

October 2026

Fast-track Approvals Act wildlife approval report

Section 51(2)(c) wildlife approval report for –
FTAA-2606-1256 Beachlands South



Department of
Conservation
Te Papa Atawhai

**Te Kāwanatanga
o Aotearoa**
New Zealand Government

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1.0 Introduction

- 1.1 On 26 June 2026, Beachlands South Limited Partnership lodged a substantive application with the Environmental Protection Authority (EPA) for Beachlands South (the Project). On 21 July 2026, the EPA determined that the application was complete and complied with section 46(2) of the Fast-track Approvals Act 2024 (FTAA/the Act).
- 1.2 The Project is for a residential development and associated community, commercial, educational offices and ecological restoration areas, as well as all associated earthworks and infrastructure. The subject site comprises 110 Jack Lachlan Drive and 620, 712, 758, and 770 Whitford-Maraetai Road, Beachlands, Auckland, including the coastal marine area adjacent to those properties.
- 1.3 Beachlands South Limited Partnership has applied for a Wildlife approval for the capture, handling, temporary holding and relocation of indigenous lizards.
- 1.4 On 27 September 2026, in accordance with section 51(2)(c) of the Act, the Panel Convener directed the EPA to obtain a report prepared by the Director-General of Conservation in accordance with clause 3 of Schedule 7. This report is due on 12 October 2026. This report has been prepared by the Department of Conservation (DOC) on behalf of the Director-General of Conservation (D-G).

2.0 Purpose of the report

- 2.1 This report provides commentary on information provided by the applicant to support the Panel's assessment of the application for a wildlife approval. The content of this report has been informed by information from our Treaty partners, where available.
- 2.2 In accordance with clause 3 of Schedule 7, this report must address the following matters:
 - *The purpose of the Wildlife Act 1953 and the effects of the Project on the protected wildlife that is to be covered by the approval.*
 - *Information and requirements relating to the protected wildlife that is to be covered by the approval (including, as the case may be, in the New Zealand Threat Classification System or any relevant international conservation agreement).*
 - *Any conditions that should be imposed to manage the effects of the activity on protected wildlife.*
 - *Any conditions that should be imposed to recognise or protect a relevant Treaty settlement and any obligations arising under the Marine and Coastal Area (Takutai Moana) Act 2011 or the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019.*

3.0 Overview of DOC's report

- 3.1 DOC assessed the information provided in the Fauna Management Plan (FMP) and Ecological Impact Assessment (EIA) submitted by the applicant. It is noted that surveys did not find any lizards on the subject site. Notwithstanding this, the application acknowledges that the site

provides habitat potentially suitable for indigenous skinks. On this basis, the applicant has applied for a Wildlife approval for the capture, handling, temporary holding and relocation of indigenous lizards on a precautionary basis.

- 3.2 DOC sought further information and/or clarification from the applicant on matters contained in the FMP, and the applicant provided a response via email.
- 3.3 DOC has also noted that there are some inconsistencies in the information provided by the applicant with regards to lizard species within the vicinity of the subject site (refer paragraphs 5.3.8 to 5.3.12). At the time of writing this report, DOC is liaising with the applicant to update this information. This information will determine the species to be included in the Wildlife approval.
- 3.4 Overall, DOC's assessment concludes that the proposed activities are broadly consistent with the purpose of the Wildlife Act 1953. Notwithstanding this, DOC recommends some additions and changes to wording in the draft Wildlife approval conditions (attached as **Appendix B** to this report). These changes are for the purposes of consistency with other similar Wildlife approvals and to ensure potential effects on lizards are adequately addressed.
- 3.5 Finally, DOC will confirm the list of species to be included in the Wildlife approval as part of its s.53 comments on the application. As such, further changes to the conditions may be proposed as part of these comments.

4.0 Sources

- 4.1 At the Panel Convener conference on this application, the applicant advised that revised documentation would be provided prior to panel commencement. DOC received access to the revised documentation on 14 September 2026. This report draws specifically upon the following reports:
 - Assessment of Environmental Effects and Statutory Analysis, prepared by UNIO Environmental, dated 26 June 2026
 - Draft proposed conditions, dated 26 June 2026
 - Ecological Impact Assessment prepared by Viridis, dated September 2026, including appendices:
 - Appendix B Lizard and Bat Survey Memorandum,
 - Appendix K Fauna Management Plan
 - Appendix L Wildlife Approval Checklist and Information requirements
- 4.2 DOC requested further information and clarification on the Fauna Management Plan on 5 October 2026. The applicant provided a response via email on 8 October 2026.
- 4.3 This report is informed by expert advice from Nicholas Harker in relation to lizard management. Mr Harker's credentials and relevant experience is provided in **Appendix A** to this report.

5.0 Context and background

5.1 Project overview

- 5.1.1 The wildlife approval sought relates to an urban subdivision at 110 Jack Lachlan Drive and 620, 712, 758, and 770 Whitford-Maraetai Road, Beachlands, Auckland.
- 5.1.2 The proposal includes the construction of approximately 2000 residential dwellings, as well as a hotel and conference venue, community and commercial activities, walking and cycling networks, and community facilities. The proposal will also include an Ecological Protection Area Network (EPAN) comprising 75 ha of land being replanted, restored, maintained and enhanced.

5.2 Summary of wildlife approval sought

Activity

- 5.2.1 The applicant sets out that the wildlife approval application is for *“the capture, handling, temporary holding and relocation of indigenous lizards that may be present within suitable habitat affected by the proposed works. It also seeks approval for any incidental injury or mortality of indigenous lizards that may occur despite implementation of authorised lizard salvage, destructive searches, vegetation clearance controls and associated habitat removal procedures undertaken in accordance with the Fauna Management Plan (FMP)”*¹.
- 5.2.2 No other species are being applied for as part of this Wildlife approval.

5.3 Applicant Assessment

Lizard Presence

- 5.3.1 The Ecological Impact Assessment (EIA) notes that targeted lizard surveys undertaken by Bioresarches during March-April 2026, together with search and salvage works undertaken within the adjacent Stage 1 earthworks area, did not detect indigenous lizards within the subject site.
- 5.3.2 Notwithstanding this, the EIA notes that localised habitat potentially suitable for indigenous skinks is present within areas of unmanaged vegetation margins containing rank grassland and exotic scrub vegetation and any areas of dense leaf litter. The EIA sets out that the closest known indigenous lizard record is a forest gecko observation located approximately 2.5 km north-east of the subject site². The lizard species included in the application is discussed in the section below.
- 5.3.3 It is further noted that the EIA states that, while the project area includes land at 620 Whitford-Maraetai Road, ecological field investigations undertaken for the assessment were focused on the primary development areas subject to proposed works. In addition, following completion of the

¹ Assessment of Environmental Effects and Statutory Analysis, p. 183

² EIA, p. 30

ecological field investigations, the project area was expanded to include two adjoining land parcels (758 and 770 Whitford-Maraetai Road). These areas were not subject to ecological field verification as part of the investigations undertaken for the EIA.

5.3.4 Given the above, the application indicates that this approval is being applied for on a precautionary basis.

Potential Effects

5.3.5 The EIA sets out that vegetation removal, earthworks and construction have the potential to affect lizard populations and result in direct mortality and/or injury to indigenous lizards. Given the survey results, the EIA concludes that the magnitude of effects on indigenous lizards is considered to be low. With the implementation of lizard management measures, the effects are reduced to very low.

Fauna Management Plan

5.3.6 The applicant provided a Fauna Management Plan as part of the approvals sought under the FTAA to address the potential effects on lizards as a result of the proposal. The FMP also includes information on the management of bats and avifauna, however, it is noted that the Wildlife approval applied for under the FTAA application does not include bats or avifauna. DOC will provide further comment on bats and avifauna as part of its s53 comments.

5.3.7 The purpose of The FMP sets out the following objectives for the management of lizards:

- a. Minimise adverse effects on lizards associated with vegetation clearance or earthworks activities;
- b. Use current best practice methodologies to capture indigenous lizards from vegetation in the project footprint immediately prior to and during vegetation clearance and earthworks; and
- c. Relocate captured individuals to suitable habitats (avoid and minimise mortality of wildlife protected by the Wildlife Act).

5.3.8 The FMP provides the following table that identifies terrestrial herpetofauna species recorded within 15km of the subject site (excluding offshore islands):

Common name	Species name	Conservation status	Suitable habitat present within project footprint?
Copper skink ¹	<i>Oligosoma aeneum</i>	At Risk - Declining	✓
Ornate skink ²	<i>Oligosoma ornatum</i>	At Risk - Declining	✓
Plague skink	<i>Lampropholis delicata</i>	Introduced and Naturalised	✓
Forest gecko ³	<i>Mokopirirakau granulatus</i>	At Risk - Declining	
Pacific gecko ⁴	<i>Dactylocnemis pacificus</i>	Not threatened	
Moko skink ⁵	<i>Oligosoma moco</i>	At Risk - Uncommon	
Shore skink ⁶	<i>Oligosoma smithi</i>	At Risk - Declining	
Notes: 1. Nearest records 6 - 7 km east and west of the Site 2. Single record 14 km west of the Site 3. Nearest records 3.3 km north-east of the Site 4. Single record 9 km to the south of the Site 5. Single record 14 km west of the Site 6. Closest record 6.6 km to the south-east of the Site			

5.3.9 It is noted that the above table is different from the list provided in the EIA, which identified species within 10km of the subject site³. This includes records of the Elegant gecko:

- a. Copper skink (*Oligosoma aeneum*, At Risk – Declining),
- b. Ornate skink (*Oligosoma ornatum*, At Risk – Declining),
- c. Elegant gecko (*Naultinus elegans*, At Risk – Declining),
- d. Forest gecko (*Mokopirirakau granulatus*, At Risk – Declining) and
- e. Pacific gecko (*Dactylocnemis pacificus*, Not Threatened).

5.3.10 DOC considers that the table in the FMP should be amended to accurately reflect the species within the vicinity of the subject site.

5.3.11 The draft Wildlife approval conditions provided by the applicant sets out that the approval is intended to cover the following species:

- Copper skink (*Oligosoma aeneum*),
- Ornate skink (*Oligosoma ornatum*) and
- Forest Gecko (*Mokopirirakau granulatus*)

5.3.12 At the time of writing this report, DOC is in correspondence with the applicant with regards to the species to be included in the Wildlife approval. DOC considers that it may be more appropriate to include all of the species listed in paragraph 5.3.9 above. The species to be included will be confirmed as part of DOC's s53 comments on the application.

³ EIA, p. 30

- 5.3.13 It is noted that the plague skink is an introduced species, and the FMP sets out that it was observed during site visits and is expected to be common on the subject site⁴.
- 5.3.14 The FMP states that if more than twenty native lizards are captured, DOC will be contacted as soon as practicable to discuss next steps. These may include continuation of the current salvage programme, additional habitat enhancement and/or protection, or the requirement for additional permits or approvals⁵.

Potential Release Sites

- 5.3.15 The FMP discusses proposed release sites in Section 3.4.1 and 3.4.2 of the report. It sets out that lizards are relocated within or adjacent to the project footprint as far as practicable, to maintain local biodiversity and reduce adverse effects.
- 5.3.16 The FMP does not specify a location, but notes that several areas in the proposed Ecological Protection Area Network (EPAN) contains a range of suitable release habitat for indigenous skinks, including areas of leaf litter, woody debris, and ground cover vegetation. The EPAN is proposed to be enhanced with planting of indigenous species and pest control will be undertaken in this network. In addition, the EPAN will be protected in perpetuity through legal mechanisms.
- 5.3.17 It sets out that the project herpetologist will confirm final release locations based on a range of factors, and this will be included in the completion report discussed below.

Post-release monitoring and completion reporting

- 5.3.18 The FMP sets out that low numbers of released lizards (i.e., < 15) are unlikely to provide adequate information to determine the success or failure of a relocation, or to determine lizard responses to pest control. If there are ≥15 At Risk lizards relocated, a post-release monitoring protocol will be prepared and submitted to DOC and Auckland Council. The protocol will specify the monitoring method, timing, frequency, duration, performance measures and reporting.
- 5.3.19 A completion report will be prepared by the project herpetologist and submitted to Auckland Council within one month of the completion of vegetation removal. This completion report should also be sent to DOC.
- 5.3.20 The report will detail the number of lizards captured, the locations they were captured from and the release site. The report will also detail whether any post-release monitoring (and timing) is recommended based on the number of lizards salvaged. An Amphibian/Reptile Distribution Scheme (ARDS) Card will be sent to Auckland Council and DOC.

⁴ Fauna Management Plan, p. 6

⁵ Fauna Management Plan, p. 12

5.4 DOC Assessment

Further Information Sought

5.4.1 DOC reviewed the EIA and FMP with respect to effects on lizards and proposed mitigation measures, and sought the following further information and/or wished to advise the applicant as follows via email on 5 October 2026:

- In its completeness response, DOC commented on 620 Whitford-Maraetai Road, 758 and 770 Whitford-Maraetai Road not having had field assessments, as outlined in the EIA. DOC requested that the applicant advise whether it is intended that this land be surveyed, and if so, when this is set to occur.
- Further information was sought on the strategy that will be put in place to prevent lizards from homing back into areas subject to habitat clearance (for example, a silt fence)
- DOC considers that supplementary refugia should be provided where any lizards are relocated.
- DOC noted that if lizards are found / relocated, ideally some control of mice would be included in the pest-control plan, as they may increase in number with removal of other predators

5.4.2 DOC also requested the names of the ecologists to be authorised on the Wildlife approval.

5.4.3 The applicant provided a response to these questions on 8 October 2026. With respect to surveying of additional sites, the applicant set out:

No further baseline lizard surveys are proposed for the application.

For 620 Whitford-Maraetai Road, no earthworks or vegetation clearance are proposed, with the works limited to laying of dripper lines. Accordingly, there is no proposed loss of potential lizard habitat. Nonetheless, the lizard survey effort extended into habitat associated with this area and no indigenous lizards were detected.

For 758 and 770 Whitford-Maraetai Road, the lizard survey included the contiguous area of bush extending from the main site into these properties. The area of potential habitat within 758/770 is relatively limited and forms part of the same broader habitat context. No indigenous lizards were detected during the targeted and relatively comprehensive surveys undertaken across the site, including 740 artificial retreat inspections, hand searches, nocturnal searches and separate trapping and machine-assisted searches undertaken within Stage 1.

Historical aerial photography also shows that 758/770 and much of the surrounding landscape had been entirely cleared by the 1950s, with no apparent connection to remnant habitat that would provide an obvious source population. On that basis, indigenous lizards are considered unlikely to occur within these properties.

Notwithstanding this, the FMP takes a precautionary approach. Any clearance of potential lizard habitat within 758/770 will be subject to the search, salvage and relocation procedures set out in the FMP. As set out in the conditions of consent, the FMP is required to be

prepared and submitted at least 15 working days prior to the planned commencement of any vegetation removal works on Site. Further baseline survey would therefore not alter the conclusions of the EclA or the proposed management response

5.4.4 With respect to the potential for homing back into cleared areas, the applicant stated:

The FMP already requires release sites to be located an appropriate distance from the project footprint to prevent lizards re-entering the works area, while remaining sufficiently close to retain similar habitat and environmental conditions. Final release locations are also to be confirmed by the project herpetologist having regard to, amongst other matters, their distance from active works.

It is also relevant that no indigenous lizards have been detected to date despite dedicated surveys of suitable habitat, so the likelihood of relocation being required is considered low, although it cannot be completely excluded.

Extensive silt fencing will also be installed as part of the erosion and sediment control measures associated with the earthworks. Where practicable, this fencing will be utilised to provide separation between active earthworks areas and lizard release habitat. Given the intensive nature of the proposed earthworks and the extent of open disturbed ground, it is also unlikely that relocated skinks would traverse substantial active earthworks areas to return to cleared habitat.

5.4.5 In relation to supplementary refugia, the applicant responded:

This is already provided for in Section 3.4.3 of the FMP.

No indigenous lizards have been detected during the surveys and salvage work undertaken to date, despite targeted searches within suitable habitat. Accordingly, if indigenous lizards are encountered during future works, they are expected to occur in low numbers.

The proposed release areas have also been included within the survey effort, with no indigenous lizards detected. These areas already contain extensive suitable refuge habitat, including leaf litter, woody debris, ground cover vegetation and scrub. On that basis, there is no evidence that the proposed release areas are approaching carrying capacity or that refuge availability is limiting, and we do not consider additional constructed refugia necessary for the relocation of very small numbers of animals, if any at all.

Nevertheless, the FMP already contains a precautionary trigger whereby, if ten or more indigenous lizards are captured for relocation, supplementary refuge structures are to be installed before release. These can include felled logs, branches, rock piles, natural debris and artificial cover objects. We consider this provides an appropriate response proportionate to the number of animals actually encountered.

5.4.6 Finally, in relation to mice, the applicant provided the following information:

This matter is also already addressed through the FMP and BMP.

The FMP specifies that pest mammal control will occur within the proposed release sites in perpetuity under the BMP. The BMP establishes an ongoing rodent-control programme within the EPAN, which contains the proposed lizard release areas.

The rodent baits specified in the BMP, including bromadiolone and diphacinone products, are effective against mice as well as rats. In addition, the BMP specifically provides for automatic traps such as the Goodnature A24 and AT220, both of which are capable of controlling mice as well as rats and other pest mammals.

Accordingly, mouse control is already available within the proposed pest-control framework.

- 5.4.7 The name of authorised ecologists for the Wildlife approval was also provided.
- 5.4.8 The technical assessment undertaken by DOC is informed by the response provided by the applicant. Any changes to draft Wildlife approval conditions as a result of this assessment are set out in **Appendix B** of this report. Any changes or comments in relation to other conditions will be addressed as part of DOC's s53 commentary that will be provided to the Panel in due course.

Technical Assessment

- 5.4.9 DOC has reviewed the assessment of effects on lizards and generally agrees with the effects identified.
- 5.4.10 DOC considers the methodology proposed in the LMP as generally appropriate for the nature and scale of the proposed activity. DOC agrees that, while no indigenous lizards were recorded as part of previous surveys, the subject site does provide potential habitat for the species identified by the applicant, being the Copper skink, Ornate skink and Forest gecko. It is therefore appropriate the FMP set out the methodology and procedures to be implemented in the event that lizards are discovered on-site.
- 5.4.11 DOC sought clarification on aspects of the proposal and field investigations, as outlined in Section 5.4.1 to 5.4.8 of this report. DOC has reviewed the response provided by the applicant and is satisfied that the FMP adequately addresses these matters for the purpose of a Wildlife approval. Further assessment and proposed changes to conditions (if any) will be addressed as part of DOC's s53 commentary, including the species to be included in the Wildlife approval as noted above.
- 5.4.12 It is noted that the FMP does not identify a specific part of the site for lizard relocation, but notes that several sites, particularly within the EPAN network, are likely to be appropriate.
- 5.4.13 In this instance, DOC considers it appropriate that a level of flexibility is retained so that any lizards found can be released into the closest suitable location within the EPAN. Notwithstanding this, it is DOC's view that habitat enhancement should be undertaken at the release site(s) prior to any release, and that pest control should be implemented prior to release.
- 5.4.14 The applicant has proposed a term of 10 years for the Wildlife approval. A term of 10 years is consistent with other Wildlife approvals and standard Wildlife Act Authorities. Re-assessment of

the activity in 10 years' time would allow for improvements in methodology to be incorporated into subsequent authorities.

6.0 Matters considered in relation to the criteria for a wildlife approval

6.1 Statutory context

- 6.1.1 Schedule 7 clause 1 defines "wildlife approval" as meaning a lawful authority for an act or omission that would otherwise be an offence under any sections 56(1), 58(1), 63(1), 63A, 64, 65(1)(f), 70G(1), 70P, 70T(2) of the Wildlife Act 1953]
- 6.1.2 Without a wildlife approval, the Project may otherwise give rise to an offence under 63(1)(a) the Wildlife Act 1953.
- 6.1.3 The activities proposed can be considered for wildlife approval under the FTAA. A wildlife approval granted under the Act is treated as if it were granted under the Wildlife Act (Schedule 7, clause 7(1)).

6.2 Purpose of the Wildlife Act

- 6.2.1 The relevant purpose of the Wildlife Act is to protect wildlife.
- 6.2.2 The Wildlife Act creates a tiered system, with different levels of protection required for different species. Most wildlife is absolutely protected – meaning that it cannot be lawfully hunted, killed, harassed or possessed without specific authorisation. The Wildlife Act also identifies wildlife that is not protected. It is noted that the plague skink (Rainbow skink (*Lampropholis delicata*) is not protected under the Wildlife Act 1953⁶.
- 6.2.3 The Applicant is seeking wildlife approval in relation to absolutely protected species. In this report, the application and the effects of the Project are considered against the purpose of the Wildlife Act.
- 6.2.4 Where removal of lizard habitat is undertaken, lizard salvage will protect, to some extent, lizards that would otherwise be harmed by works (e.g. vegetation clearance) associated with the Project. However, salvage comes with risks. Salvage only protects those animals that are captured. Despite best practice methods, it is unlikely all affected animals will be captured. For those that are captured, successful establishment and survival at the release site is also not guaranteed.
- 6.2.5 DOC has developed key principles for lizard salvage and transfer in New Zealand, which are relevant to consider when assessing whether a lizard salvage proposal will adequately protect lizards. The key principles, discussed in this report where applicable, include:

⁶ Schedule 5 of the Wildlife Act 1953

- Lizard species' values and site significance must be assessed at both the impact (development) and receiving sites. Actual and potential development-related effects and their significance must be assessed.
- Alternatives to moving lizards must be considered.
- Threatened lizard species require more careful consideration than less-threatened species.
- Lizard salvage, transfer and release must use the best available methodology.
- Receiving sites and their carrying capacities must be suitable in the long term.
- Monitoring is required to evaluate the success of the salvage operation.
- Reporting is required to communicate outcomes of salvage operations and facilitate process improvements.
- Contingency actions are required when lizard salvage and transfer activities fail.

6.2.6 The FMP sets out actions that are intended to protect lizard populations inhabiting the site via salvage and habitat enhancement. In assessing the application against the purpose of the Wildlife Act, it is relevant to consider protection at both the individual level (e.g. minimising impacts, safe capture and handling) and population level (e.g. taking into account benefits offered by habitat enhancement etc).

6.3 Information and requirements relating to protected wildlife

6.3.1 The New Zealand Threat Classification System (NZTCS) is a national system used to assess the conservation status of species found in New Zealand. NZTCS uses expert assessment and objective criteria, such as population size, trends and distribution, to place species into standard threat categories. The system is administered and used by DOC, along with other decision-makers, to prioritise conservation management and to identify species that may be at higher risk to adverse effects from activities or development.

6.3.2 As noted above, surveys undertaken did not detect indigenous lizards within the subject site. However, the following lizards have been recorded in 10km of the subject site (as noted in paragraph 5.3.9), and may be adversely impacted by the proposal:

- a. Copper skink (*Oligosoma aeneum*, At Risk – Declining),
- b. Ornate skink (*Oligosoma ornatum*, At Risk – Declining),
- c. Elegant gecko (*Naultinus elegans*, At Risk – Declining),
- d. Forest gecko (*Mokopirirakau granulatus*, At Risk – Declining) and
- e. Pacific gecko (*Dactylocnemis pacificus*, Not Threatened).

6.3.3 Habitat requirements at release sites will vary by species. In general, release sites should be protected from development, have predators controlled, and have adequate refugia and lizard-friendly habitat that is suitable for the affected species.

6.3.4 Indigenous lizards are considered taonga by some Māori. It is not uncommon for mana whenua to request to be involved in lizard-related work to ensure appropriate tikanga is followed.

6.4 The role of species management plans

- 6.4.1 Applications to catch, handle, liberate and incidentally kill wildlife are typically considered under Section 53 of the Wildlife Act. A species management plan enables DOC to assess how the proposed activities will avoid, remedy or mitigate effects on wildlife, and whether the application aligns with the overall purpose of the Wildlife Act.
- 6.4.2 A Wildlife Act authorisation granted under Section 53 often includes conditions which require the Authority Holder to comply with the species management plans provided with the application. When an Authority Holder wishes to amend or vary the species management plan, the Authority Holder must apply for a variation to their Authority. This allows DOC to check the proposed changes and ensure they do not reduce the level of protection for wildlife.

6.5 Conditions to manage effects on protected wildlife

- 6.5.1 The Panel can set conditions on a wildlife approval, under Schedule 7, clause 6 of the Act, and must:
- a. consider whether the condition would avoid, minimise, or remedy any impacts on protected wildlife that is to be covered by the approval; and*
 - b. where more than minor residual impacts on protected wildlife cannot be avoided, minimised, or remedied, ensure that they are offset or compensated for where possible and appropriate; and*
 - c. take into account, as the case may be, the New Zealand Threat Classification System or any relevant international conservation agreement that may apply in respect of the protected wildlife that is to be covered by the approval.*
- 6.5.2 The Applicant has provided a set of draft conditions for the Wildlife Approval. DOC has recommended changes aligned with its technical assessment, and best practice. Recommended conditions are attached in **Appendix B**. DOC considers that these changes are needed to ensure that residual effects on the protected lizards are no more than minor. As such, offsetting or compensation does not need to be provided.
- 6.5.3 This recommendation includes consideration of section 83 of the Act – DOC considers that each condition would not be more onerous than necessary to address the reason for which it is set.

7.0 Notification and Consultation

7.1 Pre-lodgement

- 7.1.1 On 22 May 2026, the applicant notified DOC of their intention to lodge the application in June 2026. The application was lodged 26 June 2026. As such, the 20 working days' notice requirement has been met by the applicant.
- 7.1.2 Notwithstanding this, it is noted that the applicant requested fulsome consultation with DOC as part of their notification. Limited information was supplied to DOC at the time of this request. DOC requested further information/clarification on 28 May, 4 June and 8 June, and briefly met with the

agent on 16 June. The information requested was provided to DOC. At this meeting, DOC noted the limited opportunity for input prior to lodgement. The agent acknowledged this and asked whether any high-level preliminary comments could be provided.

7.1.3 High level comments were provided on 24 June 2026.

7.1.4 It is considered that this process did not enable fulsome consultation prior to lodgement of the application, notwithstanding the applicant's request as above. DOC did not have the opportunity to complete a pre-lodgement consultation summary.

7.2 Post-lodgement

7.2.1 Since lodgement, DOC has been in correspondence with the applicant. On 19 August 2026, DOC sent an email to the applicant regarding further information identified in the s46 completeness report to be addressed through the substantive application. The applicant responded to this email on 21 August 2026.

7.2.2 DOC requested further information/clarification from the applicant via email on 5 October 2026. This request is referenced in this report where relevant. The applicant provided a response to this email on 8 October 2026.

7.2.3 A site visit was attended by select DOC staff on 6 October 2026.

7.2.4 DOC intends to continue to engage with the applicant to work through concerns and clarify matters as they arise.

8.0 Additional information

8.1 International Conservation Agreements (Schedule 7, clause 5(c))

8.1.1 The table below outlines the international agreements that are relevant to the approval being sought.

Table 1: International conservation agreements

Relevant Agreement	Signatory date
United Nations Convention on Biological Diversity	1992
International Union for Conservation of Nature (IUCN) – Membership and Contributions for Nature Platform	New Zealand became a member in 1948

The United National Convention on Biological Diversity (CBD)

8.1.2 The United Nations Convention on Biological Diversity (CBD) is an international agreement that promotes the development of global targets, national strategies and action plans by countries for the protection, restoration and sustainable use of biodiversity.

8.1.3 As a party to the CBD, New Zealand is required to have a national biodiversity strategy and action plan. Te Mana o te Taiao – Aotearoa New Zealand Biodiversity Strategy 2020 sets out New Zealand's contribution to reversing the loss of biodiversity worldwide.

8.1.4 Key objectives of the strategy that are relevant to this application include:

- *Biodiversity protection is at the heart of economic activity.*
- *Natural resources are managed sustainably.*
- *Management ensures that biological threats and pressures are reduced through management.*
- *Ecosystems and species are protected, restored, resilient, and connected from mountain tops to ocean depths.*

International Union for Conservation of Nature (IUCN)

8.1.5 The IUCN is a globally recognised conservation body and New Zealand's membership reflects its commitment to biodiversity and ecosystem protection. While the IUCN is not a treaty-level 11 agreement, New Zealand's contributions to the IUCN's Contributions for Nature platform and its alignment with global biodiversity targets (e.g. the Kunming-Montreal Global Biodiversity Framework) reflect a strong public commitment to species recovery and habitat protection.

8.1.6 The IUCN Red List status of species named in the application is provided in Table 3.

Table 3: IUCN Red List status of species named in application

Common Name	Scientific Name	IUCN Red List Status
Copper skink	<i>Oligosoma aeneum</i>	Least concern (stable)
Forest gecko	<i>Mokopirirakau granulatus</i>	Vulnerable (decreasing)
Pacific gecko	<i>Dactylocnemis pacificus</i>	Least concern (stable)

8.2 Consistency with statutory planning documents and policy

8.2.1 The following statutory planning documents and associated policies are relevant to the consideration of the wildlife approval sought for this Project.

Conservation General Policy 2005

8.2.2 The Conservation General Policy 2005 (CGP) provides guidance for the administration and management of lands and waters and natural and historic resources managed under conservation legislation including the Wildlife Act.

8.2.3 The CGP does not contain policies specific to the proposed wildlife activities, however, the following policies are relevant:

11.1(a) Any application for a concession or other authorisation will comply with, or be consistent with, the objectives of the relevant Act, the statutory purposes for which the place is held, and any conservation management strategy or plan.

11.1(c) The Department and all concession and other authorisation holders should monitor the effects of authorised activities on natural resources, historical and cultural heritage, and the benefit and enjoyment of the public, including public access, to inform future management decisions.

11.1(d) Concession and other authorisation holders will be responsible for the safe conduct of their operations, including the safety of staff, clients, contractors, and the public, and compliance with relevant safety standards and legal obligations.

Hauraki Gulf Marine Act 2000

8.2.4 The Hauraki Gulf Marine Act (HGMA) 2000 seeks to recognise the national significance of the Hauraki Gulf, its islands, and catchments and to provide for their integrated management, protection, and enhancement. The subject site is located on the Hauraki Gulf, and as such, the Act is applicable. Section 11 of this Act sets out that section 7 and section 8 of the HGMA have the same effect as general policy approved under the Wildlife Act 1953 and Conservation Act 1987 (among other Acts). Section 7 and 8 of the HGMA 2000 are as follows:

Section 7 Recognition of national significance of Hauraki Gulf

- (1) The interrelationship between the Hauraki Gulf, its islands, and catchments and the ability of that interrelationship to sustain the life-supporting capacity of the environment of the Hauraki Gulf and its islands are matters of national significance.*
- (2) The life-supporting capacity of the environment of the Gulf and its islands includes the capacity—*
 - (a) to provide for—*
 - (i) the historic, traditional, cultural, and spiritual relationship of the tangata whenua of the Gulf with the Gulf and its islands; and*
 - (ii) the social, economic, recreational, and cultural well-being of people and communities:*
 - (b) to use the resources of the Gulf by the people and communities of the Gulf and New Zealand for economic activities and recreation:*
 - (c) to maintain the soil, air, water, and ecosystems of the Gulf.*

Section 8 Management of Hauraki Gulf

To recognise the national significance of the Hauraki Gulf, its islands, and catchments, the objectives of the management of the Hauraki Gulf, its islands, and catchments are—

- (a) the protection and, where appropriate, the enhancement of the life-supporting capacity of the environment of the Hauraki Gulf, its islands, and catchments:*
- (b) the protection and, where appropriate, the enhancement of the natural, historic, and physical resources of the Hauraki Gulf, its islands, and catchments:*
- (c) the protection and, where appropriate, the enhancement of those natural, historic, and physical resources (including kaimoana) of the Hauraki Gulf, its islands, and catchments with which tangata whenua have an historic, traditional, cultural, and spiritual relationship:*
- (d) the protection of the cultural and historic associations of people and communities in and around the Hauraki Gulf with its natural, historic, and physical resources:*
- (e) the maintenance and, where appropriate, the enhancement of the contribution of the natural, historic, and physical resources of the Hauraki Gulf, its islands, and catchments to the social and economic well-being of the people and communities of the Hauraki Gulf and New Zealand:*
- (f) the maintenance and, where appropriate, the enhancement of the natural, historic, and physical resources of the Hauraki Gulf, its islands, and catchments, which contribute to the recreation and enjoyment of the Hauraki Gulf for the people and communities of the Hauraki Gulf and New Zealand.*

Auckland Conservation Management Strategy 2014

8.2.5 The Auckland Conservation Management Strategy 2014 describes the conservation values for Auckland and provides DOC with guidance in the form of a vision, objectives and outcomes.

8.2.6 The relevant objectives in relation to this proposal include the following objectives:

Objective 6.1.1.1 - Contribute to building a national network of representative ecosystems conserved to a healthy functioning state, focusing on priority ecosystem units listed in Appendix 4, and support the work of others to protect and restore the ecosystems identified in Appendix 2.

Objective 6.1.1.2 - Contribute to efforts to ensure the persistence⁹ of nationally threatened species as listed in Appendix 6.

Objective 6.1.1.9 - Advocate for and work with the Auckland Council, Waikato councils and the community (including landowners), to protect natural heritage off public conservation lands and waters within Auckland at risk of permanent degradation, such as priority

ecosystems for conservation, threatened and at risk species and significant geological features, landforms and landscapes selected from Appendix 9

Objective 6.5.1.3 - Seek opportunities to work with businesses that are looking for ways to demonstrate their commitment to, and engagement with, conservation.

Objective 7.5.1.1 - Implement sections 7 and 8 of the Hauraki Gulf Marine Park Act 2000 (which have the same effect as a statement of general policy by virtue of section 11 of the same Act), insofar as implementing the sections does not derogate from the provisions of the Conservation Act 1987.

Objective 7.5.1.4 - Work with councils and other organisations to ensure that the Hauraki Gulf Marine Park Act 2000 is taken into account in statutory planning and decision making processes.

- 8.2.7 Collectively, these objectives seek to maintain and restore the diversity of natural heritage and specifically recognise the significance of the Hauraki Gulf and the requirement to implement the HGMA 2000.

9.0 Treaty of Waitangi settlement considerations and obligations

9.1 Treaty of Waitangi settlement obligations

- 9.1.1 Under section 7 of the Act, the Panel must act in a manner that is consistent with obligations arising under existing Treaty Settlements.
- 9.1.2 Ministry for Cities, Environment, Regions and Transport (MCERT) provided a report which sets out the section 18 matters it considered relevant to the application. DOC was not consulted by MCERT on this report.
- 9.1.3 DOC agrees that the Treaty settlements relevant to this Project are:
- Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014
 - Ngāi Tai ki Tāmaki Claims Settlement Act 2018
 - Ngāti Tamaoho Claims Settlement Act 2018
 - Ngāti Pāoa Claims Settlement Act 2025
- 9.1.4 Section 7 of the FTAA requires all persons exercising powers and functions under the Act to act in a manner consistent with Treaty settlements.

9.2 Treaty of Waitangi principles

9.2.1 DOC's work in preparing this report has been carried out in a manner that, as far as possible, gives effect to the principles of the Treaty of Waitangi⁷ (arising from the obligation on DOC from section 4 of the Conservation Act). The principles most applicable to DOC's role are:

- **Partnership** – mutual good faith and reasonableness.
- **Informed decision-making** - Both the Crown and Māori need to be well informed of the other's interests and views. Consultation is a means to achieve informed decision-making.
- **Active protection** - requires informed decision-making and judgement as to what is reasonable in the circumstances.
- **Redress** – requires recognition of existing rights and interests.

9.2.2 For this application, this has included:

- DOC engagement with Treaty partners on the application. We note this has occurred within the context of the fast-track process with prescribed timeframes, and where the applicant has an obligation to consult and Treaty partners have a right to be invited to comment. The scope of engagement also recognised DOC's role to provide reports and comments on the application, and not in its usual role as decision-maker.
- identifying for the Panel any relevant information from Protocols or relationship agreements prepared in accordance with Settlements (eg taonga species);
- ensuring that the information in this report is informed by any information from Treaty partners and the impact the activity would have on their interests.

9.2.3 At the time of writing this report, no specific feedback or comments from iwi had been received.

10.0 Appendices

⁷ [Principles of the Treaty of Waitangi and DOC: Apply for permits](#)

Appendix A: Expert Credentials

Nicholas Harker – Herpetologist

My full name is Nicholas Forbes Harker, I am a Technical Advisor in the Fauna Advice team of the Department of Conservation working from the Auckland Office. I have a Bachelor of Science in Ecology, and Bachelor of Laws from the University of Auckland (2017) and a Bachelor of Science Honours (Biological Sciences) with Distinction from University of Auckland (2019).

I have one years' experience as a Technical Advisor for the Department of Conservation, eight years' experience as a consultant ecologist / herpetologist, and fifteen years' experience as a herpetologist (operating under various DOC authorities).

Appendix B: Marked-up conditions

C. CONDITIONS OF WILDLIFE APPROVAL

Approved activity

Activity

- i. Catch alive and liberate protected wildlife for the purpose of salvage, to protect lizards from adverse effects associated with earthworks, excavation and vegetation removal/replanting.
- ii. Incidentally kill protected wildlife, as a result of unsuccessful salvage or any activities undertaken in relation to the Beachlands South development, provided all reasonable steps are taken in accordance with this approval to avoid killing wildlife.

Species

- i. Copper skink *Oligosoma aeneum*
- ii. Forest gecko *Mokopirirakau granulatus*
- iii. Elegant gecko *Nautilnus elegans*

Methods

In accordance with the conditions specified in this Authority and the ~~Draft Lizard and Invertebrate Management Plan~~ **Fauna Management Plan dated 12 August 2026 and prepared for Beachland South Limited Partnership**, attached to this application.

The Holder

Beachland South Limited Partnership

The Land

110 Jack Lachlan Drive

620, 712, 758, and 770 Whitford-Maraetai Road, Beachlands, Auckland

Personnel authorised (Project Ecologist)

~~[Name] – lizards may only be handled by [Name], or under their direct supervision.~~

- i. **Chris Wedding**
- ii. **Dylan van Winkel**
- iii. **Suitably qualified personnel under the direct supervision of the named personnel.**

Additional personnel as may be approved in writing by the Department

Term

- 1.1.1 ~~10 years from the date of approval.~~ **For a period of 10 years commencing on and including [insert date] and ending on and including [insert date].**

Department of Conservation's (the Department) address for notices

Permissions Team Level 4,

73 Rostrevor Street Hamilton,

3204

askpermissions@doc.govt.nz

DOC comment: Proposed changes address omitted information, and ensures the use standard terminology. Note that there may be changes to the species included in the Wildlife approval as part of DOC's s. 53 comments, pending further information from the applicant.

Adherence to approved application

- 1.1.2 The Authorised Activity must be undertaken in accordance with the LBMP required by resource consent condition [84].

Timing

- 1.1.3 Lizard capture, handling and relocation must only be undertaken between 1 October and 30 April when lizards are most active.

Capture and handling methods

- 1.1.4 Capture and handling methods must involve only techniques that minimise the risk of infection or injury to the animal and shall follow those described in the Herpetofauna inventory and monitoring toolbox <http://www.doc.govt.nz/our-work/biodiversityinventory-and-monitoring/herpetofauna/>.
- 1.1.5 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 for Auckland, has confirmed in writing that the person has appropriate experience and credentials in handling lizards and overseeing lizard salvage operations.
- 1.1.6 Capture and handling of lizards must involve only techniques that minimise the risk of infection or injury to the animal.
- 1.1.7 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 pit-fall trap must be perforated to allow drainage of water.
- 1.1.8 All live capture traps, (e.g. pitfall traps and G-minnow traps), must be checked at least once a day.
- 1.1.9 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.
- 1.1.10 Any captured lizards must be held individually in a suitable container (e.g. breathable cloth bag) and held out of direct sunlight to minimise the risk of overheating, stress and death.

DOC comment: Proposed additions align capture and handling methods with best practice.

Incidental discovery

- 1.1.11 The Department of Conservation (DOC) Operations Manager for Auckland is to be contacted immediately (auckland@doc.govt.nz) for further advice if wildlife other than copper skink, forest gecko, and/or elegant gecko are located within the footprint of the development or within the release site.

Death of wildlife

1.1.12 If any lizards should die as a result of or in the process of carrying out the Approved Activity of catch alive and liberate for the purpose of salvage, the Approval Holder must:

- inform the Auckland DOC Operations Manager (auckland@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; and
- send the body to Massey University wildlife postmortem service for necropsy OR as otherwise advised by the Auckland DOC Operations Manager, along with details of the animal's history; and
- pay for any costs incurred in investigation of the death of any lizard; and
- if required by the DOC Auckland Operations Manager, cease the Approved Activity for a period determined by the DOC Operations Manager.

Euthanasia

1.1.13 If any lizards are found injured during exercise of the Approved Activity, the Approval Holder must contact the Project Ecologist for advice on management of the lizard. The Approval Holder is authorised to euthanise injured lizard(s) on recommendation of the Project Ecologist or a veterinarian.

Reporting

1.1.14 Annual reports summarising lizard salvage and relocation activities are to be prepared and submitted to ~~DOC within 30 days from the completion date of the work in each period described in Condition [4].~~ the DOC Operations Manager for Auckland (auckland@doc.govt.nz) and askpermissions@doc.govt.nz annually on the 30th June each year in which salvage is undertaken, ~~for the life of this approval.~~ Specifically, this report is to include:

- Results of lizard salvage and relocation work. Should native lizards be found, then the following also is to be included in the report:
 - i. Photos of lizard salvage methods utilised;
 - ii. Photos of lizards captured (including photos of the salvage and relocation areas); and,
 - iii. A map showing the location of each lizard upon capture and upon release, and
 - iv. The species and number of any lizards detected, captured, and released, and
 - v. The results of all surveys and monitoring.
- Descriptions of how lizard management activities outlined in the LBMP were followed, including conditions detailed in the Approval and associated resource consent conditions;
- An Amphibian and Reptile Distribution Scheme (ARDS) card detailing information relating to captured lizards (also to be provided to herpetofauna@doc.govt.nz); and,
- A brief summary regarding the outcomes of the LBMP, including any improvements/changes that should be implemented in future.

1.1.15 ~~A completion report within one month of vegetation removal should be submitted to Auckland Council and the DOC Operations Manager for Auckland (Auckland@doc.govt.nz)~~

DOC comment: Proposed changes provide clarity and align conditions with standard DOC conditions. Note there may be further changes to these conditions as part of DOC's s.53 comments, pending further information from the applicant.

Habitat reporting

1.1.16 For the life of this Approval, the Approval Holder must provide annual reports to DOC on the following activities:

- Baseline lizard survey at restoration planting area
- Photo record of lizard habitat development
- Occupancy of plantings by native lizards
- Number location and size of eco-stacks (rock and/or woody debris)
- Number and location of artificial tree shelters.

Variations

1.1.17 The Approval Holder may apply to the Director-General for variations to this Approval 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 Fauna Management Plan shall remain binding on the approval holder and will continue to be complied with.**

DOC comment: Proposed addition aligns condition with best practice

Cancellation

1.1.18 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:

- The Approval Holder breaches any of the conditions of this Approval.
- In the Director-General's opinion, the exercise of this Approval has caused, or is likely to cause, any unforeseen adverse effects on lizards.

If the Director-General intends to revoke this Approval in whole or in part, the Director-General will give the Approval Holder such prior notice as the Director-General considers reasonable and necessary in the circumstances.

Costs

1.1.19 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 the terms and conditions of it.

Liabilities

1.1.20 The approved earthworks and vegetation works contractor agrees to exercise the Approval at its own risk and releases, to the full extent permitted by law, the Director-General and the Director-General's employees and agents from all claims and demands of any kind and from all liability which may arise in respect of any accident, damage, or injury occurring to any person or property arising from the exercise of the Approval.

Compliance with the Director-General's Notices and Directions

1.1.21 The Approval Holder must comply with all statutes, bylaws, and regulations, and all notices, directions, and requisitions of the Director-General of Conservation and any competent authority relating to the exercise of the Approval.

Employees, Contractors, or Agents

- 1.1.22 The Approval Holder is responsible for the acts and omissions of its employees, contractors, and agents.
- 1.1.23 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.
- 1.1.24 Where obligations bind more than one person, those obligations bind those persons jointly and separately.

DOC comment: Proposed additions provide additional clarity and sets out the responsibility of the Approval Holder.
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