

# Milldale Fast-Track

29/07/2025 – Auckland Council Response

## **Annexure 15:**

### **Arbroist**

## Request for Specialist Input Memo – Delmore Fast Track.

<b>To</b>	Carly Hinde – Premium Unit & Dylan Pope – Planner (DCS)
<b>Proposal</b>	To authorise Stages 10-13 and Stage 4C of the Milldale development, together with a supporting temporary wastewater treatment plant. Collectively Stages 10-13 and Stage 4C will provide capacity for approximately 1,155 detached and terraced dwellings and supporting commercial services in the form of a compact Neighbourhood Centre.
<b>Site address:</b>	Wainui Road, Upper Orewa
<b>Due date</b>	Thursday 5 June 2025

### Specialist Response

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

**Date:** 4 June 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 Volume 2: Milldale - Stages 10 – 13 - Milldale, Wainui - Fast-track Approvals Act 2024 Substantive Application, dated 28 March 2025.
- Assessment Environmental Effects – titled Volume 4: Milldale Wastewater Treatment Plant - Milldale, Wainui - Fast Track Approvals Act 2024 Substantive Application, dated 28 March 2025.
- Arboricultural Assessment – prepared by Arborlab Ltd, titled Arboricultural Impact Assessment - Milldale Stages 10 – 13, dated February 2025.
- Arboricultural Assessment – prepared by Arborlab Ltd, titled Arboricultural Impact Assessment - Milldale Wastewater Treatment Plant, dated February 2025.
- Landscape Drawings – prepared by LASF, date 18.03.25.
- Landscape Drawings – Milldale Stage 10-11, prepared by BECA, date 26.02.25.
- Landscape Drawings – Milldale Wastewater Treatment Plant, prepared by BECA, date 26.02.25.
- Proposed Consent Conditions - titled Volume 6: Milldale Stages 10 – 13, 4C and WWTP Proposed Conditions of Consent - Milldale, Wainui - Fast-track Approvals Act 2024 Substantive Application, dated 28 March 2025.

#### Overall Summary:

The application seeks to undertake a subdivision of stages 10 to 13 that will create 623 vacant residential lots, 27 residential super lots and one neighbourhood centre lot, as well as accompanying parks and reserves. To support the development and to manage wastewater, it is also proposed to construct a wastewater treatment facility.

The proposal will impact areas of protected vegetation, as identified within the arboricultural assessment. These trees are located within existing open space zone, road reserve and riparian margins.

The arboricultural assessment has identified a total of 747 trees as part of Stages 10 – 13, of which a total of 472 protected trees will require removal. For the Wastewater Treatment Plant, a total of 315 trees have been identified, of which 15 protected trees will require removal. The majority of these are exotic tree species such as Poplar, Willow, Gum, Pine, other ornamental tree species or known pest plants. Of the overall 487 trees proposed for removal, only 68 trees have been identified as native species.

### **Reason for Consent.**

With respect to vegetation alteration and removal, I agree with the reasons for consents under E15, E16, E17 and E26 of the AUP(OP) as detailed within the submitted documents.

### **Assessment of Effects and Recommendations.**

The majority of the protected trees are growing within the riparian margin. 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 or reserves that will become protected under Chapter 16 Trees in open space zones or Chapter E17 Trees in roads. The landscape plans show a significant number of replacement trees to be planted within the proposed roads, the proposed open space areas as well as the riparian areas. The grades of these trees have detailed as being PB95 for the street trees, which are approximately 2m in height at the time of planting and 160-litre for the trees within the proposed reserves, which are approximately 3m 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.

Where practical, the intention is to retain healthy established trees within the riparian areas while removing the undesirable weed species. From an arboricultural perspective the loss of tree cover within these areas could be mitigated by the proposed tree and re-vegetation planting.

The arboricultural assessments have included a recommended Tree Protection Methodology within Appendix D 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 assessments and in accordance with the recommended Tree Protection Methodology 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 submitted 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.