2 July 2026

Kevin & Lynn Tylee
c/- Rebecca Steenstra
Cogswell Surveying

Our Ref: LKT.00680

Dear Kevin & Lynn

Addendum to the Assessment of Ecological Effects for a subdivision at 597 Horahora Road, prepared for L & K Tylee

This letter has been prepared as an addendum to provide additional information to the 'Assessment of Ecological Effects for a subdivision at 597 Horahora Road' (AEE) report prepared by Bluewattle Ecology. This letter provides additional information in relation to the proposed rural-residential and subsequent design changes to the proposal.

1.0 Summary of Assessment of Ecological Effects Report

The Assessment of Ecological Effects Report describes the existing terrestrial, wetland, and freshwater ecological characteristics and values of the site, and assesses the potential ecological effects of the proposed subdivision. It identifies measures to avoid, remedy, or mitigate adverse effects, and outlines the management actions required to address residual effects.

The site is located on an elevated alluvial terrace along the banks of the Waikato Awa, with Horahora Road forming its eastern boundary. The landform is terraced, reflecting historic river formation, and slopes toward the awa. Beyond the site boundary, the land drops steeply to the awa margin.

An unnamed tributary gully stream flows beneath Horahora Road, traverses the site, and discharges directly to the awa. A small area of natural inland wetland mosaic is also present on a lower terrace adjacent to the awa.

Vegetation is predominantly short, grazed pasture, dominated by exotic grasses. Clusters of mature exotic trees and shrubs occur along the river edge (primarily outside the site boundary), dominated by poplar and pine species. The understorey in these areas is largely comprised of exotic weedy species and rank grass, with occasional indigenous plants present.

Despite the modified nature of the site, these habitats provide ecological values. The site offers commuting and foraging habitat for the nationally critical long-tailed bat, and supports indigenous bird species, including the threatened black shag. The tributary stream is also likely to support threatened

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freshwater species such as longfin eel. Overall, fauna ecological values range from very high (for long-tailed bats) to low (for more common indigenous fish and bird species).

The report concludes that, following implementation of measures which include the restoration of the stream gully and wetland areas, together with ongoing pest control within existing vegetation, there will be a net ecological gain associated with the rural-residential development.

2.0 Changes to the proposal

The proposed development comprises a rural-residential subdivision of approximately 38 hectares, to be undertaken in three stages. The original AEE assessed an 81-lot subdivision layout.

Subsequent amendments have been made to Stage 3 of the proposal, involving the removal of eight lots (Figure 1). These areas are now proposed to be set aside for the protection and restoration of a gully terrace area, to be secured by way of consent notice.

This change will enable the restoration of an additional 1.437 ha of land, providing a c.20-30 m wide vegetated linkage between the stream gully and riparian vegetation along the Waikato Awa (refer Figure 2). This restoration area is expected to deliver a range of positive ecological outcomes, including improved habitat connectivity and increased indigenous vegetation cover within the site.

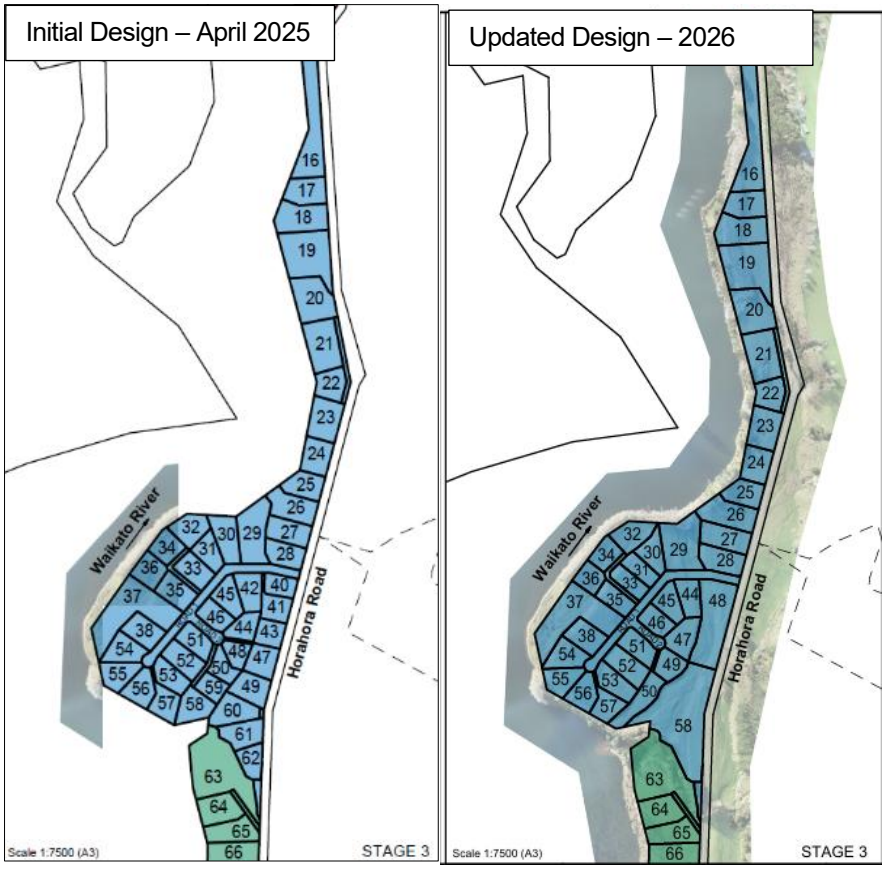

Figure 1: Proposed Subdivision Concept Plan for 597 Horahora Road (supplied by Cogswell Surveys). Lots have been removed from Stage 3 to allow the protection of an additional gully area.

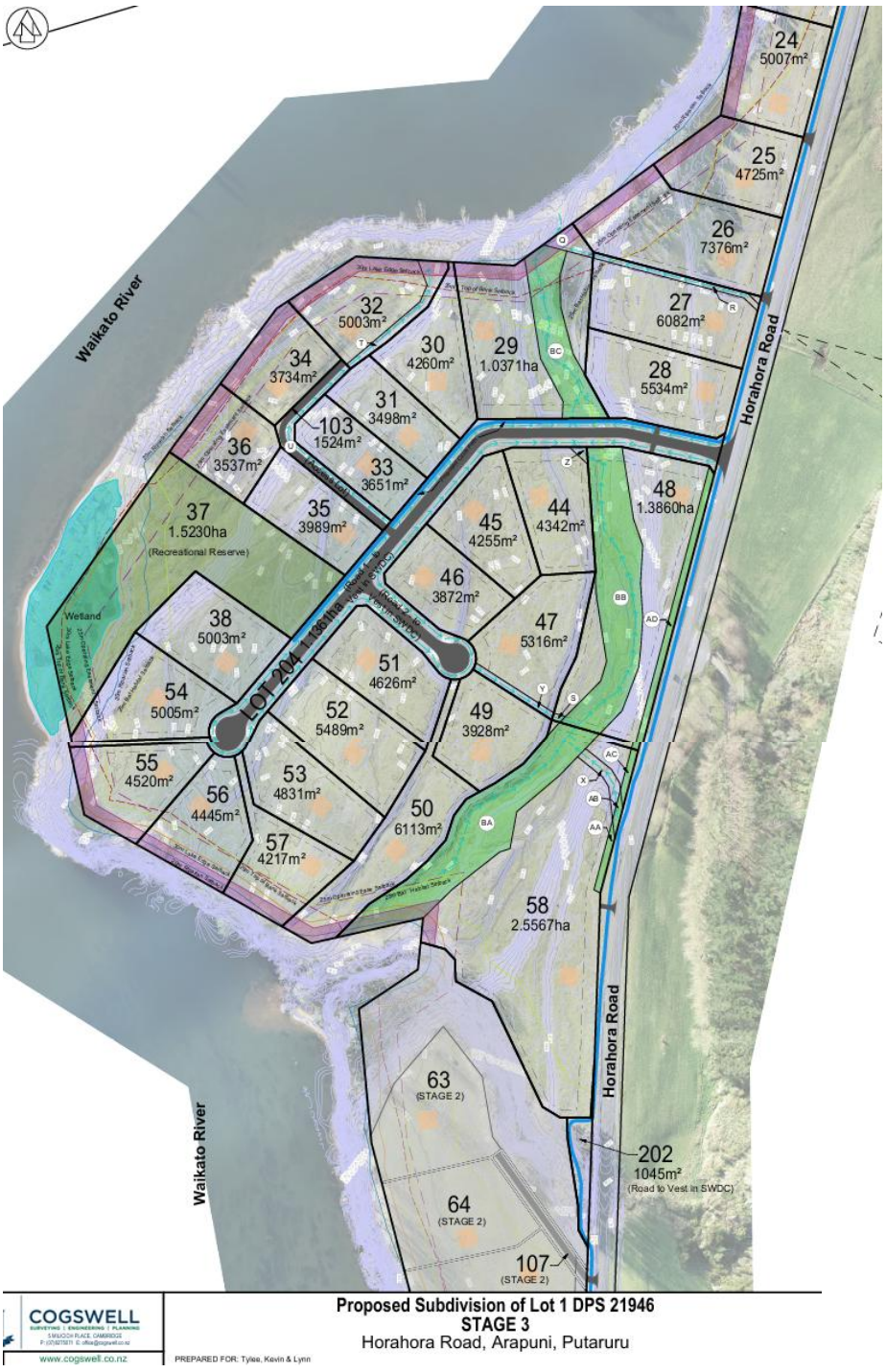

Figure 2: Stage 3 of the proposed subdivision (supplied by Cogswell Surveys). Lots have been removed to allow the restoration of 1.437 ha identified in green (BA – BH).

3.0 Ecological Implications of the Design Change

The amendments to Stage 3 of the subdivision, including the removal of eight lots and the establishment of an additional area for protection and planting (to be secured via consent notice), result in an overall improvement in ecological outcomes relative to the scheme assessed in the original AEE.

The reduction in developable area substantially decreases the extent of earthworks and associated cut-and-fill activities. In turn, this reduces the scale of both direct and indirect effects, including disturbance to habitats and fauna within and adjacent to the site.

The proposed protection and enhancement of the additional area will increase the overall extent of indigenous vegetation on site. Establishment of indigenous planting will represent a net improvement in habitat quality compared to the existing pastoral cover of exotic grasses and will provide improved habitat for indigenous fauna. This is expected to enhance foraging and commuting opportunities, as well as strengthen habitat linkages for long-tailed bats and indigenous bird species.

Long-tailed bats are an edge-adapted species, with wing morphology and echolocation call structure specifically suited to foraging along habitat edges and gaps[1]. The proposed restoration planting within the gully will establish a new linear vegetated feature connecting the stream gully with riparian vegetation along the Waikato Awa. This planted corridor is expected to enhance habitat connectivity and increase the availability of suitable edge environments. Over time, this will likely provide additional commuting pathways and potential foraging opportunities for mobile indigenous fauna including long-tailed bats.

Securing this area via consent notice provides greater certainty regarding long-term protection and management, ensuring that ecological mitigation and enhancement measures are maintained for the duration of the development and beyond.

Overall, the proposed design changes reduce potential adverse effects and provide additional mitigation and enhancement, resulting in a gain in ecological values compared to the original proposal.

[1] O'Donnell, C.F.J. (2001). Home range and use of space by *Chalinolobus tuberculatus*, a temperate rainforest bat from New Zealand. Journal of Zoology 253: 253–264.