

15 December 2022

Bill Ritchie
Watchman Capital Limited



Tēnā koe

Re: 31 Ngongotahā Road, Rotorua – Preliminary Ecology Assessment

Background

This letter outlines the findings of a preliminary ecological assessment of the property at 31 Ngongotaha Road, Rotorua to support an application for Fast Track referral for a residential development on the property.

This assessment was intended to identify ecological features of the property and surrounds that:

1. could constrain potential development options, and;
2. may require further investigations and potential management should any development proceed.

The assessment is based on a desktop review of existing information (predominantly held by Bay of Plenty Regional Council (BOPRC)) and a site visit undertaken on 3 May 2022.

Property description

The property is located in the lower catchment of the Waiteti Stream. The Waiteti Stream forms the boundary of the northern and western parts of the property, before it flows under Ngongotahā Road and into Lake Rotorua approximately 800 metres to the east of the property.

Overall, the property is dominated by improved pasture (Figure 1) and at the time of my site visit was being actively managed for animal grazing (Figure 2).

Ecological features

Despite the dominance of pasture vegetation, there are a number of ecological features present on the property that need to be assessed in more detail, taken into account when developing the site and environmental effects of the potential development appropriately managed. These features include:

1. The Waiteti Stream, and associated riparian vegetation, that forms the northern and western boundaries of the property.
 - a. The Waiteti Stream catchment is recorded as a 'regionally significant habitat and fishery value' for trout by the BOPRC
 - b. At the time of my site visit, the banks of this stream were showing signs of severe erosion.
2. An un-named stream that bisects the property, which enters from the southern boundary under the disused railway line. This stream has been fenced and has early stage restoration planting in the riparian areas.
3. Several artificial farm drains (in various states of maintenance)
4. Mature woody vegetation (native and exotic) that is not high ecological value in its own right, but may support populations of lizards, birds or bats.



Figure 1: The property location (red polygon) illustrating coverage of pasture vegetation.



Figure 2: A view of the dominant vegetation. Photo take from site entrance on Ngongotahā Road looking in a north-westerly direction.

Management implications

This preliminary assessment of the ecological features of the property has not identified any issues associated with a potential development that cannot be managed through an Assessment of Effects exercise in a consenting process.

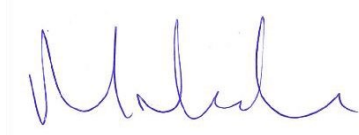
The freshwater streams on the property are likely to be the most significant of the ecological features that will need to be incorporated into the design of the development and stormwater effects appropriately managed.

Importantly, this assessment has not identified any areas of the property that would meet the definition of 'natural inland wetland' that would attract the stringent provisions contained in the NPS-FM or NES-FW.

This assessment relates to the whole property as shown in Figure 1. I understand 'Stage 1' of the development for which the Fast Track application is being sought is limited to the south-eastern portion of the site. This area of the site is relatively simple from an ecological perspective, as it comprises of two paddocks of improved pasture and a paddock of rank grass.

I trust this letter provides the information you require, but feel free to contact me should you require anything further.

Nāku noā, na



Dr Martin Neale

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