



Memo

To: Andrew Allsopp-Smith – Myland Partners
From: Sean McBride – Director, The Tree Consultancy Company
cc:
Date: 15 April 2021
Re: 1 Selfs Road, Papatoetoe
Proposed development

Dear Andrew

1.0 Introduction

- 1.1 The Tree Consultancy Company has been engaged to provide high-level comments on the proposal to develop the subject site into residential housing, with some 100 new dwellings being constructed. At this point in the development, we have been advised that a full arboricultural assessment is not required, more so general comments around the development layout and potential adverse effects that might occur to protected vegetation.
- 1.2 The site is zoned Residential – Mixed Housing Suburban and a Natural Heritage: Outstanding Natural Features Overlay is present. Figure 1 below depicts the subject site, with the vegetation addressed in this memo circled in red.

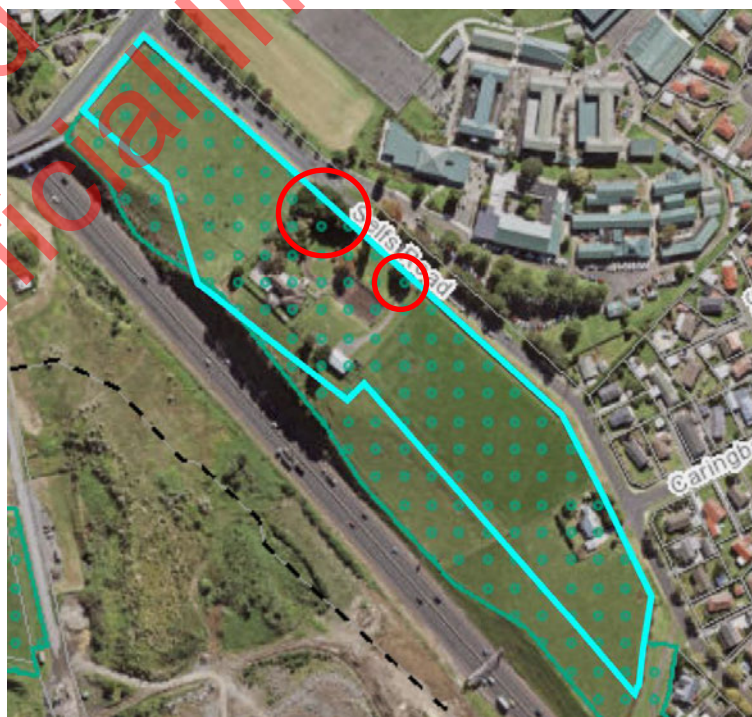


Figure 1 – Subject site and trees in red

- 1.3 To assist in preparing this memorandum, I have been supplied with a proposed site layout plan designed by CASA. An extract of the site layout is appended as *Appendix A*.
- 1.4 I visited the site on 27 January 2021 and met with Callum McFarlane (Myland Partners). At this meeting, a cursory inspection of the trees was carried out from ground level, and a general description of the proposal was provided by Mr McFarlane. A detailed tree inspection was not carried out, nor any tree details recorded. Based on this site visit and the general description of the works provided, my high-level comments on the proposed development are detailed in the below sections.

2.0 Statutory context

- 2.1 Relevant zones applicable:
- Residential – Mixed Housing Suburban
- 2.2 Relevant Auckland Unitary Plan sections that apply:
- E15 Vegetation management and biodiversity
 - E17 Trees in roads

Activity Table E15.4.2

(A22) Permitted, controlled and restricted discretionary activities in Table E15.4.2 that do not comply with one or more of the standards in E15.6, as a Discretionary Activity

(A25) Vegetation alteration or removal of up to and including 25m² of any contiguous indigenous vegetation, as a Permitted Activity

(A26) Vegetation alteration or removal of greater than 25m² of any contiguous indigenous vegetation, as a Restricted Discretionary Activity.

Activity Table E17.4.1

(A4) Pest plant removal, as a Permitted Activity

(A8) Works within the protected root zone that do not comply with Standard E17.6.3, as a Restricted Discretionary Activity

(A10) Tree removal of any tree greater than 4m in height or greater than 400mm in girth, as a Restricted Discretionary Activity

- 2.3 Under Chapter J of the Auckland Unitary Plan (Definitions), vegetation alteration includes “*Damaging, cutting, destroying or removing any part of vegetation. Includes: roots, and crown pruning*”. Earthworks and construction activities near the subject vegetation have the potential to cut roots. From an arboricultural perspective, the proposal requires resource consent as a Restricted Discretionary Activity.
- 2.4 Should alteration of trees in the road reserve be required (including pest plant removal), then Tree Owner Approval will be required from Council’s Senior Urban Forest Specialist. This is a separate process outside of resource consent.

3.0 Brief arboricultural comments

- 3.1 Two groups of trees are highlighted in Figure 1 above. The more northern group comprises approximately 750 m² of mature native vegetation, referenced as Group 1, and the southern area comprises a single mature pūriri, with a canopy area measuring approximately 150 m². Photographs of the vegetation are presented in *Appendix B*.
- 3.2 The northern group contains large and mature pūriri, tōtara, titoki and karaka. Smaller Karo, Karaka and *Coprosma* are also present. Along the road frontage, tree privet (a pest plant species) was observed. Overall, the health and condition of the native vegetation are good, with no noticeable tree risk features identified during the cursory inspection.
- 3.3 The southern tree is a mature pūriri, standing at approximately 12m in height. It is solitary and is in overall good condition. As with the northern group, no apparent tree risk features observed. From an arboricultural perspective, it is a specimen worthy of retention as it is of an age and size where it is providing good ecosystem service benefits¹ to the locale.

¹ Ecosystem Service Benefits include atmospheric carbon sequestration, pollution removal, stormwater interception, etc.

- 3.4 The layout of the development has been designed in a manner the creates greenspaces around the trees. For the northern group, the trees will be contained within a 997.47 m² open space lot, and the southern pūriri being within a 241.49 m² lot. This space allows for their future growth and development.
- 3.5 As with the nature of the works, construction activities will be occurring near the trees and could include the following:
- Earthworks and the potential changes to water availability
 - Retaining wall construction
 - Footpath construction
 - Services and drains
- 3.6 From experience and with arboricultural input, the above can be managed in a manner that ensures effects remain at minimal levels. A full review of these aspects will be needed during the detailed design of the development. In addition to this, a suitable *Tree Protection Methodology* will need to be formulated to ensure the trees are protected during construction works.

4.0 Conclusions

- 4.1 It is proposed to develop 1 Selfs Road into residential housing. Large and mature native trees are present near the road frontage of the site. Overall, the trees are in good health, with no obvious tree risk features identified during a cursory inspection.
- 4.2 The layout of the development has been designed in a manner that not only allows for the retention of the trees but also sufficient space for them to continue to develop. Two large open space areas have been incorporated around the trees to allow this to occur. From an arboricultural perspective, this is an excellent outcome as the development has not been squeezed against the trees.
- 4.3 Further arboricultural input will be required as the detailed design progresses to ensure suitable construction and tree protection methodologies are included and by confirming arboricultural effects remain at minimal levels.

Please do not hesitate to call me should you require more specific details.

With regards



Sean McBride
Director

Released under the provision of
the Official Information Act 1982



Photograph 1
Northern group



Photograph 2
Southern pūriri

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the Official Information Act 1982



Appendix B - 1 Selfs Road, Papatoetoe

Relevant photographs



Project No: 1842

Drawing: 002

Revision A
Date: 15/04/21