Beachlands South Fast-track

Auckland Council Specialist Memo

Annexure V:

Arboriculture

Regine Hoi Gok Leung

16 October 2026

1.0 APPLICATION DESCRIPTION

Application and property details

Fast-Track project name:	Beachlands South
Fast-Track application number:	EPA reference: FTAA-2606-1256 Council reference: BUN60467962

2.0 Technical Specialist Memo - Arboriculture

To:	Brooke Dales – Lead Planner Adonica Giborees – Principal Project Lead
From:	Regine Hoi Gok Leung (Senior Arborist – Earth, Streams and Trees Team)
Qualifications & Relevant Experience:	My name is Regine Hoi Gok Leung, and I am the Senior Specialist Arborist in the Earth, Streams and Trees Team of Specialist Unit at Auckland Council. I hold the qualification of Bachelor of Science in Biology (1998) & Master of Philosophy in Geography (2001). I am also the Certified Arborist (since 2009) of International Society of Arboriculture (ISA) and hold the Tree Risk Assessment Qualification (TRAQ) of ISA (2022 – 2027), and over 26 years of experience in arboricultural assessment, tree risk assessment and consenting. I am a full member of New Zealand Arboricultural Association and International Society of Arboriculture. I have prepared expert evidence and technical assessments for resource consent applications, plan changes & notices of requirement for designation, fast track applications and have appeared as an expert witness before consent authorities and the Environment Court for hearing and mediation 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:	1 October 2026

3.0 Executive Summary / Principal Issues

The natural terrestrial habitats including riparian margin of streams and wetlands, 20m MHWS, 20m of Cliff, SEA Overlay and associated vegetation/trees within the site have been identified as Ecological Protected Area Network (EPAN) which is about 33.51 ha with low to medium ecological value. To facilitate the proposed development, a range of activities with the potential impacts on protected trees are proposed including vegetation/tree removal, bulk earthworks, stream diversions and reclamations, wetland reclamation, construction of stormwater management devices, installation of transport and utility infrastructure, establishment of water supply and wastewater infrastructure, and associated changes to landform, hydrology and freshwater habitats.

The proposal will result in approximately 1.89 ha of vegetation removal within the EPAN areas (approx. 2.5% of the total EPAN extent), including indigenous trees within riparian margins of streams and wetlands, coastal cliff, 20m MHWS and SEA overlay (overall 181m^2) and 1.87ha of exotic-dominated scrub and managed rank exotic grassland, and removal of existing street trees on the road berm of existing roads within the project site (details not available in the application documents). This comprises approximately 1.13 ha of permanent vegetation removal within EPAN and 0.76 ha of temporary disturbance, which trigger consent under E15.4.1 (A18), (A19), (A20), (A21), (A22), E15.4.2 (A43) and E17.4.1 (A10). To address the effects of vegetation removal within the EPAN and street trees removal, the proposal (detailed in the Biodiveristy Management Plan - BMP) incorporates approximately 2.60 ha of additional restoration planting (indigenous trees and riparian plants) adjoining the existing EPAN network. Together with reinstatement of approximately 0.76 ha of temporary removal within EPAN, these measures including extensive landscape planting on the open space and road berm of new roads substantially exceed approximately 1.13 ha of permanent EPAN vegetation loss. Consequently, the proposal will result in a net increase of approximately 1.47 ha of land subject to ecological restoration, long-term management and legal protection.

Overall, I can support the proposed tree works with additional arboricultural conditions on top of the recommended conditions from the applicant.

4.0 Documents Reviewed

The following documents have been reviewed in preparing this memorandum:

- Assessment of Environmental Effects and Statutory Analysis by Unio Environmental dated 26 June 2026.
- Ecological Impact Assessment Report by Viridis dated 23 June 2026 Final 1.
- Biodiversity Management Plan by Viridis dated 23 June 2026 Final 1.
- Utilities Plans by Harrison Grierson dated April 2026.
- Earthworks Plans by Harrison Grierson dated April 2026.
- Draft Proposed Conditions of Consent by Unio Environmental dated 26 June 2026.
- S92 responses from the applicant in Sept 2026 including update on reasons of consent.

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

N/A

6.0 Specialist Assessment

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Impacts on existing street trees located on road berm

6.1 It is noted that reasons stated in original AEE Report under E17 of AUP has been revised in Sept 2026 from E17.4.1 (A10), (A8) and (A6) for street tree removals, works within root zone and canopy pruning to E17.4.1 (A10) only and all the identified street trees on the road berm of existing streets within the project site are proposed for removal. It is noted that there is no arboricultural report and detail assessment by qualified arborist to identify the associated tree impacts on existing street trees within the project site according to assessment criteria under E17 of AUP. There is no arboricultural information related to street trees that can be summarized from the Ecological Assessment by Viridis. Replanting proposals on the road berm of existing streets/roads are not detailed to demonstrate that the associated impacts on existing street trees from the proposed development can be adequately mitigated. Nevertheless, I consider the majority of existing street trees are unlikely in mature status with significant landscape and amenity value nor contribute significantly to the local community with the reason of the current site context. I can support removal of existing street trees with mitigation replanting of new trees according to the replanting and greening strategies on the road berm along the public streets to be formed, which will be pragmatic for implementation. The streetscape will be sustained with replacement planting of new street trees.

Impacts on protected trees within Ecological Protected Area Network (EPAN) - riparian margin of streams and wetlands, 20m MHWS, 20m of Cliff & SEA Overlay

6.2 According to Ecological Assessment Report by Viridis, vegetation found within the site includes exotic grassland, small areas of native planting, and isolated amenity species within Formosa Golf

Resort. Pohutukawa treeland and SEA overlay are also noted along the eastern coast within 20m MHWS and cliff. Kanuka scrubland and exotic dominated scrubland are found on the riparian margin of the streams within the site, and the protected trees are dominated by Kanuka, Mahoe, Cabbage, Karamu, Mapou, Tree Fern and exotic amenity canopy tree species including mature radiata pines and Eucalyptus spp. Ecological values associated with these areas are constrained by their pest plant dominance, fragmented distribution, limited indigenous species composition, and association with historically disturbed land. The natural terrestrial habitats within the site have been identified as Ecological Protected Area Network (EPAN) which is about 33.51 ha on site incorporates a mosaic of exotic and indigenous vegetation, revegetation planting, wetlands, riparian habitats and modified vegetation communities (such as golf course and surrounding landscaped area). Overall, EPAN is currently considered to provide low to moderate terrestrial ecological value within the context of the wider modified landscape.

6.3 A narrow strip of coastal cliff vegetation and several smaller areas of coastal wetland vegetation have been identified as SEA_T_4556 under the AUP. Approximately 159 m² of SEA_T_4556 extends into the Site boundary across four small areas within the south-western portion of the Site. Two additional terrestrial SEAs are located at 620 Whitford-Maraetai Road. SEA_T_1140 (11.1 ha) and SEA_T_1141 (4.6 ha) comprise indigenous gully vegetation associated with the wider Beachlands South Precinct area. Both SEAs were identified primarily based on vegetation diversity values. Just a note that the project area was expanded to include two adjoining land parcels (758 and 770 Whitford-Maraetai Road). These areas were not subject to ecological field verification as part of the investigations undertaken for this assessment, but only as desktop review.

6.4 To facilitate the development, a range of activities with the potential to affect protected trees are proposed including vegetation/tree removal, bulk earthworks, stream diversions and reclamations, wetland reclamation, construction of stormwater management devices, installation of transport and utility infrastructure, establishment of water supply and wastewater infrastructure, and associated changes to land cover, hydrology and freshwater habitats.

6.5 The proposal will result in approximately 1.89 ha of vegetation removal within the EPAN areas (approx. 2.5% of the total EPAN extent), including indigenous trees within riparian margins of streams and wetlands, coastal cliff, 20m MHWS, and SEA overlay (overall 181m^2) and 1.87ha of exotic-dominated scrub and managed and rank exotic grassland. This comprises approximately 1.13 ha of permanent vegetation removal within EPAN and 0.76 ha of temporary disturbance, which trigger consent under E15.4.1 (A18), (A19), (A20), (A21), (A22) and E15.4.2 (A43).

6.6 Proposed encroachment into EPAN areas is primarily associated with construction of stormwater management pond, bulk earthworks and associated development activities. While these works will result in the removal of some EPAN vegetation/trees, the proposal also incorporates reinstatement planting within temporarily disturbed areas and expansion of ecological restoration areas adjoining the existing EPAN network. Additional restoration planting adjoining the EPAN, together with long-term enhancement and management of the wider EPAN network, is proposed to maintain the overall ecological function and restoration objectives of the EPAN framework.

6.7 To address the effects of vegetation removal within the EPAN, the proposal (detailed in the Biodiveristy Management Plan - BMP) incorporates approximately 2.60 ha of additional restoration planting (indigenous trees and riparian plants) adjoining the existing EPAN network. Together with reinstatement of approximately 0.76 ha of temporary removal within EPAN, these measures substantially exceed approximately 1.13 ha of permanent EPAN vegetation loss. Consequently, the proposal will result in a net increase of approximately 1.47 ha of land subject to ecological restoration, long-term management and legal protection. The additional planting areas have been located adjacent to the existing EPAN to strengthen ecological connectivity across the Site and establish vegetated buffers that reduce edge effects and enhance the resilience of retained ecological habitats and the loss of protected trees within these habitats. Approximately 0.81 ha of riparian restoration planting is proposed outside the EPAN at the southern corner of the site. Collectively, areas subject to restoration and enhancement will be legally protected and managed in perpetuity through covenant mechanisms and implementation of the BMP.

6.8 In addition to the EPAN enhancement programme, the proposal incorporates extensive indigenous planting throughout the wider development area, including streetscape planting, neighbourhood parks, stormwater parks and other public open spaces. The Open Space Strategy also provides for retention of a modified nine-hole golf course and a network of parks and green spaces integrated with ecological restoration areas. Collectively, these measures will increase indigenous vegetation cover, improve landscape connectivity and contribute to ecological resilience across the wider Site.

6.9 In view of the majority of the EPAN have been avoided from the proposed development with only 2.5% of the EPAN to be developed to accommodate the infrastructure, it is considered the associated impacts on protected trees within EPAN are acceptable, taking into account of the majority of the protected trees being impacted are pioneer tree species within Kanuka dominated scrubland and isolated exotic amenity trees within golf course which are not substantial tree specimens. With restoration replanting within EPAN and riparian margins, and these replanted areas under legal protection of perpetuity through covenant mechanisms and implementation of the BMP, the overall amenity, ecosystem services and functions within the site will be enhanced and sustained over time. Overall, I can support the proposed tree works of the application with conditions which to be detailed in Section 9.

7 Section 67 Information Gap

At the time of writing this Memo I have identified the following information gap:

7.1. It is noted that reasons under E17 of AUP including E17.4.1 (A10) for street tree removals has been proposed in the AEE Report. However, there is no arboricultural report and detail assessment by qualified arborist to identify the associated tree impacts on existing street trees within the project site. There is no arboricultural information related to street trees that can be summarised from the Ecological Assessment by Viridis to facilitate our assessment. Replanting proposal on

the road berm of existing streets/roads are also not detail enough to demonstrate that the associated impacts on existing street trees from the proposed development can be adequately mitigated.

7.2. The missing information is considered in low to medium risk which should be supplemented to support the application.

Why is this Information Essential?

7.3. The ecological report by Viridis did not provide any information about tree impacts on existing street trees that trigger consent under E17.4.1 (A10). This is identified as information gap that we cannot understand the associated tree impacts on existing street trees from the proposed development. This information gap is also essential for the applicant to obtain the Tree Owner Approval from Community Facilities for any impacts on protected street trees located on road berm.

Information gap	Nature of deficiency	Decision-making impact	Risk / uncertainty created
Detail assessment for impacts on street trees according to assessment criteria under E17 of AUP.	Detail assessment by qualified arborist on the impacts of existing street trees within the site and mitigation measures and replanting proposal to mitigate the loss of street trees according to assessment criteria under E17 of AUP.	Cannot accurately assess the associated impacts on existing street trees.	Potential loss of amenity value on the existing streetscape from the proposed development.

8 Recommendation

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Overall, I can support the proposed tree works of the application with additional conditions which are to be detailed in Section 9. In view of the majority of EPAN have been avoided from the proposed development with only 2.5% of the EPAN to be developed to accommodate the infrastructure, it is considered the associated impacts on protected trees within EPAN are acceptable, taking in account of the majority of the protected trees being impacted are pioneer tree species within Kanuka dominated scrubland and isolated exotic amenity trees within golf course which are not substantial tree specimens. With restoration replanting within EPAN and riparian margins, and these replanted areas under legal protection of perpetuity through covenant mechanisms and implementation of the BMP, there will be a net gain in the overall EPAN areas within the site and the overall amenity, ecosystem services and functions within the site will be enhanced and sustained over time.

9 Proposed Conditions

On top of the proposed conditions by the applicant, here I recommend additional arboricultural condition for desirable arboricultural outcomes.

Condition [8] (t) Construction Tree Management Plan – CTreeMP, which is a management plan prepared by Project arborist being engaged by the consent holder to identify and protect the retained trees located in the vicinity to the works areas at different stages of the development, with detailed tree protection measures to be proposed and implemented, follow up with regular monitoring during construction period. It is recommended that the CTreeMP to be certified by Council prior to the commencement of tree works on site.