# Appendix 15b – Draft Lizard Management Plan



# Te Awamutu Senior Living Project
# Lizard Management Plan

Prepared for:
Te Awamutu Developments Ltd

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# Executive Summary

Phoenix Ecology Ltd was engaged by Te Awamutu Developments Ltd to prepare a Lizard Management Plan (LMP) to guide the management and minimisation of potential adverse effects on lizards during vegetation clearance and earthworks required for the proposed senior living development at 2025 Ōhaupō Road, Te Awamutu ('the site'). This LMP has been prepared as a draft to support an application through the Fast Track Approvals Act 2024 (FTAA) and is informed by the findings of the Ecological Impact Assessment Report, which assessed potential adverse effects on terrestrial and aquatic ecology values and made high-level recommendations to avoid, minimise or remedy these effects. For lizards, this was recommended to involve salvage and relocation of individuals prior to vegetation clearance and earthworks, alongside habitat restoration.

The development site is located on the northern outskirts of Te Awamutu, in a landscape characterised by agricultural (mostly dairy farming) land use and residential area to the south. Existing vegetation cover includes open, currently grazed pastureland, a residential dwelling and garden, exotic specimen trees, several wetland areas, and a kahikatea remnant identified as a Waipā District Significant Natural Area (SNA, ID WP312). Habitat for indigenous lizard species is primarily associated with the kahikatea remnant and surrounding vegetation, though suitable refugia and microhabitats occur across the site and lizards could be present more broadly; all riparian habitat along the watercourse will be retained and enhanced through indigenous planting. Copper skink (*Oligosoma aeneum*, At Risk – Declining) have been recorded within a 5 km radius of the site and could be present.

This LMP outlines measures for management of lizards during vegetation clearance and earthworks required for the project construction. The LMP includes the following aspects:

- Discussion of ecological values and habitats at the site;
- Summary of potential adverse ecological effects;
- Lizard Management Plan outlining salvage measures and incidental discovery protocols for lizards; and
- Proposed lizard release site.

The project and habitat description and overview of effects, including maps, are based on the ecological impact assessment report. Management measures are also based on recommendations in the report, a habitat assessment conducted on site, and best management practice for lizard management.

This LMP proposes measures to manage the lizard values of the project site with the objective of an overall protective benefit for copper skinks, compared to the currently degraded state, achieved through direct effects management (salvage and relocation) and habitat restoration (protection of the SNA, restoration planting and predator control) as detailed in the related Wetland Management and Enhancement Plan (WMEP). A Wildlife Approval and Wildlife Act Authority (WAA) is expected to be required for the capture and relocation of indigenous lizards for the purpose of protecting them within the project site.

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# 1. Introduction

## 1.1. Background and purpose

Phoenix Ecology Ltd have been contracted by Te Awamutu Developments Ltd to prepare a Lizard Management Plan (LMP) to guide the management and minimisation of potential adverse effects on lizards during vegetation clearance and earthworks required for the proposed development of a senior living development at 2025 Ōhaupō Road, Te Awamutu ('the site'). The site is located in a rural area at the northern outskirts of Te Awamutu township (Figure 1).

The Project will provide approximately 414 dwellings/units (including single-storey houses, duplex units and apartments), and a 100-bed care facility. The development will also feature communal facilities and a neighbourhood centre, restoration planting, three waters services infrastructure, and transport infrastructure. The project is designed to cater specifically to an ageing population, addressing a critical need for retirement housing and care capacity.

The development will proceed in alpha-numeric order as set out on the attached plan (Appendix A), notwithstanding that some downstream infrastructure that lies within latter stages will need to be constructed at the time that the earlier stages require it.

This LMP was prepared as a draft to support an application through the Fast Track Approvals Act 2024 (FTAA) and is informed by findings of the ecological impact assessment report[1], which assessed potential adverse effects on terrestrial and aquatic ecology values, and made high-level recommendations to avoid, minimise or remedy these effects. For lizards, this involves salvage and relocation of individuals that might be found within the project footprint across potential lizard habitat.

To enable salvage, as part of the FTAA process, an application will be made to the Department of Conservation (DOC) to capture, temporarily hold and relocate indigenous lizards; and to incidentally kill lizards, as handling activities can carry risk of injury or mortality, and any remaining lizards may also be incidentally killed during on-site works.

The project proposal involves the construction of a senior living development featuring stand-alone villas and duplexes, a community hub and a care home over an area of approximately 25 ha, to be completed in several stages. Associated roading and stormwater infrastructure are also proposed (Appendix A). The works will involve the removal of two artificial ponds and upgrading of existing culverts, and the loss of one small wetland (33m$^2$) to allow for a stormwater pond to be constructed. Restoration of several wetlands and terrestrial habitats over an area of approximately 16,000 m$^2$ is also proposed as part of the development.

This LMP (and details contained in the related Wetland Management and Enhancement Plan, WMEP[2]) proposes measures to manage the lizard values of the project site with the objective of an overall

[1] Phoenix Ecology 2026. Te Awamutu Senior Living Project. Ecological Assessment Report. Prepared for Te Awamutu Developments Ltd., by Phoenix Ecology Ltd.
[2] Phoenix Ecology 2026. Te Awamutu Senior Living Project. Wetland Management and Enhancement Plan. Prepared for Te Awamutu Developments Ltd., by Phoenix Ecology Ltd.



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protective benefit[3] for copper skinks at the site. This benefit was assessed to arise from the direct effect management measures (i.e. salvage and relocation) and habitat restoration efforts (protection of the SNA present on site, restoration planting and predator control) outlined in the WMEP.

This LMP has been prepared in alignment with the best practice for lizard management plans presented in the Department of Conservation (DOC) LMP template[4], and also provides information required for a Wildlife Approval application under the FTAA (see Schedule 7 checklist in Appendix B).

A Wildlife Approval and Wildlife Act Authority (WAA) is expected to be required for the capture and relocation of indigenous lizards for the purpose of protecting lizards within the project site.

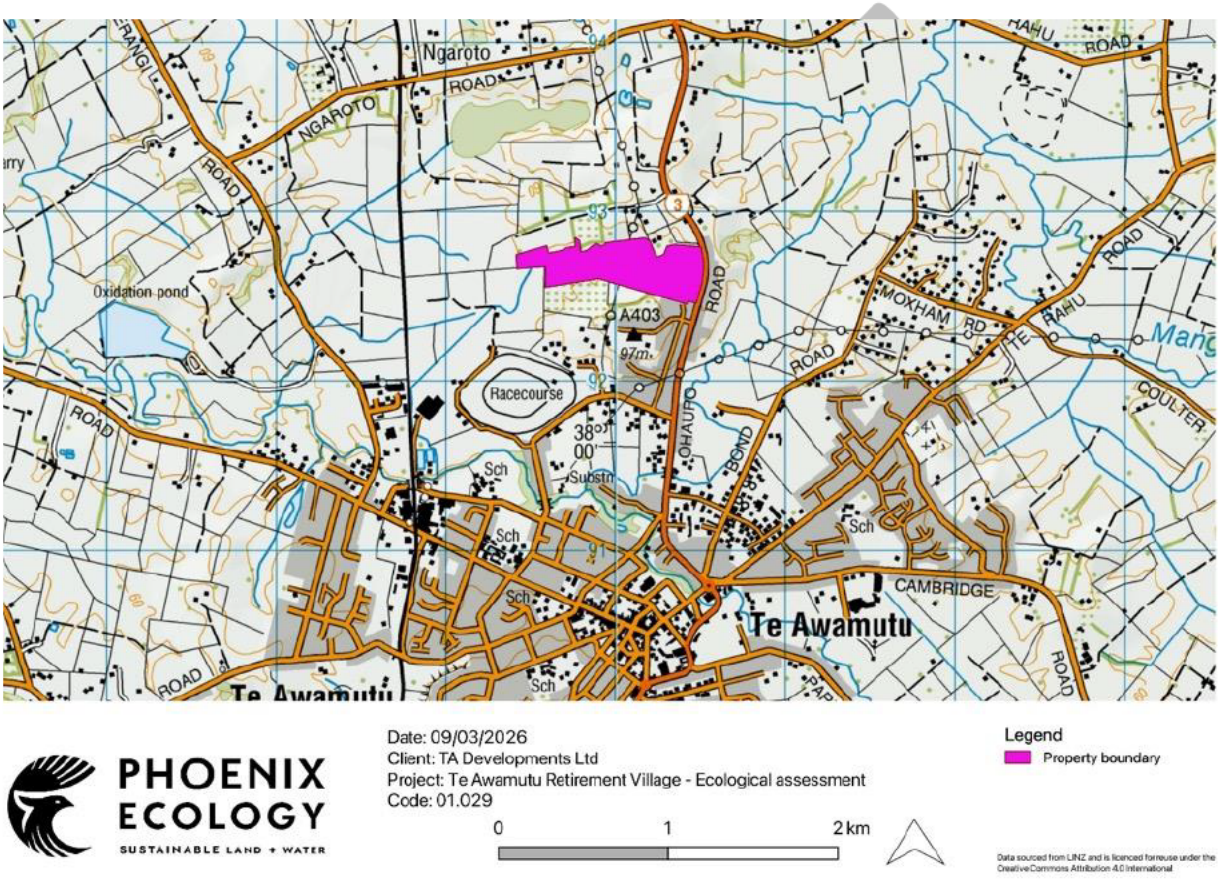



*Figure 1 Site location*

This LMP outlines measures for management of lizards during vegetation clearance and earthworks required for the project construction. The LMP includes the following aspects:

- Discussion of ecological values and habitats at the site;
- Summary of potential adverse ecological effects;

[3] This 'overall protective benefit' goal is consistent with DOC advice relating to lizard species absolutely protected under the Wildlife Act (1953), with case law directing DOC to only approve Wildlife Act authorities permitting activities that demonstrate an overall protective benefit for affected wildlife.

[4] DOC 2018. Guidelines and model for producing management plans for New Zealand lizards, prepared by the Lizard Technical Advisory Group.

- Lizard Management Plan outlining salvage measures and incidental discovery protocols for lizards; and
- Proposed lizard release site.

The project and habitat description and overview of effects, including maps, are based on the ecological impact assessment report. Management measures are also based on recommendations in the report, a habitat assessment conducted on site, and best management practice for lizard management.

## 1.2. Site description

The development site is located on the northern outskirts of Te Awamutu, in a landscape characterised by agricultural (mostly dairy farming) landuse and residential area to the south. Several kahikatea forest remnants, including a large example located south of Ngaroto Road, Yarndley's Bush, are present within the wider landscape surrounding the site (Figure 1).

Existing vegetation cover at the site includes open, currently grazed pastureland, a residential dwelling and associated garden landscape, exotic individual specimen trees, several wetland areas, and a kahikatea remnant that has been identified as a Waipā District Significant Natural Area (SNA, ID WP312). While the kahikatea remnant has been fenced off preventing stock access, the wetland areas are impacted by grazing and stock access (Figure 2).

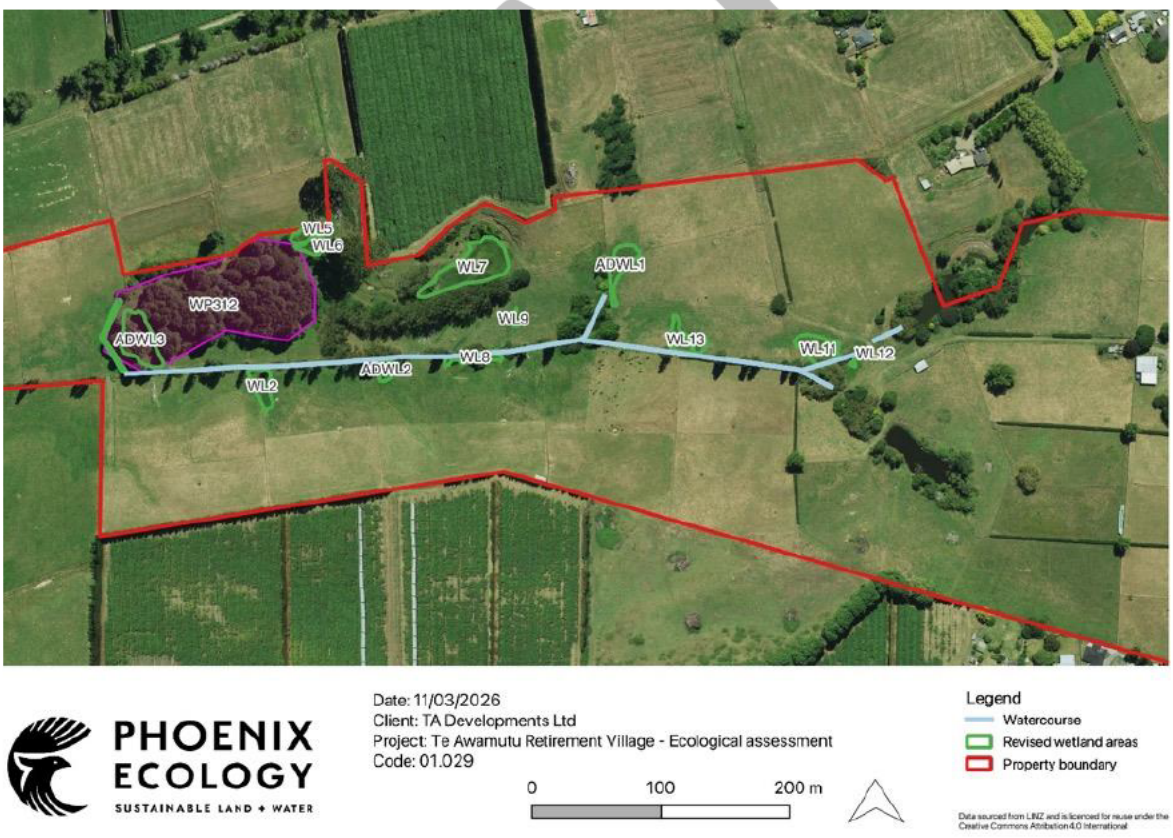



*Figure 2 Ecological features at the site*

## 1.3. Regulatory context

### 1.3.1. Resource Management Act (RMA, 1991)

The RMA regulates the management and use of natural resources in New Zealand. The Act requires the assessment of potential environmental impacts for certain activities through processes such as environmental impact assessments and the consideration of effects on the environment.

Important elements of this are the maintenance of indigenous biodiversity and protection of significant indigenous vegetation and habitats (section 6c RMA). Ecological management plans are required to direct the management of potential adverse effects on ecosystems, fauna and habitat values.

### 1.3.2. Fast Track Approvals Act (FTAA, 2024)

Section 42(4)(h) of the FTAA guides the application for Wildlife Approval to be lodged with a substantive application under the FTAA. Wildlife Approval is required under the FTAA for the capture and relocation of indigenous lizards, including for the purpose of protecting them within the works footprint of this project. Wildlife approval under the FTAA means a lawful authority for an act or omission that would otherwise be an offence under any of sections[5] of the Wildlife Act 1953.

The Wildlife Approval checklist detailing Schedule 7, Clause 2: Wildlife Act Approval Information Requirements as they relate to this LMP document is contained in Appendix B.

### 1.3.3. Wildlife Act (WA, 1953)

The Wildlife Act provides statutory protection for and directs the management of indigenous fauna species, excluding those species listed in Schedules 1 to 5. This involves safeguarding them from harm, disturbance, or exploitation. The WA does not specifically extend to the protection of the habitat which supports these species.

All indigenous lizards are protected under the Wildlife Act 1953 and its amendments. As such, a Wildlife Act Authority (WAA) is needed before any handling, salvage or relocation measures affecting lizards are implemented. As part of the WAA approval process, the Department shall review and approve the LMP.

Any lizard relocation and salvage activities shall be carried out or supervised by a suitably experienced and qualified person (hereafter referred to as the 'Project Herpetologist') to implement the LMP.

All salvage and lizard management decisions guided by this plan will be made by the Project Herpetologist named on the WAA, and all salvage activities will only be conducted by personnel named in the WAA documentation, or personnel directly supervised by the Project Herpetologist.

# 2. Ecological context

## 2.1. Habitat

Existing vegetation cover at the site includes open, currently grazed pastureland, a residential dwelling and associated garden landscape, exotic individual specimen trees, and several wetland areas. Exotic

[5] 56(1), 58(1), 63(1), 63A, 64, 65(1)(f), 70G(1), 70P, and 70T(2)

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trees comprise of species such as Lombardy poplars, alders and willows. A total area of approximately 10,400 $m^2$ was identified to contain potential lizard habitat within the works footprint affected by vegetation removal (Figure 4).

Targeted habitat spot searches of suitable lizard habitat were conducted as part of the site assessment for the Ecological Impact Assessment Report[6]. Spot searches were completed opportunistically and focused on suitable refugia for ground skink found present on site, including debris, dense ground cover and logs (Figure 3, Figure 4). A total of two person hours were spent searching suitable habitat on site.



*Figure 3 Potential lizard habitat examples – within pasture*

Copper skink (*Oligosoma aeneum,* 'At Risk'[7]) have been recorded within a 5 km radius of the site, and could be present in the area. No lizards were detected during the habitat searches conducted on site, but searches were limited to opportunistic habitat checks, and the cryptic nature of copper skink means that they can be easily missed. It is therefore assumed that skinks could be present in all suitable refugia and microhabitats across the site.

High-quality habitat for copper skink and other indigenous lizard species is limited to the kahikatea fragment and adjacent exotic vegetation, however, which will be retained as part of the proposal.

Other habitat available at the site include vegetated areas within the garden around the existing residential dwelling also provide suitable habitat for ground skink. Exotic single trees and hedgerows also provide potential habitat, in particular where long rank grasses, logs or other debris are present. The pasture areas were assessed to be of low value habitat due to impacts of stock access and grazing, and the general lack of suitable refugia. While some potential habitat such as debris and logs is present

[6] Phoenix Ecology 2026. Te Awamutu Senior Living Project. Ecological Assessment Report. Prepared for Te Awamutu Developments Ltd, by Phoenix Ecology Ltd.

[7] Hitchmough, R., Barr, B., Knox, C., Lettink, M., Monks, J.M., Patterson, G.B., Reardon, J.T., van Winkel, D., Makan, T. and Michel, P., 2026. Conservation status of reptiles in Aotearoa New Zealand, 2025. New Zealand Threat Classification Series, 50.

throughout the pastoral landscape of the site, impacts from stock in these areas means they are unlikely to have persisted.

All riparian habitat along the watercourse, including hedgerows and rank grasses, will be retained, though weed control will remove some invasive exotic species (such as blackberry) and indigenous planting will be implemented to enhance the riparian corridor.

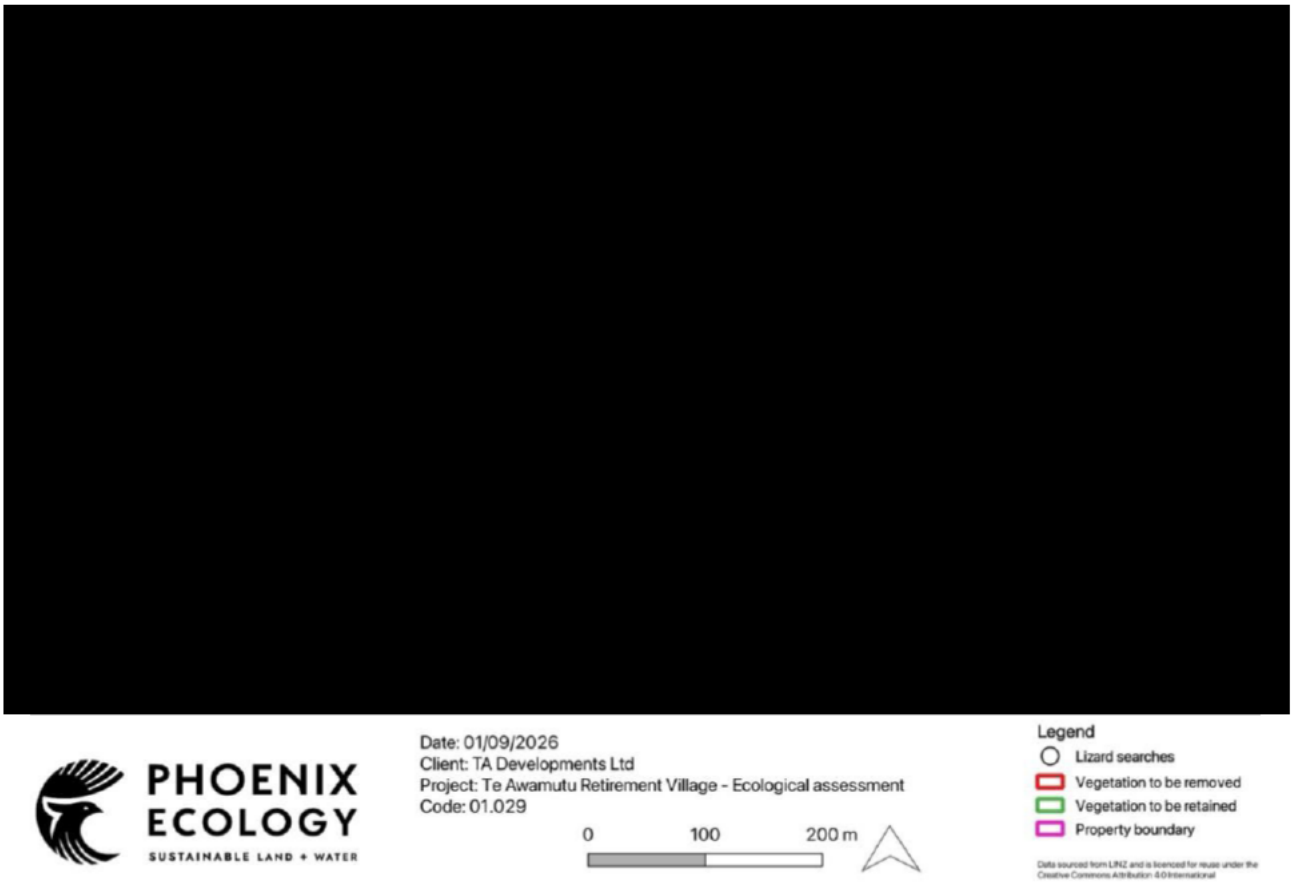



*Figure 4 Potential lizard habitat - vegetation to be removed (red) and retained (green)*

## 2.2. Potential effects on lizards

The proposed vegetation clearance and earthworks operations associated with the project construction have the potential to have the following adverse ecological effects on lizards:

- Loss of tree, shrub and hedgerow habitat within the works extent; and
- Potential injury or death for skink as a result of vegetation clearance.

The project footprint is small with respect to potential lizard habitat removal, with vegetation clearance of potential lizard habitat shown in Figure 4. The total area of vegetation to be cleared (exotic trees, hedgerows and shrubs) is approximately 10,400 $m^2$.

Large-scale restoration planting and protection of the SNA is also proposed, which is expected to enhance lizard habitat quality within these areas. A total of approximately 16,000 $m^2$ of restoration

planting will be conducted alongside infill planting of the kahikatea remnant and pest plant and predator control[8].

Given the low quality of potential lizard habitat, the modification of the site by pastoral land use, and the likely low abundance of skink the in the areas affected by vegetation clearance, the overall level of effect on lizards was assessed to be low.

Under the Wildlife Act (1953), all indigenous New Zealand lizards are absolutely protected and, therefore, all effects on indigenous lizards and their habitats are considered significant. Despite the low level of effects described above, effects management measures were proposed to further reduce impact through direct effects on lizards, which are briefly summarised below and form basis of this LMP.

## 2.3. Opportunities to avoid adverse effects

Vegetation to be removed and vegetation to be retained during construction of the development is presented in Figure 4. While approximately 10,400 $m^2$ of exotic vegetation will be removed, 28,800 $m^2$ of indigenous and exotic vegetation will be retained, all of which provides potential lizard habitat, with the kahikatea remnant assessed to be providing high quality habitat. Some areas, such as riparian habitat along an initially proposed stream redirection, was originally proposed to be removed, but will also be avoided and retained.

## 2.4. Effects management measures

Effects management measures proposed in this plan are steps to minimise adverse effects on local lizard populations through the implementation of salvage protocols to avoid direct harm to any present lizard in the area of the works footprint.

Restoration and recreation of terrestrial habitat is also proposed and is expected to provide benefits to any present lizard populations. Proposed restoration is detailed in the associated Wetland Management and Enhancement Plan.

Management steps to avoid direct effects (i.e. mortality or injury) during vegetation removal include the following aspects:

- Identification of all potential lizard habitat, as well as microhabitats that offer suitable refugia within each search area (mapped in Figure 4).
- Seasonal considerations.
- A description of lizard search and salvaging methodology.
- A description of relocation triggers and methodology, including transfer methods, relocation site selection and habitat enhancement measures (such as deployment of logs and pest control).
- Any protection mechanisms to ensure the relocation site is maintained.

[8] Phoenix Ecology 2026. Te Awamutu Senior Living Project. Wetland Management and Enhancement Plan. Prepared for Te Awamutu Developments Ltd., by Phoenix Ecology Ltd.

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### 2.5. Residual effects

No residual effects on lizard populations and habitats are expected once measures outlined in this LMP and the WMEP have been implemented. This is reliant on effective and thorough lizard salvage and management of the release site, and full implementation of the WMEP, as detailed below.

# 3. Lizard Management Plan

### 3.1. Overview

Lizard management steps described in this LMP follow best practice principles in Department of Conservation guidance documents, including methods to survey and capture lizards (DOC 2012), the 'Principles for Lizard Salvage Translocations' (DOC 2019), and 'Guidance for lizard habitat clearance' (DOC 2023).

Lizard management and salvage proposed will broadly involve the targeted searching of all key habitat areas identified within the footprint (Figure 4) with suitable lizard discovery and salvage tools, as described below.

Microhabitats present within each habitat area will be determined by the Project Herpetologist to site conditions present at the time of salvage in each area. A check of all pasture areas for potential habitat (such as farm debris or logs) will also be included.

Any salvaged lizards will be transferred to the release site, to be established prior to salvage commencing, as directed by the Project Herpetologist (Section 3.7).

In addition, incidental discovery protocols are outlined in Section 3.5 below to guide management steps for any incidental discoveries of indigenous lizards during the on-site works.

### 3.2. Timing and seasonal constraints

Lizard salvage efforts will be conducted in advance of vegetation clearance, to be completed no longer than one week before vegetation clearance commences. Artificial Cover Objects (ACOs) are to be deployed a minimum of four weeks prior to the first check and removed from the area once salvage is complete.

Salvage is to be undertaken within the warm season when lizards are active, between 1 October and 30 April each year.

Salvage will only be undertaken during fine weather conditions to ensure lizards are active and can be detected. This means works will only be completed during periods of no rain (and no rain immediately prior to salvage), calm weather (little to no wind) and warm temperatures (~12–18 °C).

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## 3.3. Salvage methodology

### 3.3.1. Destructive habitat searches

During the lizard salvage process, personnel named in the WAA will systematically deconstruct understorey vegetation, relocating any lizards found to the approved release site. This work will be carried out in all suitable refugia present within the footprint, in conjunction with ACO inspections, in spot searches as and where suitable habitat exists.

Depending on the size and complexity of the vegetation, methods will include thorough hand-searching of potential lizard refuges and raking through leaf litter and woody debris.

Where possible, vegetation and debris will be moved outside the clearance area each day as the understorey is progressively removed. Any habitat features that cannot be manually relocated, such as large logs, will be marked with flagging tape and addressed during machine-assisted vegetation clearance.

### 3.3.2. Artificial Cover Objects

At least four weeks before lizard salvage begins, tri-layered rectangular or square Onduline sheets will be installed as Artificial Cover Objects (ACOs) throughout suitable habitat of each salvage site. Ground-level vegetation will be trimmed as needed to reduce the chance of lizard escape when the ACO layers are lifted. Separator sticks will be placed between the layers, and the ACOs will be secured to the ground with weed-mat pegs. These will remain in place, undisturbed, for the weathering in period.

After this period, ACOs will be inspected at least twice during salvage operations.

Any lizards found will be relocated to the release site. If lizards are still being caught during the final scheduled inspection, ACO checks will continue for at least one further inspection. This process will continue until no lizards are captured for at least two consecutive inspections under suitable weather conditions, for a maximum of six salvage days.

ACO locations will be clearly marked to protect the sites from accidental disturbance during other works and to ensure easy re-discovery of the ACOs when salvage activities commence.

Once pre-clearance salvage is complete, all equipment will be removed from the site.

### 3.3.3. Lizard habitats

The following search and salvage methodologies are proposed for the individual habitat types. Any additional refugia or microhabitats that may be observed at the time of salvage activities (such as fallen logs, branches, debris etc.) should also be included in salvage techniques.

#### Hedgerow

Refugia offering suitable lizard habitat amongst the hedgerows were assessed to be sparse, but ACOs will be installed in suitable locations beneath the hedgerows with a minimum of one ACO installed every 15 m along this habitat type.

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*Figure 5 Hedgerow habitat*

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Shrubs and trees

This habitat type provides relatively dense and high value habitat within the vegetation clearance area. Destructive searches should be conducted targeting all potential refugia such as logs and debris. Shrubs and trees are present throughout the site, located along the watercourse as well as the edges of the pond. Habitat is also present as part of garden habitat by the residential dwelling (Figure 4).

ACOs will be installed throughout this habitat type, with a minimum of 50 ACOs deployed in suitable locations across the site.





*Figure 6 Shrub, trees and garden habitat*

## 3.4. Lizard handling

Lizards will be captured and handled only by personnel listed in the WAA. Captured indigenous lizards will be handled following best practice protocols. Best practice hygiene protocols when using lizard tools and equipment (ACOs, rulers, scales) will apply. These measures include the use of Trigene disinfectant and cleaning before transporting field equipment between sites.

Lizards will be stored in individual clean cloth bags and bags will be cleaned before being re-used between salvage sites.

All lizards captured onsite will be identified, sexed, measured, weighed and photographed, and be placed in containment boxes and held temporarily for release.

Lizards will be relocated to the Release Site (see Section 3.7) as soon as practicable, but no longer than four hours after capture.

Animals will only be released at times suitable for the species, and during appropriate weather conditions. All lizards will be released into the predetermined release site.

The Project Herpetologist will select the best location to release each animal. All individuals will be released individually under separate rocks or into different shrubs or microhabitats within the release site.

## 3.5. Incidental discovery protocols

In the unexpected event that a lizard is observed during on-site works, this should be treated as an incidental discovery. It is recommended that the Contractor is briefed by the Project Herpetologist prior to site clearance, and that the Project Herpetologist is on standby to deal with any incidental discoveries of lizards should they occur.

The following steps should be implemented following incidental discovery:

- The Project Herpetologist should be advised immediately of any incidental discovery and restrict construction activities to beyond 20m of the place of discovery.
- If the lizard is in danger of being injured or killed, attempt to capture the lizard using both hands, being careful not to grab it by the tail and placing it in a container provided by the Herpetologist with damp soil and some leaf litter.
- All captured lizards are to be moved to the release site.
- Dead indigenous lizards, if found, should also be collected. If a lizard is discovered but was not able to be captured, this protocol should also be followed.
    - Immediately contact the Herpetologist who will provide instructions.
    - Document the following:
        - Date and time.
        - Weather conditions.
        - Location it was found.
        - Photograph the animal (alive or dead). Take up-close dorsal and lateral profile photos, if possible. Any injuries should also be photographed.
        - Keep the dead lizard chilled and the Herpetologist will await instruction from DOC.
        - DOC to be notified at the earliest opportunity within 24 hours after an injured or dead lizard is found.
        - Appropriate measures will need to be undertaken to manage lizards as advised by the Herpetologist and/or DOC.

In the event that a 'Threatened' lizard species is identified on site, such as crenulate skink (Threatened – Nationally Vulnerable), or any other species not covered in this LMP, all works are to cease until DOC is contacted, and an appropriate management measure is agreed upon and implemented.

## 3.6. Site induction protocols

A site induction for all employees and contractors is required to inform personnel of the specific lizard habitat constraints and management requirements of the site. This should be completed prior to works commencing on the Site and a record of inductions kept.

Environmental aspects will be covered as part of the site induction, and during toolbox talks conducted prior to starting work within each area.

This induction should include, at a minimum:

- Procedures for the incidental discovery of indigenous lizards as outlined above.

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- The importance of compliance with the incidental protocols and the reporting processes.
- Contact details for the Herpetologist, environmental compliance staff, and emergency numbers for any identified issues observed onsite.

### 3.7. Release site

The release site is proposed to be located within or adjacent to the Significant Natural Area (SNA, ID WP312) (Figure 7), located within the wider restoration area that will be subject to restoration planting and predator control.




*Figure 7 Proposed release site (SNA WP312) or suitable adjacent vegetation*

The area contains a diverse range of habitats, aspects and vegetation. It offers sufficiently complex refugia and habitat for lizards to be released. As this area is part of an SNA and the wider restoration area for the project, protection of the site in perpetuity is expected. As the area forms part of the restoration plan for the development[9], weed control, infill planting and predator control will be implemented in this area.

The exact location of the release area will be chosen by the Project Herpetologist prior to salvage, to ensure that site conditions at the time (which may be different to the current status) are assessed and the release area offers adequate complexity (with additional habitat creation where required) as well as provides edge habitat with sunny light-wells amongst forest.

[9] Phoenix Ecology 2026. Te Awamutu Senior Living Project. Wetland Management and Enhancement Plan. Prepared for Te Awamutu Developments Ltd., by Phoenix Ecology Ltd.

A soft-release pen of at least 1,000 $m^2$ size will be constructed guided by the Project Herpetologist within the lizard release site area. The fence will be constructed from shade cloth, a minimum of 1,400 mm high, and a minimum of 400 mm skirt dug below the soil surface on the inside of the fence.

The exact location of the soft-release pen will be chosen by the Project Herpetologist based on the characteristics of this area at the time of salvage efforts commencing. The pen will be established at least two months prior to salvage efforts commencing, and an intensive pest control programme targeting rats, possums, mustelids and mice will be put in place around the perimeter on the inside of the pen. This control programme will be kept in place and maintained weekly for the first two months, and then monthly as long as the fence is in place.

The fence should be removed once vegetation clearance and earthworks, and all salvage operations, are complete.

The release pen site will be chosen to contain suitable habitat for indigenous lizards. As required, additional habitat enhancement measures within the release pen may include artificially created mounds made from rock as well as the importation of woody debris recycled from trees, logs and other suitable refugia that are proposed to be removed from the works area.

Pre- and post-release monitoring of indigenous lizards is not proposed at the release site, since it is not expected that lizards will be discovered in large numbers. It is captured as a contingency option in Section 3.8, which proposes that post-release monitoring of lizards is implemented if >20 individuals of an 'At Risk' species are discovered and relocated into the release pen.

## 3.8. Contingency and adaptive management

Given the uncertainty around the presence, distribution, and density of indigenous lizards throughout the site, elements of this LMP (including salvage efforts and habitat restoration) may need to be revised and adjusted as required throughout the life cycle of the project.

Salvage efforts may need to be adapted depending on the species and numbers of individuals discovered. If large numbers (>20) of individuals are discovered, additional habitat restoration (planting and predator control) may be required to adequately replace lost habitat.

A requirement for post-release monitoring at the release site will be triggered if more than 20 lizards of an 'At Risk' species are salvaged and relocated to the release site. Monitoring would include annual repeat surveys using the same methods described in this LMP, including ACOs and visual searches (though they would not include destructive searches to retain habitat features). The aim of post-release monitoring would be to survey population persistence and breeding (i.e. gravid females, or juveniles present in the population) for up to three years following release.

If any injured lizards are discovered, or individuals are injured during the salvage process, these individuals should be handled with care as outlined above, contained separately and immediately sent to Hamilton Zoo[10] for veterinary treatment.

Additional unexpected situations may also arise during the project and will need to be managed on a case-by-case basis.

[10] DOC hotline: 0800 DOC HOT (0800 362 468). Hamilton Zoo: 07 838 6720, 183 Brymer Road, Hamilton.

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# 4. Reporting

Following all lizard salvage activities, a comprehensive report will be prepared which includes details of all individual lizards salvaged and transferred to the release site.

The report will include, at a minimum, the following information:

- WAA number and project name and location;
- Summary of species, numbers, size/weight, age/sex classes of lizards captured;
- Location of lizards captured; and
- Summary of salvage methodologies, effort and success.

The report will also outline any adaptive measures, if required, and communications with DOC; and recommendations for any potential changes to improve the effectiveness of lizard management in relation to the scope of this LMP, if necessary.

Amphibian and Reptile Distribution Scheme (ARDS) cards will also be completed and submitted to the client and the Department of Conservation.

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# Appendix A: Masterplan




1 Overall Proposed Level 1 1:1500

Yield per Stage

| Stage Number | KEY | Typology | Yield |
|---|---|---|---|
| Stage 1 | | 2A | 5 |
| | | 2B | 7 |
| | | 2C | 7 |
| | | 2D | 7 |
| | | 2UD (Lower) | 8 |
| | | 2UD (Upper) | 8 |
| | | 3A | 2 |
| | | 3B | 15 |
| | | 3C | 16 |
| | | 3D | 2 |
| | | 3E | 1 |
| | | Apartment - 1B | 4 |
| | | Apartment - 2A | 8 |
| | | Apartment - 2B | 8 |
| | | Apartment - 2C | 2 |
| | | Apartment - 3A | 4 |
| | | Serviced Apartment 1A | 16 |
| | | Serviced Apartment - 2A | 8 |
| | | | 128 |
| Stage 2 | | | |

| Stage 2 | | |
|---|---|---|
| | 2A | 5 |
| | 2B | 30 |
| | 2C | 22 |
| | 2D | 7 |
| | 2UD (Lower) | 36 |
| | 2UD (Upper) | 36 |
| | 3A | 2 |
| | 3B | 1 |
| | Apartment - 1A | 3 |
| | Apartment - 1B | 4 |
| | Apartment - 1C | 3 |
| | Apartment - 2A | 20 |
| | Apartment - 2B | 16 |
| | Apartment - 3A | 16 |
| | | 200 |
| Stage 3 | | |
| | 2A | 20 |
| | 2B | 6 |
| | 2C | 4 |
| | 2D | 7 |
| | 3C | 7 |
| | | 44 |

| Stage 4 | | |
|---|---|---|
| | 2UD (Lower) | 16 |
| | 2UD (Upper) | 16 |
| | 3A | 4 |
| | | 36 |
| | | 408 |

Overall Yield

| Typology | Key | GFA | Yield |
|---|---|---|---|
| 2A | | 140 | 30 |
| 2B | | 117 | 43 |
| 2C | | 140 | 33 |
| 2D | | 117 | 21 |
| 2UD (Lower) | | 126 | 60 |
| 2UD (Upper) | | 130 | 60 |
| 3A | | 169 | 8 |
| 3B | | 185 | 76 |
| 3C | | 198 | 23 |
| 3D | | 205 | 2 |
| 3E | | 197 | 1 |
| Apartment - 1A | | 60 | 3 |
| Apartment - 1B | | 67 | 8 |
| Apartment - 1C | | 54 | 2 |
| Apartment - 2A | | 90 | 28 |
| Apartment - 2B | | 90 | 24 |
| Apartment - 2C | | 96 | 2 |
| Apartment - 3A | | 107 | 20 |
| Serviced Apartment 1A | | 71 | 16 |
| Serviced Apartment - 2A | | 64 | 8 |
| | | | 408 |

KEY:
- Kahikatea Forest, Wetland & Watercourse Restoration Area
- Existing Stormwater Pond
- Pump Station
- Stokes Shed
- Wetland
- Site Boundary

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Te Awamutu Developments
2025 Ohaupo Road, Te Awamutu 3800

PACIFIC ENVIRONMENTS ARCHITECTS

Concept Design ISSUE

Title: Overall Proposed Site Plan - Level 1

Date: 14/08/2026 Scale: 1:1500, 1:1@A1 Client: TeAwamutu Developments Limited

P.O Box 9007 Symonds St, Auckland, NZ
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Ref no. 25020

Sheet no. A0105 Revision

# Appendix B: FTAA Schedule 7, Clause 2, Checklist E Wildlife Act Approval Information Requirements

| Clause, Schedule 7 | Information required for an approval described in section 42(4)(h) (Wildlife Act approval), clause 2 of Schedule 7 | Response and reference to relevant section of | EPA office use only |
|---|---|---|---|
| 2(1)(a) | Specify the purpose of the proposed activity | The purpose of the proposed activity is to:<br>▪ Capture and immediately relocate lizards prior to and during site clearance works for the purpose of protecting animals within the works footprint; and<br>▪ Incidentally kill lizards, recognising that trapping and handling activities carry some risk of injury or mortality, and that any remaining undetected lizards may also incidentally be killed during site works.<br>Reference: Section 1.1 of this LMP | |
| 2(1)(b) | Identify the actions the applicant wishes to carry out involving protected wildlife and where they will be carried out (whether on or off public conservation land) | The specific actions proposed involving protected wildlife are:<br>▪ Capture of lizards using ACOs and by hand;<br>▪ Handling of lizards to identify species, measure and photograph them;<br>▪ Releasing of lizards into a prepared release site; and<br>▪ Incidental killing of lizards that could not be captured.<br>Catching and handling actions are to occur within the Project Site – not located on public conservation land.<br>Reference: Section 1.2 of this LMP | |
| 2(1)(c) | An assessment of the activity and its impacts against the purpose of the Wildlife Act | The primary purpose of the Wildlife Act 1953 ("Wildlife Act") is the protection of indigenous wildlife.<br>The activities subject to wildlife approval are consistent with the protective purpose of the Wildlife Act, as protection of lizards is achieved through:<br>▪ Capturing and relocating as many lizards as possible in habitat clearance areas prior to vegetation removal activities and earth working; and<br>▪ Creation of a lizard release site with suitable habitat complexity designed to support lizards, and predator control.<br>▪ Restoration planting and predator control as part of the wider site restoration plan<br>Reference: Section 1.3.3, 2.4 and 2.5 of this LMP | |
| 2(1)(d) | List protected wildlife species known or predicted to be in the area and, where possible, the numbers of wildlife present and numbers likely to be impacted | An assessment has been made in the Ecological Impact Assessment Report as to what lizard species *may* be present on the site, since none have been discovered. A description of the species is contained in the LMP.<br>Reference: Section 2.1 of this LMP | |
| 2(1)(e) | An outline of impacts on threatened, data deficient, and at-risk wildlife species (as defined in the New Zealand Threat Classification System) | Potential impacts of the proposed activity, if 'Threatened' or 'At Risk' lizards are present, include loss of habitat and potential injury and mortality.<br>Reference: Section 2.2 of this LMP. | |
| 2(1)(f) | A statement of how the methods proposed to be used to conduct the actions involving protected wildlife will ensure that best practice standards are met | The methodology of the LMP is based on best practice standards outlined by DOC. This is described in Section 3.1 of the LMP. | |
| 2(1)(g) | A description of the methods to be used to safely, efficiently, and humanely catch, hold, or kill the animals and identify relevant animal ethics processes | The methods to be used to catch, temporarily hold or kill lizards are addressed in the key components of the LMP.<br>Reference: Sections 3.3 and 3.4 of this LMP. | |
| 2(1)(h) | A statement of the location or locations in which the activity will be carried out, including a map (and GPS co-ordinates if available) | The activity will be carried out at the site of the Te Awamutu Senior Living Project. A map is included in Section 1.2 (site location) and 2.1 (habitat) of the LMP. | |

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| Clause, Schedule 7 | Information required for an approval described in section 42(4)(h) (Wildlife Act approval), clause 2 of Schedule 7 | Response and reference to relevant section of | EPA office use only |
|---|---|---|---|
| 2(1)(i) | A statement of whether authorisation is sought to temporarily hold or relocate wildlife | Authorisation is sought to temporarily hold and relocate lizards.<br>Reference: Section 1.1 of this LMP. | |
| 2(1)(j) | A list of all actual and potential wildlife effects (adverse or positive) of the proposed activity, including effects on the target species, other indigenous species, and the ecosystems at the site | Details of all actual and potential effects are listed in Section 2.2 of this LMP. | |
| 2(1)(k) | Where adverse effects are identified, state what methods will be used to avoid and minimise those effects, and any offsetting or compensation proposed to address unmitigated adverse effects (including steps taken before the project begins, such as surveying, salvaging, and relocating protected wildlife) | Details of methods proposed to avoid and minimise effects are discussed in Section 2.3 and 2.4 of this LMP. | |
| 2(1)(l) | A statement of whether the applicant or any company director, trustee, partner, or anyone else involved with the application has been convicted of any offence under the Wildlife Act | Neither the applicant nor any company director, trustee, partner or other person involved with this application has any relevant convictions under the Wildlife Act. | |
| 2(1)(m) | A statement of whether the applicant or any company director, trustee, partner, or anyone else involved with the application has any current criminal charges under the Wildlife Act pending before a court | Neither the applicant nor any company director, trustee, partner or other person involved with the application has any current charges under the Wildlife Act pending before a Court. | |
| 2(1)(n) | Provision of proof and details of all consultation, including with hapū or iwi, on the application specific to wildlife impacts | The applicant has undertaken consultation on the application, including with the Department of Conservation and relevant hapū or iwi.<br>Details of consultation are included in [relevant documentation to be attached] | |
| 2(1)(o) | Provision of any additional written expert views, advice, or opinions the applicant has obtained concerning their proposal | The substantive application includes an Ecological Assessment Report prepared by Phoenix Ecology, 2026. This report outlines the ecological values of the site, potential effects (including on lizards) and recommendations to manage these effects. | |

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