

From: [Shannon Hopkins](#)
To: [Jessica Hollis](#)
Subject: FW: [#510322] RC240052 - RFI Response follow up
Date: Thursday, 18 September 2025 1:00:04 pm
Attachments: [image003.png](#)
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[image910330.png](#)
[image153205.png](#)
[Memo to BDC - Wilsons Lead and Tauranga Bay Subdivision.docx](#)

Hi Jess,

Please see Ryans RFI response below.

Cheers Shannon

Hi Jess

On review of the following by our client and their Ecologist, we now provide the following and attached formal response. We also understand Richard (the Ecologist), has been in touch directly.

We propose the following consent notice be placed on all titles:

Owners of all Lots 1 – 21 are to be aware that Kiwi has been spotted in the area and that it is each owners responsibility to ensure the following:

- That their dogs and cats are kept under control at all times, which includes in accordance with all relevant acts (such as the Dog Control Act (1996))
- That a sign is erected and maintained at the entrance to the subdivision that clearly states “Kiwi are present in the area – please keep all pets and animals under control at all times”

We trust this closes this RFI.

Thanks

Cheers



Ryan Mulligan
SURVEYOR
DIRECTOR



From: Jessica Hollis <jessica@hollisplanning.co.nz>

Sent: Monday, 1 September 2025 10:14 pm

To: Shannon Hopkins <Shannon.hopkins@eliotsinclair.co.nz>

Cc: Raewyn Mayo <raewyn.mayo@bdc.govt.nz>; Cushla Stone <cms@eliotsinclair.co.nz>; Ryan Mulligan <rsm@eliotsinclair.co.nz>

Subject: RE: [#510322] RC240052 - RFI Response follow up

[EXTERNAL EMAIL: Always check the FROM address of an email and treat links and attachments with caution. Check with Helpdesk if unsure.]

Evening Shannon

Thanks for the below.

Memo

To: Jess Hollis

Cc: Anthony Fischer, Tom McGaveston, Shannon Hopkins

From: Richard Nichol

Date: 15th September 2025

Re: **Potential effects on roroa/ great-spotted kiwi, Tauranga Bay Road Subdivision**

Dear Jess,

I have been asked by the applicant to respond to your points raised regarding the potential effects on roroa/great-spotted kiwi from the proposed subdivision at Wilsons Lead Road/Tauranga Bay Road.

In my Ecology Assessment (Nichol, 2025) I identified that while roroa/great-spotted kiwi are currently unlikely to find suitable habitat within the area of the proposed subdivision, even for feeding forays from adjacent areas, there is the possibility in the future that this eventuality might occur. This would likely be due to initiatives undertaken by property owners in the area to help ensure the survival of kiwi, primarily undertaking predator control (the main threat to kiwis being mammalian predation) and habitat enhancement.

Upon further consideration and discussion with the applicant, we now present what we consider is reasonable and proportional mitigation for the (future) threat to kiwi, bearing in mind that kiwi are not currently extant on the subdivision area, are known to be present only some distance away and that it will likely be some time until conditions might become attractive to kiwi entering the area of the proposed subdivision.

One of the main circumstances relating to the risk posed to kiwi (and other protected wildlife) often relates to a lack of awareness of the risk, whether this is a lack of awareness of the wildlife that might be present in any area (especially for people visiting from outside the area) and a

lack of awareness of the way that a person's pet might behave when it encounters a kiwi or other wildlife (i.e weka, penguins, fur seals).

The Dog Control Act requires that every owner of a dog must-

5 (1) (b) *ensure that the dog is kept under control at all times:*

(g) take all reasonable steps to ensure that the dog does not injure, endanger, or cause distress to any stock, poultry, domestic animal, or protected wildlife.

In this regard it is clear that dog-owners must abide by laws which are meant to protect wildlife, and that as long as dog-owners are aware of that risk and follow the regulations then the risk will be minimized.

Therefore, the applicant has volunteered that signage will be placed at the entrance to the subdivision advising that "kiwi are present in the area" and reminding dog-owners to keep their dogs under control.

In addition, it is volunteered that there should be appropriate wording within all title documents that reiterate the relevant requirements of the Dog Control Act (1996) that dogs be kept under control at all times. This would, once again, be a measure to increase the awareness to any purchaser that kiwi are present in the area.

The uniqueness of the environment in the area is recognised by the applicant, and all eventual purchasers of property will be encouraged to appreciate these values also, but the restrictions placed must be kept proportional to the risk. We believe that that balance will be achieved by the measures suggested.

Richard Nichol,



Senior Ecologist,

Richard Nichol Ecology

(021) 538 646