

Memorandum

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Attention: Michael and Emma Thornton-Pay

Date: 01.08.2025

From: Emma Taylor, Landscape Architect, Boffa Miskell Limited

Message Ref: Landscape Memorandum

Project No: BM250705

Background

Boffa Miskell Limited (BML) has been engaged to prepare a memorandum addressing the proposed inclusion of tree TX002, a coast redwood (*Sequoia sempervirens*), in the Schedule of Protected Trees under the Dunedin City Council's Second-Generation District Plan (2GP). This memo considers the appropriateness of the tree's location, its contribution to landscape character and amenity, and the potential implications for future residential development from a landscape perspective. The assessment has been guided by the principles of the Ron Flook Standard Tree Evaluation Method (STEM, 1995), which provides a structured framework for evaluating tree significance.

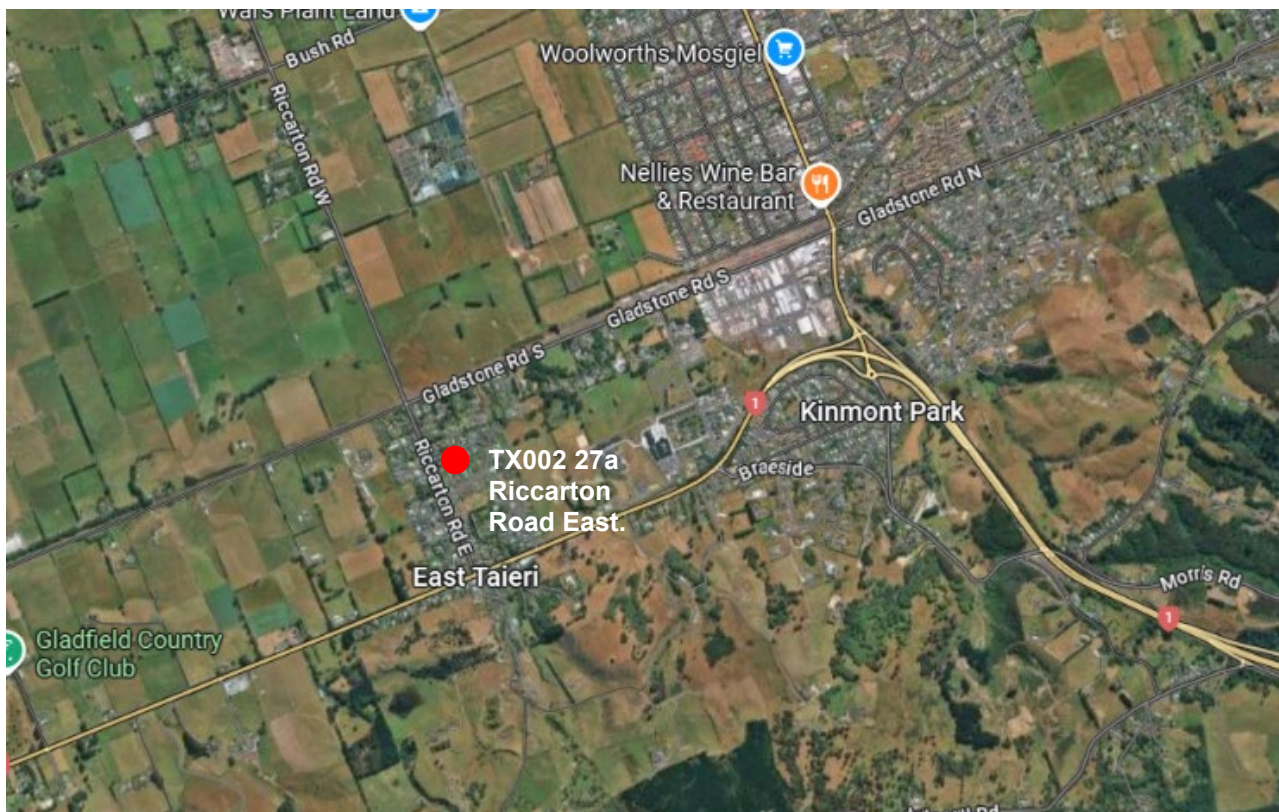


Figure 1: Location context.

As the owners of 27A Riccarton Road East you have advised that you do not wish to remove the tree at this time. However, wish to retain the right to remove or modify the tree in the future should it become necessary due to property damage, safety concerns, or constraints on potential development opportunities affecting both their site and neighbouring properties.

TX002 is situated on the boundary of 27A Riccarton Road East, East Taieri, Dunedin, within a built-up area of the General Residential 1 Zone. The tree is located adjacent to the driveway and is in close proximity to existing infrastructure, including an asphalt driveway, a concrete block fence, and a neighbouring building.

Coast redwood (*Sequoia sempervirens*) one of the largest tree species in the world, can reach heights of 60-100m with a trunk diameter of up to 9m. The largest specimen in New Zealand is in Whakarewrewa Forest near Rotorua and is approximately 72m tall with a trunk of 169cm diameter and is approximately 125 years old. Their root systems are shallow and wide spreading and can lift or crack adjacent paved surfaces.

Landscape and Amenity Value

Visibility: TX002, a young coastal redwood, does provide landscape amenity value due to its size and visibility from the street. However, its contribution to the wider landscape is limited due to:

- Localised Visibility: The tree is visible from the immediate street frontage and neighbouring properties and up to 2km in selected and limited locations; long-distance views are restricted due to surrounding built form, topography and vegetation. It does not form a landmark or focal point in the broader landscape (refer figures 2, 3, & 4).



Figure 2: 27a Riccarton Road East driveway and TX002.



Figure 3: View southeast from 70 Riccarton Road West drive.



Figure 4: View northwest from intersection of Riccarton Road and Main South Road.

Contribution to Character:

- **Limited Wider Landscape Contribution:** The tree provides direct amenity to the property and is visible from the street, however, visibility is confined to a small visual catchment and does not significantly enhance the identity or character of the wider neighbourhood.
- **Lack of Group Value:** TX002 likely once formed part of a cluster of coastal redwoods but now stands largely alone. TX002 is located in close proximity to other specimen trees (approximately 15m) which are more appropriate in size and form in relation to the built density of the neighbourhood.
- **Prevalence of Large Trees in the Area:** The surrounding neighbourhood contains numerous large trees. TX002 does not stand out as a unique or defining feature in this context.



Figure 5: View northwest from Saddle Hill Road.

Site Constraints and Development Potential

- Location: TX002 is located on the northern boundary of 27a Riccarton Road East. The tree is growing at a pinch point where the driveway opens to the main section.



Figure 6: Site Location plan 27a Riccarton Road East, showing location of TX002 tree and 15m dripline.

- At its current height of approximately 30 metres, the estimated 15-metre setback if scheduled as notable tree TX002 would trigger Rule 7.5.2 of the 2GP, restricting future development including buildings, earthworks, and infrastructure across multiple adjacent properties (23, 27A, 29, and 33 Riccarton Road East). This setback would increase progressively as the tree continues to grow.
- These properties (23, 27A, 29, and 33 Riccarton Road East) are zoned General Residential 1, which allows subdivision down to 400m², and protection of TX002 would conflict with the zone's intent to enable residential intensification.
- Impact on Neighbouring Properties: TX002 causes shading to adjacent properties, which may affect residential amenity and solar access, contrary to the objectives of the General Residential 1 Zone of the 2GP. We anticipate this adverse effect will increase over time as the tree grows.
- Existing and potential damage to property: The tree roots have already contributed to cracking on the driveway of 27a Riccarton Road East and displacement of the existing low timber retaining wall. As it is located immediately against the boundary it will also disrupt the boundary fence and potentially the adjacent building on the neighbouring property as the tree continues to grow.



Figure 7: Driveway condition 27a Riccarton Road East next to TX002.



Figure 8: Existing cracks and undulation in driveway 27a Riccarton Road East next to TX002.

Conclusion:

Although TX002 is a healthy and mature specimen, its contribution to visual amenity and the wider landscape is limited and largely confined to localised visibility. Its location is not ideal, positioned at a pinch point near the driveway and boundary, making it poorly integrated into the site and surrounding context.

TX002 has already caused damage to the driveway at 27A Riccarton Road East, and this is likely to cause more damage to not just the driveway but neighbouring infrastructure as the tree grows.

If added to the protected tree list TX002 would restrict future development across multiple residential sites within a zone intended for intensification, making protection inconsistent with the strategic objectives of the District Plan.

A handwritten signature in black ink, appearing to read 'Emma Taylor', with a stylized, cursive script.

Emma Taylor

Landscape Architect, Boffa Miskell Limited