

Delmore Fast-Track

04/05/2026 – Auckland Council Response

Annexure 26:

Arboriculture

1.0 APPLICATION DESCRIPTION

Application and property details

Fast-Track project name: Delmore Fast-Track

Fast-Track application number: FTAA-2512-1164

2.0 Technical Specialist Memo – Arboriculture

To: Dylan Pope – Lead Planner & Carly Hinde - PPL

From: Rhys Caldwell, Specialist (Arborist), Specialist Unit, Planning and Resource Consents – Auckland Council

Qualifications
& Relevant
Experience:

I have a Trade Certificate in Amenity Horticulture (1993) and an Advanced Certificate in Arboricultural (2014) and have 36 years of experience within the horticultural and arboriculture industries with the last 9 years as a regulatory arborist at Auckland Council.

I am a member of the New Zealand Arboricultural Association. I have prepared expert evidence and technical assessments for resource consent applications, plan changes, notices of requirement for designation and fast-track applications, and have appeared as an expert witness before consent authorities and the Environment Court on multiple occasions.

Preparation in
Accordance
with the Code
of Conduct:

I confirm that I have read the Environment Court Practice Note 2023 – Code of Conduct for Expert Witnesses ([Code](#)), and have complied with it in the preparation of this memorandum. I also agree to follow the Code when participating in any subsequent processes, such as expert conferencing, directed by the Panel. I confirm that the opinions I have expressed are within my area of expertise and are my own, except where I have stated that I am relying on the work or evidence of others, which I have specified.

Signature:



Date: 23 March 2026

3.0 Executive Summary / Principal Issues

The application seeks to develop a total of 1213 new lots within the subject site. The proposal will impact areas or protected vegetation, primarily for the creation of new roads to service the development. From an arboricultural perspective the proposed vegetation removal is not significant and includes the removal of both native and exotic tree species. The main areas of implicated protected vegetation are in close proximity to streams and are also subject to a consent notice. These areas have been referenced as Areas 1, Area 2, Area 3, and Area 4 within the ecological assessment.

The vegetation clearance within these areas have been quantified as Area 1 – 200m², Area 2 – 1300m², Area 3 – 280m² and Area 4 – 110m². There are other individual trees or small groups of trees proposed for removal and are identified within the arboricultural assessment. The majority of these are exotic trees species such as Poplar, Willow, Gum, Cypress, Pine or know pest plants.

4.0 Documents Reviewed

The following documents have been reviewed in preparing this memorandum:

- Assessment Environmental Effects – titled Delmore – Fast Track Approval Application – Assessment of Environmental Effects and Statutory Analysis, prepared by B & A Urban & Environmental, dated 23 December 2025.
- Arboricultural Assessment – prepared by Peers Brown Miller Ltd, dated 19.12.25.
- Ecological Impact Assessment - prepared by Viridis, dated 18 December 2025.
- Landscape Drawings – prepared by Greenwood Associates, date 19/12/2025.
- Delmore: Proposed Consent Conditions

5.0 Additional Reasons for Consent Not included in AEE / Incorrect Reasons for Consent

From an arboricultural perspective the reasons for consent have been identified.

6.0 Specialist Assessment

The majority of the site is not subject to any overlays that would protect the bulk of the tree population. The non-protected trees are predominately exotic species that are commonly found in a rural farming environment. While the loss of tree cover is not desirable the proposed replanting of the site includes a large number of trees that will be planted with the newly formed roads that will become protected under Chapter E17 Tree in roads. The landscape plans show a significant number of replacement trees to be planted within the proposed roads as well as the proposed open space areas. The number of proposed replacement trees exceeds the number of trees being removed. The grades of these trees have been detailed as being 45-litre, which are approximately 2m in height at the time of planting. There is a good mixture of species, which would be suitable for this location.

It is also proposed to undertake revegetation planting within the riparian areas, that also includes several tree species. The trees are a smaller grade than what is proposed for the street trees and would be

appropriate considering they are part of a re-vegetation program. In time these tree species will attain height and will establish themselves as the dominate canopy cover. Due to the ecological nature of these areas, I would defer to council's ecologist with regard to the suitability of the chosen species.

The intention is to retain the majority of established healthy trees within the riparian areas while removing the undesirable weed species. From an arboricultural perspective the loss of tree cover within these areas is not significant and it is proposed to undertake a significant level of both tree and re-vegetation planting to mitigate the loss of these trees.

The arboricultural assessment has included a recommended Tree Management Plan (TMP) to manage the tree works to be undertaken within or adjacent to the protected areas. With projects of this nature the key to success, from an arboricultural perspective, is having an appropriate level of tree protection to ensure any trees being retained are adequately protected and ensuring onsite arboricultural supervision when works may impact upon a protected tree or trees.

Provided that the works are undertaken as recommended within the arboricultural assessment and in accordance with the recommended TPM and conditions, any impacts upon the retained trees can be managed to an acceptable level.

Overall, I can support the proposal. I would consider the loss of trees, from an arboricultural perspective, to be less than minor provided that replacement planting is undertaken as detailed in the landscape plans prepared by Greenwood Associates and that the trees to be retained would be adequately protected provided that the tree protection conditions are followed and adhered to.

7.0 Section 67 Information Gap

I have identified that there are no section 67 information gaps.

8.0 Recommendation

Based upon the information provided, I can support the proposal.

9.0 Proposed Conditions

The application has included a list of the proposed conditions of consent, listed as Appendix 44. I have reviewed the relevant conditions, in particular, conditions 2.1.11 – Tree Management Plan (27), 2.1.24 – Landscape Plans (74 to 77), and 2.1.25 Implementation of Maintenance Plan (78 & 79), regarding arboriculture and replacement planting. I am satisfied that these would be appropriate regarding the protection of the trees being retained and the re-establishment of tree cover, with the exception of #27 which needs amended as shown below to delete the deemed certification text.

27: At least 20 working days prior to the commencement of any vegetation clearance works for any stage or sub-stage of the development, the consent holder must prepare and submit to Council a final Tree Management Plan (TMP) for certification. ~~Council must respond to the request within 20 working days, or the TMP is deemed to be certified.~~ The purpose of the TMP is to manage arboricultural effects on vegetation identified within the Arboricultural Report.