

Delmore Fast-Track

25/06/2025 – Auckland Council Response

Annexure 24:

Arborist

Rhys Caldwell

Request for Specialist Input Memo – Delmore Fast Track.

To	Carly Hinde – Premium Unit & Dylan Pope – Planner (DCS)
Proposal	To construct a comprehensively planned residential development at 88, 130, 132 Upper Orewa Road and 53A, 53B and 55 Russell Road, Orewa (the 'site'). The development will involve the construction of approximately 1,250 dwellings, one unserviced residential superlot, open space areas, areas of protected vegetation, roads including the NoR 6 road, supporting infrastructure and other associated works. Works will be undertaken in two primary stages. Once completed, the development is intended to be called Delmore.
Site address:	88, 130, 132 Upper Orewa Road and 53A, 53B and 55 Russell Road, Orewa
Due date	Monday 26 May 2025

Specialist Response

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

Date: 21 May 2025

Documents Reviewed:

The following technical documents have been reviewed in relation to the vegetation alteration and removal component of the application.

- Assessment Environmental Effects – titled Delmore – Fast Track Approval Application – Assessment of Environmental Effects and Statutory Analysis, prepared by B & A Urban & Environmental, dated 17 February 2025.
- Arboricultural Assessment – prepared by Peers Brown Miller Ltd, dated 11.02.25.
- Ecological Impact Assessment - prepared by Viridis, dated 13 February 2025.
- Landscape Drawings – prepared by Greenwood Associates, date 14/02/2025.
- Proposed Consent Conditions - prepared by B & A Urban & Environmental.

Overall Summary:

The application seeks to develop a total of 1250 residential dwellings within the subject site. The proposal will impact areas of 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 located 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 tree species such as Poplar, Willow, Gum, Cypress, Pine or known pest plants.

Reason for Consent.

With respect to vegetation alteration and removal, I agree with the reasons for consents under E15 of the AUP(OP) as detailed in the submitted rules assessment.

Assessment of Effects and Recommendations.

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 exceed the number of trees being removed. The grades of these trees have detailed as being 45-litre, which are approximately 2m in height at the time of planting. There is a good mixture species, which would be suitable for this location.

It is also proposed to undertake revegetation planting within the riparian areas, that also includes a number of 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 the ecological nature of these areas, I would defer to council's ecologist with regard the suitability of the species chosen.

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 recommend 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 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 provide that the tree protection conditions are followed and adhered to.

Conditions of Consent.

The application has included a list of the proposed conditions of consent. I have reviewed the relevant conditions with regard to arboriculture and replacement planting. I am satisfied that these would be appropriate with regard to the protection of the trees being retained and the reestablishment of tree cover.