458 Beachlands South. The plans provided in the application did not show in sufficient detail the location of walkways and cycleways within the riparian margin. These may not have been planned in detail yet. I458.6.5 requires a minimum 10m width of planting either side of streams, and that walkways and cycleways must not be located within the riparian planting. I recommend that proposed conditions (condition 78) permitting vegetation removal within the EPAN be amended to exclude any planted vegetation within 10m of a stream

I support the application overall, with a minor recommendation for correction to one condition.

6.0 Section 67 Information Gap

I have identified that there are no section 67 information gaps.

7.0 Recommendation

My assessment of terrestrial ecological matters concludes that the permanent vegetation removal of 1.23 ha and temporary loss 0.76 ha within the EPAN is adequately addressed through remediation and mitigation of the 0.76 ha and an additional 2.6 ha of adjacent planting. Fauna management for vegetation removal in this and other sensitive areas is appropriately covered under the FMP. The BMP sets out the proposed planting species, planting densities, planting zones, site preparation requirements, weed and pest management measures, protection and a five-year monitoring programme for the EPAN, riparian margins wetlands.

Based on the information available, I support the application.

8.0 Proposed Conditions

Table 1 below contains the Ecology Condition 78 proposed by the applicant that I consider should be amended. I have indicated proposed changes and have followed the numbering of Draft Conditions as presented in *Beachlands South Fast Track Application - Draft Resource Consent Conditions,* dated 26 June, 2026.

Condition	Proposed Conditions	Comment or suggestion
78	**Vegetation alteration or removal within the Ecological Protected Area Network (excluding high value terrestrial and wetland vegetation) to form pedestrian and cycle paths shall be permitted. Except within 10m of any stream.**	I recommend the inclusion of proposed wording so that it is in keeping with Precinct Plan rule I458.6.5(2) and (3) below: (2) The riparian yard setback required in Standard I458.6.5(1) above must be planted either side to a minimum width of 10m. This riparian planting must be native species and protected and maintained in perpetuity by an appropriate legal mechanism or vested in Council. (3) Walkways and cycleways must not be located within the riparian planting area required in standard I458.6.5(1) above.