

Memorandum

TO: Kirstyn Lindsay, Planner
FROM: Luke McKinlay, Urban Designer
DATE: 14-September-2018
SUBJECT: Land Use Consent – Scheduled Tree
LUC-2018-387 – 27 Cranston Street

Hi Kirstyn,

This memorandum is in response to a request for comment on the application to remove a scheduled tree, identified as T358- tilia x eurpoaea (Lime Tree) in Schedule 25.3 of the Dunedin City District Plan. Reasons given in the application for the tree removal includes safety risk, property damage and nuisance. The original STEM assessment, a copy of which is attached to this memo, was made in 2001 and the tree scored 168, which is above the required 147 "pass" total.

The proposal is a discretionary activity pursuant to Rule 15.5.1(i). In assessing a resource consent application, Council will have regard to the health and quality of the tree, the reason for the proposed work and any alternatives and the impact of the removal upon the amenity of the locality and values of the tree.

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 by a consultant arborist.

In the case of this application, Mark Roberts has been engaged by council to provide an expert arborists assessment. He has provided a thorough set of comments and has calculated a total score of 156 points for the tree using the STEM evaluation system.

I visited the site on 11 June 2018 to undertake the amenity component of the STEM evaluation.

General Comment

There are two broad assessment categories to a STEM report– condition (health) and amenity (community benefit). 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 T358 retains amenity values which contribute positively to Cranston Street. I consider that the tree continues to merit inclusion on the protected tree schedule from an amenity perspective and the existing STEM assessment remains largely valid.

Amenity Values

The amenity component of the STEM assessment considers five factors; stature, visibility, proximity, role and climate. My comments below relate to these factors.

Stature:

The stature of T358, estimated at between 15m - 20m, means that it forms a prominent local feature. As identified in the STEM assessment document, the stature rating can be based on

either the height or width of the tree, whichever is greater. It is noted that as well as being tall, this Lim tree has a broad canopy, which measures approximately 20m. As such, T358 easily fits within the 15-20m bracket of the stature evaluation.

Visibility:

The existing stem assesses T358 as being visible from 1km. The STEM criteria require that the visibility rating is based on the *furthest distance that the tree can be seen from any observation point*. Site inspection revealed that the tree is visible from Portsmouth Drive at a distance in excess of 1km (refer Attachment 3, Figure 1). While it is noted that the prominence of this tree will be reduced during the winter months, when in leaf this tree will be clearly visible from 1km. As such, the existing rating remains valid.

Proximity of other trees:

Dwellings on the north-eastern side of Cranston Street are typically set back a considerable distance from the carriageway, with generous front yards that feature several relatively large trees and shrubs. As viewed from near the entrance to 27 Cranston Street, T358 is seen in the context of a small cluster of foreground trees (refer Attachment 3, Figure 3). For this reason, it is considered that the existing STEM *solitary* rating should be reduced to recognise this context of nearby trees. While T358 is not strictly a solitary specimen, it is considered that due to its large stature and age, its removal would nevertheless be highly noticeable from surrounding locations.

Role: The stature and largely symmetrical canopy of this tree make it a particularly prominent feature on Cranston Street, even though it is setback approximately 20m from the carriageway. As a prominent natural feature, it is a welcome counterpoint to the built development in this residential area. The existing 'important' STEM role rating appears to be appropriate.

Climate: The role of an individual tree on climate is difficult to quantify and depends on the scale at which potential effects are considered. It is acknowledged that this tree causes some localised shading effects, which is addressed in the submission of Brian Porter and Wendy Knight, who are the residents of 25 Cranston Street. Considered more broadly, however, trees of this scale provide a valuable role in terms of improving air quality and carbon sequestration. In addition, they enhance biodiversity by providing habitat for birds and invertebrates. The existing 'important' STEM rating for this factor appears appropriate.

Concluding Comments

These comments are restricted to considering broader amenity values associated with the tree. It is acknowledged that the planner must weigh up the amenity values of this tree and any potential adverse effects of the trees removal alongside issues of health and safety and effects on property.

Nevertheless, 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 T358 maintains its broader community amenity values and warrants continued inclusion in Schedule 25.3. The removal of this large and prominent tree would have adverse effects on broader amenity values associated with this natural character element and its ability to 'soften' views of the built suburban environment.

Regards,

Luke McKinlay

CITY PLANNING

STEM EVALUATION FORM

T358

Date	08.08.01					
Tree	Lime					
Address	27 Cranston St					
Height (m)	Radius		Diameter (mm) @ 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	21
Age (Yr)	10 Yrs+	20 Yrs +	40 Yrs +	80 Yrs +	100 Yrs+	21
Subtotal						87
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	15
Subtotal						81
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						168

STEM EVALUATION FORM

T358

Date	31.7.18					
Tree	Lime					
Address	27 Cranston St					
Height (m)	Radius		Diameter (mm) @ 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	21
Age (Yr)	10 Yrs+	20 Yrs +	40 Yrs +	80 Yrs +	100 Yrs+	21
Subtotal						87
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	21
Role	Minor	Moderate	Important	Significant	Major	15
Climate	Minor	Moderate	Important	Significant	Major	15
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						162

Attachment 3. Site Photographs.

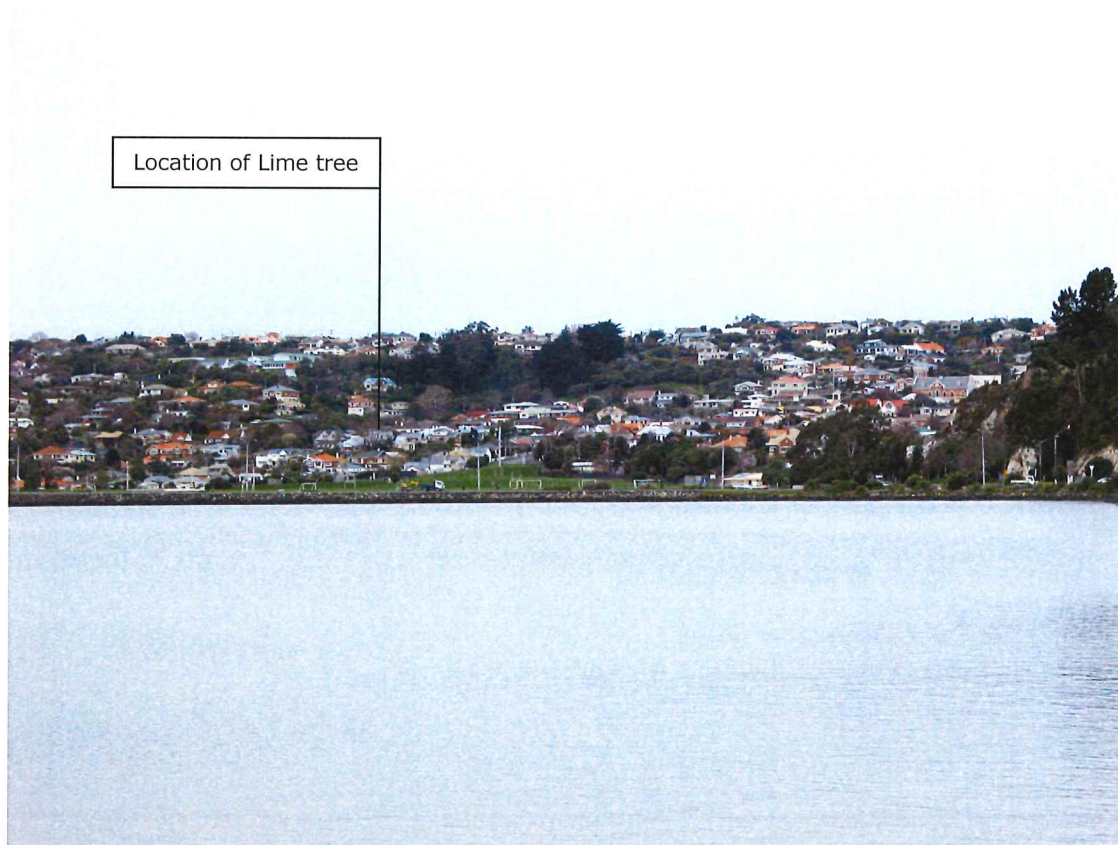


Figure 1. View towards tree from near the intersection of Midland St and Portsmouth Dr (1.4km from site).

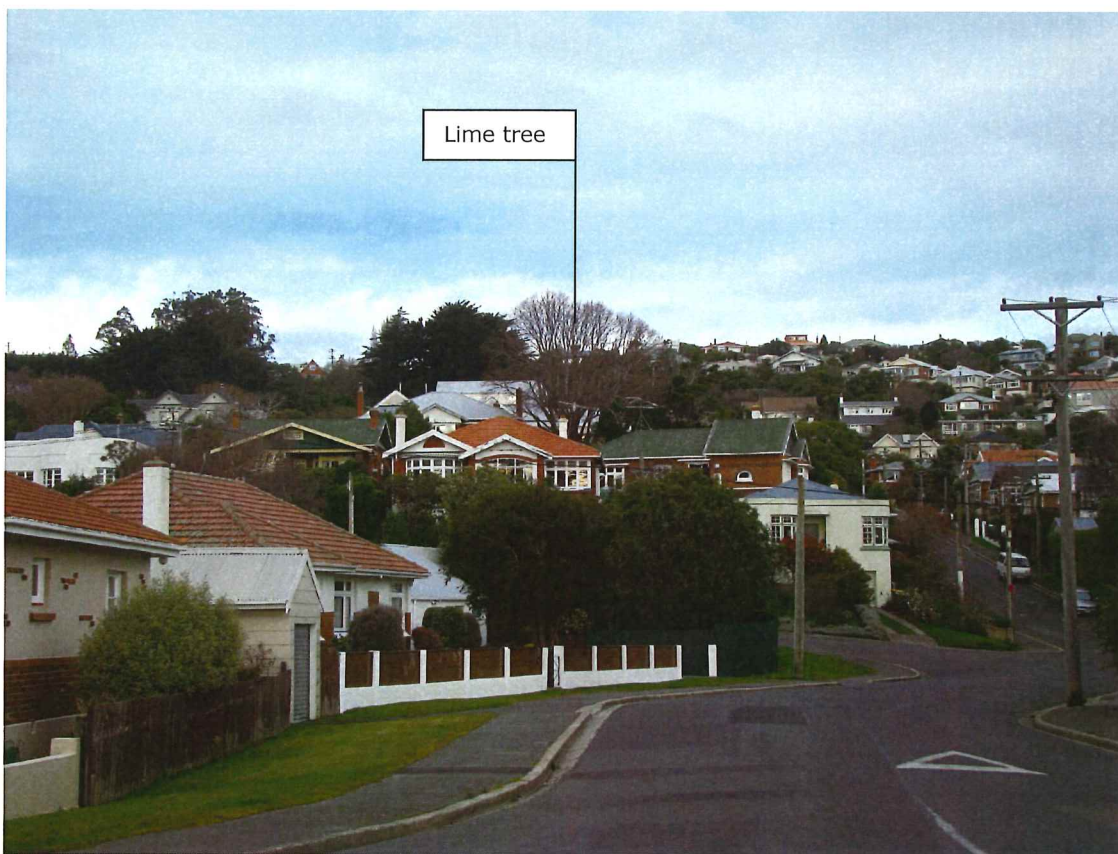


Figure 2. View towards tree from the north-western end of Cranston Street



Figure 3. View towards tree from immediately in front of 27 Cranston Street