

Memorandum

TO: Madeline Seeley, Planner

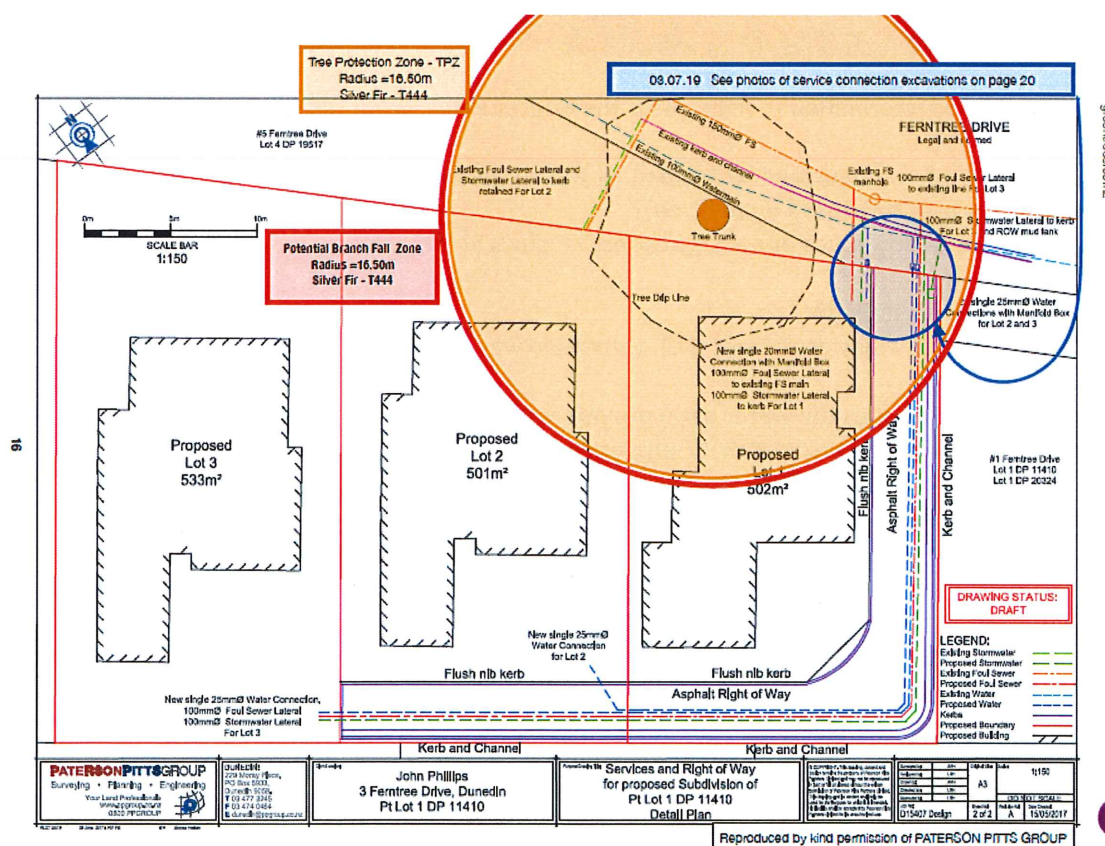
FROM: Louisa Sinclair, 3 Waters Asset Planning Team Leader

DATE: 10 October 2019

SUBJECT: LUC-2019-380 – 5 FERNTREE DRIVE – APPLICATION TO REMOVE A SCHEDULED TREE

An application to remove a Scheduled Tree (T444) from DCC road reserve at 5 Ferntree Drive states:

The tree currently sits very close to a 100mm water-main that supplies a large number of Dunedin homes. This is shown on the attached 'subdivision construction plans' prepared by Patterson Pitts Surveyors. This plan also shows other services that have been installed extensively around the base of the tree. These services were installed some years ago before the tree became listed when it was common practice to cut tree roots during trenching. As outlined in the arborist's report, cutting of these roots over successive years of ground work calls into question the stability of the tree.





You have requested information to help assess the effects of this proposal:

Is Council aware of any issues with/damage to this watermain or services pipes shown in the survey plan below (that may be caused by the tree)?

We are not aware of any issues or damage to service pipes in this area.

When was the pipe installed?

The 100mm diameter asbestos cement (AC) watermain was installed in 1986.

How many properties does the water main provide water to?

The watermain services approximately 17 properties upgradient of the tree location.

When is the water main due for replacement?

Watermains of this size and material have an anticipated life of 60 years, and would be considered for renewal in 2046.

If there were issues in the future, would it be feasible for Council to move the pipe/how significant would it be to relocate the water main?

Tree roots have the ability to negatively impact underground pipes. Generally, 3 Waters would prefer the owners of land with public pipes within it, to avoid planting deep rooting tree species over or near pipes. However, trees are an integral part of the existing environment, and water services are managed within that environment. Where there are significant issues with tree roots, and there is no feasible alternative means for addressing the issue (e.g. realignment of the pipe), the Council may require the landowner to remove the offending tree.

In this circumstance, there are currently no known issues with tree roots adversely affecting underground services in Ferntree Drive. There are numerous trees along Ferntree Drive that have the potential to adversely impact those services.

If there were future issues, the Council would identify and assess options to address those issues, and evaluate the costs and benefits of each option. Options could include realigning of the watermain, or removing any tree if it were causing root issues.

If there was a need to realign the watermain in this specific reach of Ferntree Drive, it is estimated to affect a 30 metre length of pipe. The main concern in this area would be the crossing of the wastewater pipe which has some risks. Renewing the watermain, when this is required, is estimated to cost around \$30k. Costs for any realignment within the road reserve are not anticipated to be significantly different.