



Ref: 23011

13 February 2023

Classic Developments NZ Ltd  
c/o Nick Geddes

s 9(2)(a)

## **Ecological Assessment for Jacks Point residential subdivision plan change.**

### **1. Introduction**

Classic Developments NZ Ltd propose a residential subdivision on the land detailed in Attachment 1. The land is currently zoned as Open Space Activity Area within the Jacks Point Zone. A plan variation is required for the subdivision to progress, and an ecological assessment is needed to inform this process.

Classic Developments NZ Ltd engaged e3scientific to conduct an ecological assessment of this land and to consider this against the relevant policy framework. This letter has been prepared to report on the outcomes of this assessment.

### **2. Methodology**

The ecological assessment for the proposed plan change is based on a desktop study and a site visit on 30 January and Wednesday 8 February 2023. This information was used to describe the terrestrial ecological values. These were assessed against the relevant ecological policy framework.

### 3. Results

#### 3.1 Vegetation Present

The area is predominantly pastoral with the majority of the site comprised of cultivated paddocks. There is more diversity around the margins, though no native species were observed. Common species included californian and scotch thistle, cocksfoot, barley grass, brown top, timothy, and white clover. Yarrow (*Achillea millefolium*), rayless chamomile (*Matricaria discoidea*), fathen (*Chenopodium album*), broad-leaved dock (*Rumex obtusifolius*), broad-leaved plantain (*Plantago major*), dandelion (*Taraxacum officinale*) and hawksbeard (*Crepis capillaris*) were particularly common on disturbed ground. Moth mullein (*Verbascum virgatum*) and woolly mullein (*Verbascum thapsus*) appeared on dry ground.

Riparian margins were dominated by various grasses, dock and rushes (*Juncus effusus*). Roadside areas adjoining Woolshed Road contained previous amenity and shelter plantings, and grass and weed species previously listed. Exotic broom and russell lupin are also present. Poplar rows dominate fencelines however the Woolshed Road roadside also has a planted line of a flax cultivar, bottlebrush, rhododendron, pittosporum and various exotic conifers. Conifer species also dominate a fenced planted area at the corner of Woolshed Road and the State Highway.

In summary, the subject site does not support indigenous vegetation or habitat and is not subject to the provisions in Chapter 33 of the Proposed District Plan.

#### 3.2 Planting Plan Advice

The desktop assessment also included review of the proposed native planting for the site which is copied below as Attachment 2. e3s understands that this is the planting plan for the residential development authorised by resource consent RM200615 (the area approximately shown in red in Attachment 1), however, the planting densities will be replicated across all of the area of the land subject to this plan variation.

e3s have reviewed the plant list and agree most of the native species detailed are appropriate for the area and will enhance the indigenous biodiversity. The

exception is *Olearia solandri* which is a coastal species that does not naturally occur south of Nelson / Marlborough. e3s considers that the proposed density of planting is suitable, on the understanding that the density of planting described in Attachment 2 will be replicated in the other areas of the development.

Recommendations:

- *Olearia solandri* is removed from the plant list and replaced with one or several species native to inland Otago such as *O. hectorii*, *O. odorata*, *O. bullata* or *O. lineata*.
- Native plant material is locally sourced as much as possible.

#### 4. Conclusion

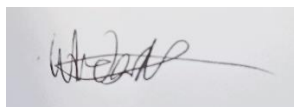
The proposed plan change from rural to residential will not result in the disturbance of terrestrial indigenous vegetation. The proposed plantings within any future subdivision will increase the indigenous biodiversity of the area.

Consideration of appropriate freshwater and riparian management will be considered in future reporting.

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If you have any questions regarding the information provided in this letter, please contact Trudy Anderson or Glenn Davis on s 9(2)(a) or via email at s 9(2)(a)

Prepared By:

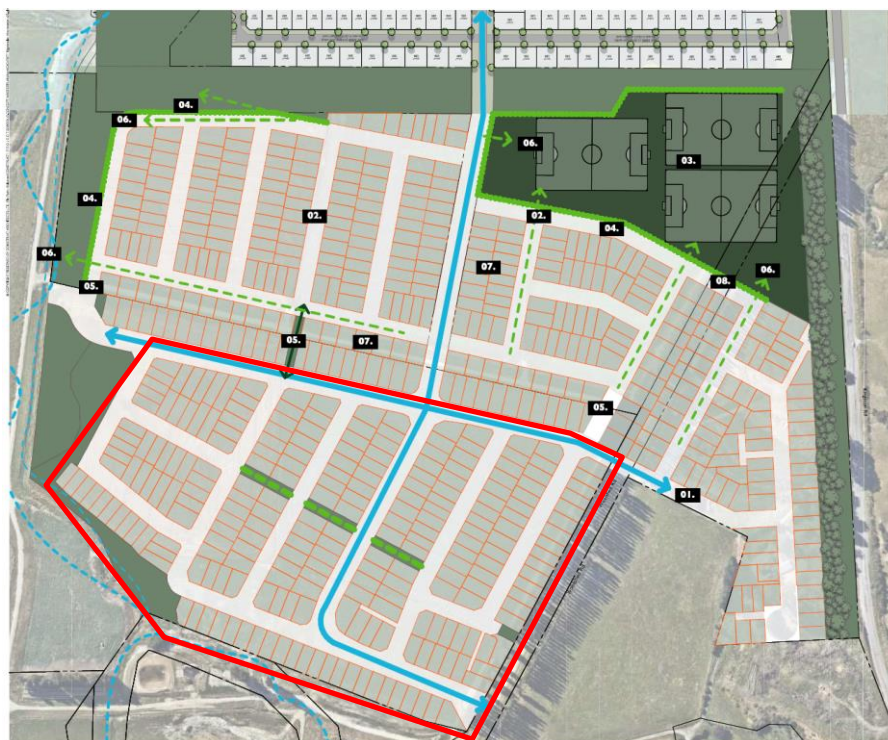


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Attachment 1: Area assessed for ecological values. Approximate area subject to RM200615 identified by red polygon.



Attachment 2: Proposed species to be planted. Numbers refer to the planting plan authorised by RM200615, identified in red in Attachment 1.

PLANT SCHEDULE													
Code	Botanical Name	Common Name	% mix	Planted height	Mature Size	Spacing	Grade	SK-102	SK-103	SK-104	SK-105	SK-106	Total
<b>Mix A: Tussock / Grey Shrubland (Above 100 yr flood level)</b>													
AR	<i>Austroderia richardii</i>	Toi toi	10%	30cm	1.2m	1.2m	PB3	44	30	22			96
CC	<i>Chionochloa conspicua</i>	Hunangamoho	10%	30cm	1m	800mm	PB3	101	69	47			217
CP	<i>Coprosma propinqua</i>	Mingimingi	10%	30cm	3 - 4m	1m	PB3	65	43	31			139
CR	<i>Chionochloa rubra</i>	Red tussock	60%	30cm	1m	900mm	PB3	472	324	224			1020
OO	<i>Olearia odorata</i>	Scented tree daisy	10%	30cm	5m	1m	PB3	65	43	31			139
<b>Mix B: Water Edge rushes</b>													
AK	<i>Austroderia richardii</i>	Toi toi	30%	30cm	1.2m	1.2m	PB3	62					62
AS	<i>Apodasmia similis</i>	Oioi	70%	30cm	1m	900mm	PB3	252					252
<b>Mix C: Beech Groves</b>													
FC	<i>Fuscopora cliffortioides</i>	Mountain Beech	100%	1m	10m	1m	10L	512	241				753
<b>Mix D: Hebe Shrubland</b>													
AR	<i>Austroderia richardii</i>	Toi toi	5%	30cm	1.2m	1.2m	PB3	14		6			20
CR	<i>Chionochloa rubra</i>	Red tussock	30%	30cm	1m	900mm	PB3	154		61			215
HC	<i>Hebe cupressoides</i>	Cypress hebe	50%	30cm	1m	900mm	PB3	256		103			359
OS	<i>Olearia solandri</i>	Coastal Tree Daisy	10%	30cm	5m	900mm	PB3	51		20			71
PC	<i>Pennantia corymbosa</i>	Kaikomako	5%	30cm	5m	900mm	PB3	25		11			36
<b>Mix E: Beech / Mountain Ribbonwood Groves</b>													
FC	<i>Fuscopora cliffortioides</i>	Mountain Beech	50%	1m	6m	1m	10L				40		40
PR	<i>Plagianthus regius</i>	Ribbonwood	50%	1m	6m	1m	10L				40		40
<b>Mix F: Red Tussocks</b>													
CR	<i>Chionochloa rubra</i>	Red tussock	100%	30cm	900mm	900mm	PB3				726	375	1101
<b>Large Grade Specimen Trees</b>													
HH	<i>Hoheria augustifolia</i>	Narrow leaved lacebark	-	2m	6m	1.75m	45L			13			13
PR	<i>Plagianthus regius</i>	Ribbonwood	-	2m	6m	1.75m	45L			14			14
FC	<i>Fuscopora cliffortioides</i>	Mountain Beech	-	2m	10m	2.5m	45L	13		38			51
SM	<i>Sophora microphylla</i>	Sl Kowhai	-	2m	6m	2.5m	45L				79	20	99
<b>Hedging Mix</b>													
GL	<i>Griselinia littoralis</i>	Kapuka	50%	75cm	1.5m	700mm	5L	43			351	180	574
PT	<i>Pittosporum tenuifolium</i>	Kohuhu	50%	75cm	1.5m	700mm	5L	43			351	180	574
<b>Large Grade Deciduous Trees</b>													
PA	<i>Platanus acerifolia</i>	London Plane	-	2m	10m	6m	45L	8					8
TC	<i>Tilia cordata</i>	Small-leaved/Linden Lime	-	2m	10m	4m	45L	15					15
QR	<i>Quercus robur</i>	English Oak	-	2m	10m	As shown	45L		19				19