



2 May 2024

Fonterra Limited
c/- Mark Chrisp
Mitchell-Daysh
PO Box 1307
Hamilton 3240

Our Ref: RMA.00742

Dear Mark

**Opinion on protection of long-tailed bats and their habitat
Plan Change 14 – Management of Bat Habitat**

Bluewattle Ecology has undertaken a bat survey and provided advice to Fonterra Limited (Fonterra) in relation to the management of bat habitat within the Mangaone Precinct Structure Plan Area which is the subject of Plan Change 14 (PC14) to the Waipā District Plan. The advice provided by me has resulted in the development of the following planning provisions relating to the management of bat habitat which now form part of PC14:

- a) The identification of a High Value Bat Habitat Area in the vicinity of the Mangaone Stream which will form part of a larger reserve (about 16 ha) called the Mangaone Stream Reserve shown on the Structure Plan for the Mangaone Precinct (see Structure Plan attached). This includes a 'built in' buffer around the High Value Bat Habitat Area of about 20 m where industrial activities cannot occur.
- b) A rule requiring that buildings be setback 5 m from the Mangaone Stream Reserve (including the Central Focal Area which is where smaller buildings such as a café are proposed, and which will typically only be daytime activities in any event).
- c) A rule that requires the preparation of a Mangaone Stream Reserve Management Plan as part of the first subdivision or development of the Mangaone Precinct which, inter alia, will include: *"Measures (including planting and the nature of any street or on-site lighting) to protect the quality of the reserve area for bat habitat including controls on lighting while maintaining safety for people using roads and pathways within the reserve area."* The latter is where the specific measures can be specified and become the subject of consent conditions. This would include additional planting, controls on lighting, and any other specific measures considered appropriate.
- d) A comprehensive set of assessment criteria in relation to the High Value Bat Habitat Area within the Mangaone Stream Reserve against which the Mangaone Stream Reserve Management Plan will be assessed.

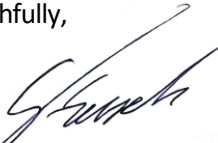
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- e) Rules requiring a 5 m wide Landscaped Buffer Strip along Swayne Road and Zig Zag Road as shown on the Structure Plan attached. This includes a requirement for trees at no less than 10 m apart (or less) that will grow to a height of at least 12 m at maturity. A rule also requires a Landscaped Buffer Strip along boundary of the Mangaone Precinct Structure Plan Area with any Rural Zone section of the C10 Growth Cell as shown on the Structure Plan attached.
- f) A rule that sets stringent limits in relation to lighting within the Mangaone Stream Reserve to protect the High Value Bat Habitat Area.
- g) A matter of assessment for any resource consent application (including any subdivision consent application) which is: *“Within the Mangaone Precinct Structure Plan Area, the extent to which light intensity and light spill from external lighting will adversely affect the ecological values of the High Value Bat Habitat Area.”*
- h) A provision to ensure that planned works, including removal of potential bat roost trees, are addressed, including requiring the use of the Department of Conservation ‘Protocols for Minimising the Risk of Felling Bat Roosts’ best practice guidelines where potential roosting trees for long-tailed bats are being removed and/or for trees with a diameter at breast height (DBH) of 15cm or greater.

It is my opinion that the package of measures forming part of PC14 as outlined above are sufficient to address the effects of the development of the Mangaone Precinct on long-tailed bats and their habitats.

We are currently undertaking a comprehensive bioacoustic survey of the plan change area in addition to the survey we undertook last year. I am expecting that the results of this survey will consultate the need for these policies and rule provisions to be included in the plan change.

Yours faithfully,


Gerry Kessels

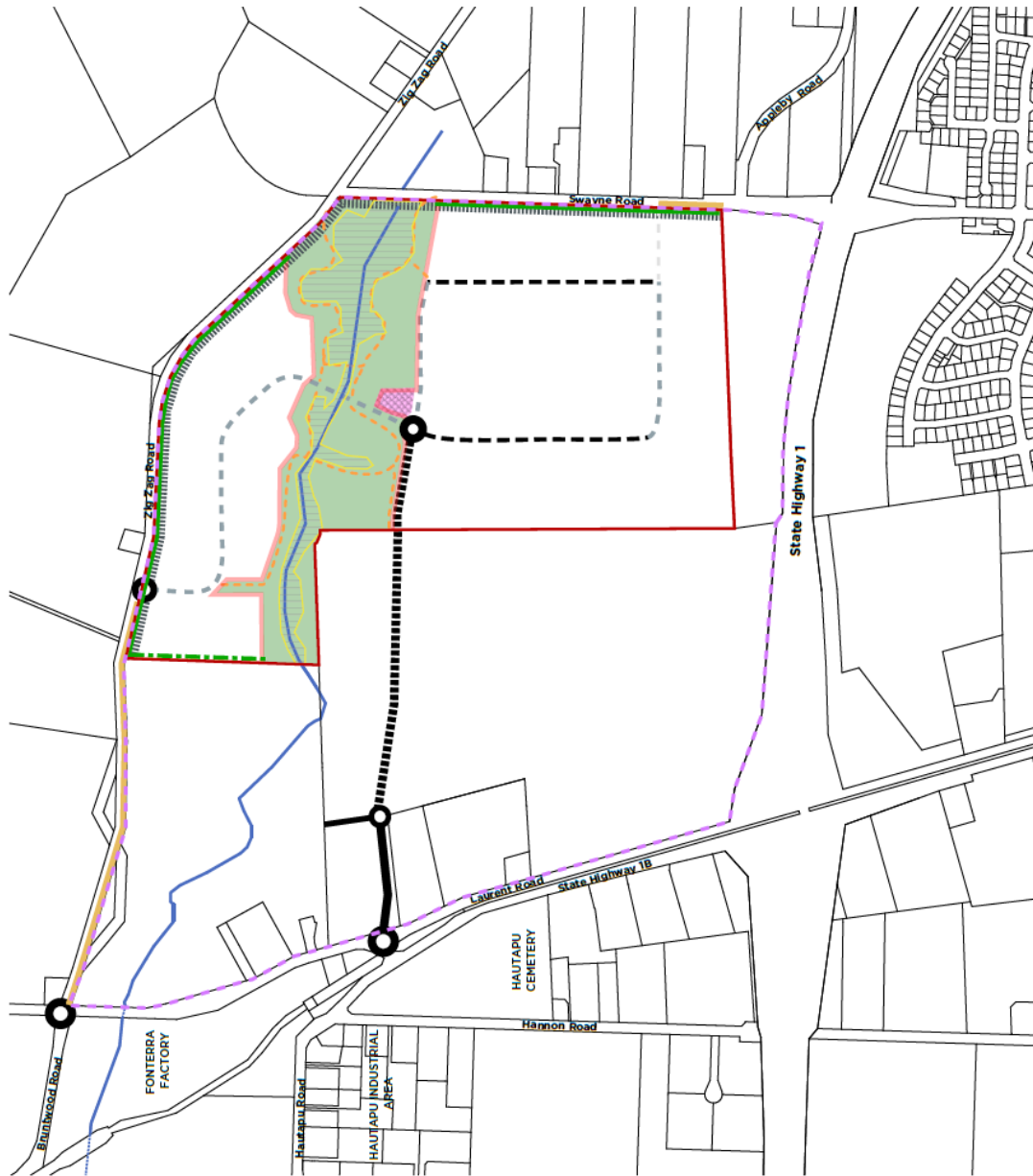
Managing Director & Principal Ecologist

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- KEY**
- Proposed Mangaone Precinct Structure Plan Area Boundary
 - CT10 Growth Cell Boundary
 - Existing Parcel Boundaries
 - Mangaone Stream
 - Mangaone Stream Reserve Area to incorporate Cultural, Ecological and Stormwater management functions.
 - Mangaone Stream Reserve Building Setback: 5m
 - High Value Bat Habitat
 - Central Focal Area
 - Roundabout Location
 - Collector Road Alignment
 - Local Road with Swale Alignment
 - Local Road Alignment
 - Minor Road (light vehicles only)
 - Rural Road - Partial Upgrade
 - Vehicle Access Restriction (VAR) Applies
 - Walking & Cycling Path
 - Landscaped / Planted Buffer Strip: 5m
 - Landscaped / Planted Buffer Strip: 3m

Note:
The scale and location of all features shown above are indicative and subject to refinement through Resource Consent.

MANGAONE PRECINCT STRUCTURE PLAN

SCALE: 1:2500 at A3
CLIENT: Fonterra Limited
PROJECT: HAUTAPU PLAN CHANGE 14
DATE: 3 May 2024
STATUS: For Plan Change Submission



A2313781.00

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