

Memorandum

TO: Amy Young, Planner
FROM: Luke McKinlay, Urban Designer
DATE: 16-May-2018
SUBJECT: Land Use Consent
LUC-2018-208 - 53 Nichols Road

Hi Amy,

This memorandum is in response to a request for comment on the application to remove a scheduled tree, T854 (Monkey Puzzle), protected in Schedule 25.3 of the Dunedin City District Plan. The tree was also recently carried over to the Second Generation Plan (2GP) significant tree schedule.

The original STEM assessment was made in 2001 and the tree scored 156, which is above the required 147 "pass" total.

Background

When an assessment of a resource consent application for the removal of a significant tree is required, an updated STEM assessment is usually completed by the in-house landscape architect and (more recently), by a consultant arborist.

In the case of this application, Mark Roberts was engaged to provide the arboricultural condition assessment. He has provided a very thorough set of comments, but did not conduct an evaluation of the tree using the STEM framework. However, he does note that he is confident that the tree would score *very highly* under the Condition and Amenity Evaluation sections of the STEM.

I did not manage to co-ordinate a joint site visit with Mr Robert's; however, I did visit the site on 08 May 2017 with council arborist, Aiden Battrick, and undertook the "Amenity Evaluation" part of the STEM. We met Mr Wilson on site, who expressed that his predominant concern related to the risk posed by the tree falling and causing damage to people or property. Mr Wilson addresses his health and safety concerns in more detail in his application. Mr Robert's report addresses the health and condition of the tree.

General Comment

There are two broad assessment categories to a STEM report- arboricultural ("Condition") and "Amenity". My role in the assessment of applications to remove a scheduled tree or group of trees is to comment on the amenity related matters.

Overall, it is my opinion that T854 retains particular amenity values which contribute positively to the Nichols Road streetscape. I consider that the tree continues to merit inclusion on the protected tree schedule from an amenity perspective and the existing STEM assessment remains valid. As noted above, the "Condition Evaluation" part of the assessment has not been updated, but, Mr Roberts considers that the tree would score *very highly* if assessed within this framework.

Amenity Values

The stature of T854 (estimated at approximately 20m) and its largely symmetrical, domed crown means that this tree forms a prominent local feature. As noted in Mr Robert's report, the tree is a near specimen. T854 is effectively a solitary tree, standing apart from shelter vegetation to the west and north. This separation from surrounding tall vegetation enhances the prominence of this tree so that it forms a focal feature, especially when one approaches it from the north east on Nichols road, where the road aligns in the direction of the tree (Refer fig 2).

Mr Roberts notes the following regarding the age of the tree and possible historical associations:

...for the tree to be the size that it is would suggest that it is one of the original introduced plantings. The tree is possibly associated with Momona School (established in 1899) or connected to one of the farms in the Henley Co-operative Dairy Company which was operating in the area from about 1915.

It is noted that if the above historic associations were applied to the STEM assessment, this would increase the total score as part of the notable evaluation.

In addition to the visual amenity values of T854, it is noted that trees of this scale provide a role in local climate regulation by influencing air temperature and solar radiation, enhance water quality through filtration of nutrients, sequester greenhouse gases, such as atmospheric carbon; and enhance biodiversity by providing habitat for birds and invertebrates.

Concluding Comments

Overall, given the STEM assessment pass mark, which has been confirmed from an amenity perspective, and the positive assessment of the condition of the tree in the arborist report by Mr Roberts, it is considered that T854 warrants continued inclusion in Schedule 25.3. It is recommended that the applicant should not be granted consent to remove this significant tree on the basis of the amenity values of this tree.

Regards,

Luke McKinlay

CITY PLANNING

STEM EVALUATION FORM

T854

Date	17.5.01					
Tree	Monkey Puzzle					
Address	53 Nicols Road					
Height (m)	Radius		Diameter (mm) @			
CONDITION EVALUATION						
Points	3	9	15	21	27	Score
Form	Poor	Moderate	Good	Very Good	Specimen	21
Occurrence	Predominant	Common	Infrequent	Rare	Very Rare	15
Vigour & Vitality	Poor	Some	Good	Very Good	Excellent	15
Function	Minor	Useful	Important	Significant	Major	15
Age (Yr)	10 Yrs+	20 Yrs +	40 Yrs +	80 Yrs +	100 Yrs+	15
Subtotal						81
AMENITY EVALUATION						
Points	3	9	15	21	27	
Stature (m)	3-8	9-14	15-20	21-26	27+	15
Visibility (km)	0.5	1.0	2.0	4.0	8.0	9
Proximity	Forest	Parkland	Group 10+	Group 3+	Solitary	27
Role	Minor	Moderate	Important	Significant	Major	15
Climate	Minor	Moderate	Important	Significant	Major	9
Subtotal						75
NOTABLE EVALUATION						
Recognition	Local	District	Regional	National	International	Score
Points	3	9	15	21	27	
Stature						
Feature						
Form						
Historic						
Age 100+						
Association						
Commemoration						
Remnant						
Relict						
Scientific						
Source						
Rarity						
Endangered						
Subtotal						
Total						156



Figure 1: View of T854 from 53 Nicols Road



Figure 2: View of T854 from the northeast on Nicols Road

Appendix 4: STEM Assessment and Aerial Photograph

Photo of tree taken 8/11/2013 as part of 2GP tree audit



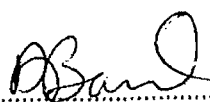
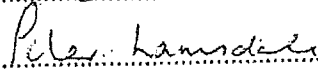
T854

STANDARD TREE EVALUATION FORM

Date	17.5.01					
Tree	Monkey Puzzle					
Address	53 Nichols rd					
1579						
Height (m)	Radius (m)		Circumference (m) @ 1.2m			
CONDITION EVALUATION						
Points	3	9	15	21	27	Score
• Form	Poor	Moderate	Good	Very Good	Specimen	15
• Occurrence	Predominant	Common	Infrequent	Rare	Very Rare	15
• Vigour & Vitality	Poor	Some	Good	Very Good	Excellent	15
• Function	Minor	Useful	Important	Significant	Major	15
• Age (Yr)	10 Yrs+	20 Yrs +	40 Yrs +	80 Yrs+	100 Yrs+	21
					Subtotal Points	81

AMENITY EVALUATION						
Points	3	9	15	21	27	Score
• Stature (m)	3-8	9-14	15-20	21-26	27+	15
• Visibility (km)	0.5	1.0	2.0	4.0	8.0	9
• Proximity	Forest	Parkland	Group 10+	Group 3+	Solitary	27
• Role	Minor	Moderate	Important	Significant	Major	15
• Climate	Minor	Moderate	Important	Significant	Major	9
					Subtotal Points	75

NOTABLE EVALUATION						
Recognition Points	Local 3	District 9	Regional 15	National 21	International 27	Score
Stature						
• Feature						
• Form						
Historic						
• Age 100+						
• Association						
• Commemoration						
• Remnant						
• Relict						
Scientific						
• Source						
• Rarity						
• Endangered						
					Subtotal Points	
					Total Points	156


Arborist


53 Nichols Road



Araucaria araucana (Monkey puzzle)

17.05.01

Tree No 1579

