

Emma Fahey

From: Emma Fahey
Sent: Tuesday, 22 July 2025 5:07 pm
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Ryans Road Industrial Development - DOC response to completeness

Kia ora [REDACTED]

Thank you for sharing the revised lizard management plans.

We have conducted a technical review of the documents provided, and the full advice regarding the changes to the LMP can be found below.

In summary, the release site is a better option, provided the habitat is fully developed in accordance with the restoration plan. To assess the success of the release site we would request more details on how the timeframe might be managed and/or the concerns raised in the advice below could be addressed.

Full technical advice:

Assessment of lizard population: The lizard survey to assess the site and lizard population within it has now been included in the LMP. I agree with the assessment that the population of southern Grass skink is confined to a smaller area of the development, and I generally agree that the population is likely to be small. I do caution the summary of a small population as other projects of similar scale and nature have found substantively larger population when the salvage was undertaken. Despite that, there is no further information needed in the LMP

Release site: I support the inclusion of the release site, its size and location. This is good option for the project and is sufficiently large enough for around 100 skinks (provided the habitat is fully developed- see below). The restoration plan for the lizard release site is also supported. The combination of planting, allowing existing grass to become rank (limiting control of grass to only around the plants, and the addition of woody debris and rock piles (24 in total) is all appropriate for this site).

My only concern is the timing of the development of the lizard habitat. There is no indication of timing within the LMP, and so I have made some assumptions which do need to be checked and confirmed.

- The application confirms the site is currently grazed pasture (Table 2)- this habitat is currently unsuitable for lizards. Even if the planting isn't completed it is critical that the area has deep rank grass, if that has not been provided there will be no protection for lizards as they will have a high probability of mortality post-release.*
- Grazing needs to be removed immediately, but the growth of grass is unlikely to be significant before spring so even if release of lizards was planned into unplanted rank grass, it would take several months of the growing seasons to develop the biomass of grass to be suitable for lizards (depending on rainfall etc etc).*
- Areas planted for lizards around Christchurch have generally taken 2 years to become suitable for lizards- this timeframe allows plants to establish and become large enough to provide habitat for lizards, and allows grass to become rank and recover from the disturbance caused by the planting activity. In some cases, we have accepted release of lizards into planted*

habitat after 1 year, but this is generally sub-optimal and only appropriate if a very small population will be released.

- *If plants are planted after release of lizards, there is a risk of additional mortality from the planting activity as the necessary digging of holes for plants, and the trampling of the rank grass decreases habitat quality and potentially crushes lizards.*
- *The salvage could only go ahead this summer if the following modifications to the planting plan were made (ideally this would be reflected in a revised LMP, but could be conditioned in the WAA)*
 - *Planting should begin immediately and with urgency in the 2025 winter*
 - *Before release, grass must be deep and rank, ungrazed and unmown. Irrigation may be needed if the spring is dry to encourage grass growth (i.e there must be old grass debris at the base of grass sward, and the top growing parts of the grass will be so deep and lush it will be falling onto itself)*
 - *Planting should continue as outlined in the proposal, but if release of lizards is required this summer, then the planting should be staged to ensure there is enough unplanted rank grass to accommodate all lizards.*

If you have any questions or concerns, feel free to reach out.

Ngā mihi,

Emma Fahey (she/her)

Permissions Advisor

Te Papa Atawhai | Department of Conservation

Whare Kaupapa Atawhai | Conservation House

From [REDACTED]

Sent: Friday, 18 July 2025 3:12 pm

To: Emma Fahey <efahey@doc.govt.nz>

Cc: [REDACTED]

[REDACTED] Lynn Adams <ladams@doc.govt.nz>; [REDACTED]

Subject: RE: Ryans Road Industrial Development - DOC response to completeness

Kia ora Emma.

I hope all is well.

We have been busy on our end developing translocation options and enhancement plans for lizards from the Ryans Road Industrial Development site. With that in mind, I have attached the following documents:

- Marked up version of the original Lizard Management Plan (as requested at our last meeting, but looks a bit messy)
- Clean version of the amended Lizard Management Plan
- Enhancement Plan for the translocation site (this is included as an appendix to the LMP)

As you'll read, we are opting for a site adjacent to a Stormwater Management Area and in close proximity to the development (across the road). This is our preferred option for numerous reasons.

We do also have an Option B that we have been exploring. While that looks semi-promising, we are at the behest of timelines and agreements being formed between third parties. So there is less certainty that we can get Option B up and running in a timely manner.

Please let me or our team know if you have any questions or feedback. We appreciate your help on this matter.

Have a great weekend.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

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From: Emma Fahey <efahey@doc.govt.nz>

Sent: Thursday, 3 July 2025 4:09 pm

To: [REDACTED]

Cc: [REDACTED]

[REDACTED] Lynn Adams <ladams@doc.govt.nz>

Subject: RE: Ryans Road Industrial Development - DOC response to completeness

Kia ora [REDACTED]

There are some solid options identified by your team. Certainly, on-site areas set aside specifically for lizards would be a good option with the fewest risks. There is some DOC guidance on site selection if this route is chosen – that can be found here: [Applying to develop land with native lizards and frog species: Run a project](#).

Once you have more clarity around options that might work for relocation (ie the Ansons road site or development of a site within the project area) perhaps you could reach out and we can provide further feedback at that stage?

Unfortunately, we don't have any further sites in mind that we could suggest at this stage.

Ngā mihi,

Emma Fahey (she/her)

Permissions Advisor

Te Papa Atawhai | Department of Conservation

Whare Kaupapa Atawhai | Conservation House

From: [REDACTED]

Sent: Thursday, 3 July 2025 9:44 am

To: Emma Fahey <efahey@doc.govt.nz>

Cc: [REDACTED]

[REDACTED] Lynn Adams <ladams@doc.govt.nz>

Subject: RE: Ryans Road Industrial Development - DOC response to completeness

Kia ora Emma.

Thank you for your email. This is something that has since come to our attention too via other conversations (e.g., with ECAN). We thought that a cross-river transfer, therefore, may be met with some objection.

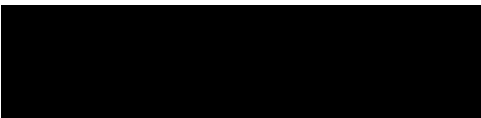
I am currently talking to ECAN about a potential transfer site on the southern side of the river not too far away (Ansons Road). My main concern here is the rate at which this site might be freed up (due to red tape more than anything).

We'd really appreciate any other ideas you may have. Rolleston is not necessarily an option. Not so sure about the Boffa Miskell site either.

Another suggestion was designing the margins of stormwater management area land for the Ryans Road development to allow for lizard habitat (of course keeping in mind aspects around inundation risk etc). Still haven't heard back from [REDACTED] at CCC, so might chase her up again.

Cheers

[REDACTED]



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From: Emma Fahey <efahey@doc.govt.nz>

Sent: Thursday, 3 July 2025 9:25 am

To: [REDACTED]

Cc: [REDACTED]

[REDACTED] Lynn Adams <ladams@doc.govt.nz>

Subject: RE: Ryans Road Industrial Development - DOC response to completeness

Hi [REDACTED] (and team),

Following on from our meeting on the 16th of June around release site identification for lizards, we have encountered some further information around your proposal that we would like to raise.

You advised that the project was looking to share a lizard release site near another project, on the north side of the Waimakariri River. At the time we checked with [REDACTED] on whether this was within the southern grass skink distribution and he'd said yes. Our technical expert (Lynn – ccd) has since checked this detail further and concluded that there is wide agreement that it is not appropriate to transfer skinks from Ryans road to the north of the Waimak. as this would be outside their natural distribution. To further clarify, the technical details are:

“The species boundary of Canterbury grass skink and Southern grass skink isn't well known, however near the coast the Waimakariri River is the apparent boundary for the two species with Canterbury grass skink on the north and southern grass skink on the south. Southern grass skink do cross the Waimakariri further towards the hill country but not lower on the plains.”

Were there any other proposed relocation sites in mind for the Ryans Road project? We did note from the meeting that further potential relocation sites were discussed:

- around the airport (potentially a covenant held by Boffa Miskell), and
- potential ECAN sites around Rollstone.

We would be keen to work with you on a solution to the release site location if possible.

Ngā mihi,

Emma Fahey (she/her)

Permissions Advisor

Te Papa Atawhai | Department of Conservation

Whare Kaupapa Atawhai | Conservation House

From: [REDACTED]

Sent: Thursday, 12 June 2025 2:54 pm

To: [REDACTED]

Cc: [REDACTED]

[REDACTED]

Subject: RE: Ryans Road Industrial Development - DOC response to completeness

Hi Emma.

Thank you for helping coordinate this. I really appreciate it.

Could we please opt for either:

- Monday, 16 June – 2 pm – 2:30 pm; or
- Tuesday, 17 June – anytime between 9 am – 12 pm

Note that I've cc'd other people who would also like to be part of the discussion. [REDACTED] is our herpetologist at PDP, and [REDACTED] and [REDACTED] are our client leading the development. Could you please forward a meeting invite to all of us.

Thanks again,

[REDACTED]

[REDACTED]

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From: Emma Fahey <efahey@doc.govt.nz>

Sent: Thursday, 12 June 2025 1:54 pm

To: [REDACTED]

Cc: Marie Payne <mpayne@doc.govt.nz>

Subject: RE: Ryans Road Industrial Development - DOC response to completeness

Hi [REDACTED]

Thanks for your email. I have had a brief chat with the DOC technical expert allocated to this project about your questions re release sites.

I think it would be best if we have a meeting with yourself and our technical expert so that we can all get on the same page re release site identification and requirements. Would this be something that you are open to?

From our end it would be myself and our technical lizard expert in attendance. We propose the following times:

- Monday 16 June anytime between 2pm and 5pm
- Tuesday 17 June anytime between 9am and 12pm
- Thursday 19 June anytime between 2pm and 5pm

It would likely be a 30min meeting to discuss and potentially run through any sites you have identified. If you are free within any of those times let me know and I can send through a virtual meeting invite.

Looking forward to hearing from you.

Ngā mihi,

Emma Fahey (she/her)

Permissions Advisor

Te Papa Atawhai | Department of Conservation

Whare Kaupapa Atawhai | Conservation House

From: [REDACTED]
Sent: Thursday, 12 June 2025 10:05 am
To: [REDACTED] Emma Fahey <efahey@doc.govt.nz>
Cc: Marie Payne <mpayne@doc.govt.nz>
Subject: RE: Ryans Road Industrial Development - DOC response to completeness

Thank you [REDACTED]. And hi Emma!

Feedback from CCC is that there are very limited options and most of these are earmarked for council-led projects.

Emma – if you have any potential contacts for who I could reach out to directly, that would be greatly appreciated. We do have a few ideas of sites, but really need to run them pass the appropriate DOC staff first.

Thank you!

[REDACTED]

[REDACTED]

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From: [REDACTED]
Sent: Tuesday, 10 June 2025 3:48 pm
To: Emma Fahey <efahey@doc.govt.nz>
Cc: Marie Payne <mpayne@doc.govt.nz>; [REDACTED]
Subject: RE: Ryans Road Industrial Development - DOC response to completeness

Hi Emma,

As discussed the team have meet today and we intend to provide a response on where any lizards from the site will be relocated to as soon as possible. First option will be to relocate the Lizards to a CCC site (possibly Yaldhurst Bush) and are waiting on some feedback / confirmation from the Parks and Ecology Teams at the moment.

If that avenue isn't available to the applicant, could you please check with your team in Christchurch whether they are aware of any other sites that are actively taking lizard relocations at the moment? Or any local knowledge that might assist us with finding a suitable site.

Our contact point for this is [REDACTED]

Regards

[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] | W: www.novogroup.co.nz

Level 1, 279 Montreal Street | PO Box 365 | Christchurch 8140



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From: [REDACTED]

Sent: Tuesday, 10 June 2025 11:14 am

To: 'Emma Fahey' <efahey@doc.govt.nz>

Cc: 'Marie Payne' <mpayne@doc.govt.nz>

Subject: RE: Ryans Road Industrial Development - DOC response to completeness [Filed 10 Jun 2025 11:13]

Hi Emma,

Just letting you know that we have a team catch up later this afternoon to discuss possible Lizard release sites. I'll be back in touch tomorrow with an update for you.

Regards

[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

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From: [REDACTED]
Sent: Wednesday, 4 June 2025 1:37 pm
To: 'Emma Fahey' <efahey@doc.govt.nz>
Cc: Marie Payne <mpayne@doc.govt.nz>
Subject: RE: Ryans Road Industrial Development - DOC response to completeness [Filed 04 Jun 2025 13:36]

Hi Emma,

Thanks for your email update and offer to discuss further. I've passed that on to the applicant and project team members and will come back to you once we have discussed.

We hadn't received any completeness comments from the EPA yet (so that was helpful), but our legal team are chasing them for a copy.

Regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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From: Emma Fahey <efahey@doc.govt.nz>
Sent: Wednesday, 4 June 2025 1:12 pm
To: [REDACTED]
Cc: Marie Payne <mpayne@doc.govt.nz>
Subject: Ryans Road Industrial Development - DOC response to completeness

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Kia ora [REDACTED]

We have been informed that your application for Ryans Road Industrial Development progressing through fast-track has now reached its next stage – Panel Appointment.

In our experience, there is usually a panel convenor conference before this stage. Before this conference, we wanted to check if you had received our feedback on completeness from the EPA.

Within this feedback we outlined some information we think a panel is going to need to progress a decision on your application in relation to your wildlife approval.

Specifically, in DOC's view:

- schedule 7, clause 2(1)(b) to the FTAA 2024 requires an application for a wildlife approval to identify the actions the applicant wishes to carry out and clause 2 (1)(h) requires the identification of **where** they will be carried out. The release locations for the activity of relocating potentially salvaged lizards has not been identified
 - DOC anticipates a panel may require this information to be provided during the process to make its decision on the wildlife approval.
 - DOC acknowledges the methods as set out in the Lizard Management Plan (LMP) anticipate that relocation sites (including suitable habitat) will be identified if Lizards are located on the project site. Given lizards have now been confirmed on the project site (via surveys) updating the LMP to specify the relocation sites (as part of the process for a Wildlife Approval) would address this insufficiency.
 - DOC notes that finding and establishing suitable relocation sites for lizards can be a time-consuming process (and sometimes requires landowner approval) but would be a fundamental part of a suitable (or giving effect to a suitable) lizard management plan.

We would like to work with you to address this feedback prior to panel appointment/as the application progresses. This is how we have similarly approached other applications in progress. Whilst we may have further commentary to discuss as we draft our Section 51 report/Section 53 comments, it would be good to work on these issues as early as possible. Please let me know your thoughts/any questions, I look forward to hearing from you.

Ngā mihi,

Emma Fahey (she/her)

Permissions Advisor – Fast-track

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