

# ARBORICULTURAL ASSESSMENT

Project: Dominion Road Apartments, 198–222 Dominion Road and 113–117 Valley Road, Mt Eden

Prepared For: Precinct Properties New Zealand Ltd

By: Simon Miller

Date: 30.8.24

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## 1.0 Executive Summary

A new apartment development is proposed at the intersection of Dominion Road and Valley Road, Mt Eden, Auckland (198-222 Dominion Road and 113-117 Valley Road).

The proposed works include the demolition of the existing buildings on site, earthworks, construction of new apartments and hard and soft landscaping works.

On Valley Road the works will extend to the eastern boundary of 113 Valley Road.

The Dominion Road / Valley Road site has an approximate area of 5173 m<sup>2</sup>, made up of several lots.

No trees within the site are protected.

The proposed works affect an existing street tree (Titoki) standing in the roadside berm. This tree is protected under the Auckland Unitary Plan – Chapter E17, and specifically, Rule E17.4.1

It is noted that Tree Owner's Approval (TOA) from Council Community Facilities is also required for all vegetation alteration and removal of trees located in the road reserve.

The Titoki street tree stands in the path of a proposed new vehicle crossing. It is proposed to remove this tree with replacement planting undertaken as mitigation. Two new possible sites for new trees have been identified relatively close to the site of the existing tree at the intersection of Kenyon Avenue and Valley Road.

It is noted that an earlier approved consent for the site – BUN60303720 LUC60303721, Conditions 31, 32 – supported the removal of the Titoki provided two new native specimen trees of a minimum pb95 root grade were planted in the planting season immediately following the removal of the tree.

Species and location are to be approved by Auckland Council.

## 2.0 Introduction

Peers Brown Miller Ltd has been commissioned to undertake an arboricultural assessment of the proposed Dominion Road/ Valley Road apartment development works.

The following activities have particular relevance to the existing arboricultural values within, and adjacent to, the site;

- Earthworks and excavations
- Construction of new apartment buildings
- Hard landscaping works
- New tree planting

The assessment will consider the proposed earthworks and construction works in relation to existing vegetation within the existing roadside berm.

## 3.0 The Brief

- 3.1 To provide an assessment of potential effects, arising from the proposed works, in relation to the Titoki street tree adjacent to the site on Valley Road.
- 3.2 To propose measures that should be taken to avoid, remedy and / or mitigate adverse effects that may arise as a result of the proposed works.

## 4.0 The Proposal

The proposed site works will require;

- Removal of a Titoki street tree currently standing outside 113 Valley Road in the roadside berm and in the footprint of a proposed new vehicle crossing to the site

## 5.0 Plan & Report References

The following plans are pertinent to this arboricultural assessment

- Ashton Mitchell, Dominion & Valley Road Apartments, Proposed Plan Level 0, RC-101 B (Appendix 1)
- Boffa Miskell, Dominion & Valley Road Apartments, Landscape Design Resort Consent Package, Replacement Street Tree Strategy (Appendix 2)
- BUN60303720 LUC60303721, Conditions 31, 32 (Appendix 3)

## 6.0 Table of Affected Vegetation and Recommended Mitigation Measures

Species	HEIGHT m	GIRTH mm	CROWN SPREAD m (radius)	Condition	Age	Protected Y / N	Remarks/ Work Required	Protective & Mitigation Measures
Titoki <i>Alectryon excelsus</i>	5.2m	900mm DBH= 284mm d at base= 350mm	3.6m	Average /F	SM	Y	PRZ= 3.6m SRZ= 2.13m TPZ= 3.36m  Titoki displays some stress/ twig dieback within the canopy, foliage somewhat sparse in parts. There has been some damage to the root crown, most likely mower damage. Some branches have scaring and cambium removed.	Plant replacement street trees as proposed



**Fig. 1 Showing Titoki Street Tree to be removed (standing in footprint of proposed new vehicle crossing to site)**

## **7.0 Statutory Framework**

### **7.1 Trees within the site boundaries**

The Dominion Road / Valley Road site has an approximate area of 5173 m<sup>2</sup>, made up of several lots.

No trees within the site are protected under the tree protection rules of the AUP.

### **7.2 Street Trees**

One street tree standing within the existing road reserve is affected by the proposed works.

This proposal will be assessed by Council under the provisions of the Auckland Unitary Plan (AUP). The alteration or removal of trees in roads is subject to Chapter E17, and specifically Rule E17.4.1 (Activity Table). Twelve activities are listed in this table. It is proposed to undertake tree removal, therefore, the listed activity, A10, is relevant to this report, being;

- A10 – ‘Tree removal of any tree greater than 4m in height or greater than 400mm in girth’ - **Restricted Discretionary Activity**

### **7.2.1 Tree Owner’s Approval**

Approval from the tree asset owner - Tree Owner’s Approval (TOA) - is required for all works affecting street trees regardless of the Unitary Plan activity status. TOA applications require an arboricultural assessment of any tree proposed for removal and details of the proposed mitigation planting.

### **7.2.2 Asset Value Compensation**

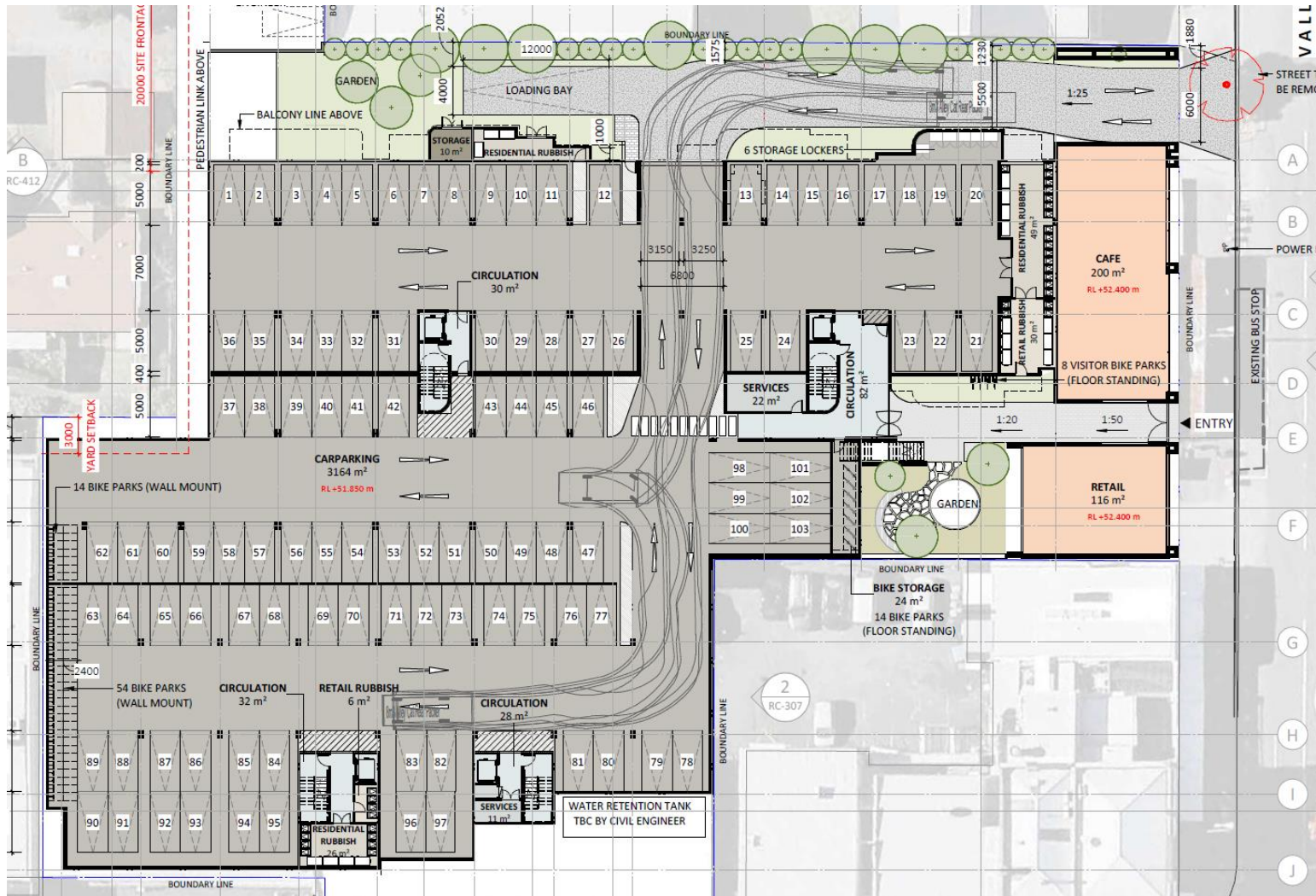
This is a calculation of the asset value in monetary terms of the tree/trees that are proposed for removal. It reflects a number of factors including amenity value, physiological characteristics, and the general significance of the tree. This calculation is determined by Auckland Council’s Urban Forest Team (UFT), using the Auckland Council Tree Valuation System. The UFT may waive this valuation at their discretion.

## **8.0 Proposed Removal of Street Tree**

It is proposed to remove one street tree from the roadside berm outside 113 Valley Road.

The tree stands in the direct footprint of the proposed new vehicle crossing into the site.





**Fig. 2 Screenshot from scheme plan showing location of proposed vehicle access to site in relation to street tree (standing in footprint of proposed new vehicle crossing to site)**



## 8.1 Site Development Constraints

Regarding the consideration of alternatives to the proposed location of vehicle crossing – in order that the Titoki street tree could be retained - I am informed by the project development team that;

*The vehicle entry to the site is located on Valley Road. This was considered the most appropriate location for the vehicle entry, noting that;*

- Dominion Road is an arterial road which carries some 18,000 vehicles per day, access from Dominion Road would not be supportable from a transport engineering perspective.*
- Carrick Place is a small cul-de-sac which is not suitable to accommodate access for the whole development.*
- The south eastern corner of the site is the most appropriate location for the vehicle entry, as it achieves an appropriate separation distance between the busy Dominion Road and Valley road intersection, while also avoiding conflict with the existing bus stop. This meets the traffic engineer's requirement to locate entry as far from the major intersection of Dominion and Valley Road as possible.*
- The location of the access provides for a loading space within the access, rather than within the basement, which would be the case to avoid adverse urban design outcomes, if access was provided elsewhere on Valley Road. Further, this would require a greater depth of excavation to provide adequate clearance height.*
- The location of the access to the east ensures the remainder of the development can be sited to maximise the opportunities sunlight, as well as ensure good urban design outcomes. Furthermore, it provides a separation between the proposed development and the adjoining buildings which is desirable.*

## 8.2 Assessment Criteria

The removal of the street tree has been assessed against the following criteria as per **Section E17.8.2** of the AUP.

The following table provides an assessment of the proposed tree removal against the relevant AUP assessment criteria.

E17.8.2 Assessment criteria – Trees in Roads		
The following is my assessment against the criteria for the proposed removal of the protected street tree contained in E17.8.2 of the AUP (OP). The criteria are given in the left-hand column, with the response in the right-hand column (black text)		
The Council will consider the relevant assessment criteria for restricted discretionary activities from the list below:		
(a)	the specific values of the trees including any ecological values with respect to water and soil	The tree is a small to medium sized specimen standing in a small grass berm. Its size, vigour and age class and the existing heavily modified / urbanised growing

	conservation, ecosystem services, stability, ecology, habitat for birds and amelioration of natural hazards;	<p>conditions are such that its contribution to the conservation of water and soil is not significant.</p> <p>From an arboricultural perspective the Titoki street tree is of merit in terms of the ecosystem services it provides – including but not limited to temperature, wind and pollution mitigation.</p> <p>In addition, with respect to the size and age of the street tree, well planted and maintained replacement tree(s) could mitigate and provide a similar level of ecosystem services in the medium term.</p> <p>The street tree is of some merit as a food source for native birds. Therefore the adverse effects that may arise from its removal require mitigation in the form of replanting.</p> <p>With reference to <i>Boffa Miskell, Dominion &amp; Valley Road Apartments, Landscape Design Resort Consent Package, Replacement Street Tree Strategy</i> it can be seen that it is proposed to plant two new street trees in relatively close proximity to the removed street tree.</p> <p>The arboricultural benefits to site stability and amelioration of natural hazards arising from the street tree are not considered significant in such a modified and urbanised site.</p> <p>With regards to the ecology of the site and immediate surrounds, from an arboricultural perspective, the undertaking of mitigation planting would avoid adverse ecological effects. While the street tree is a component of the existing vegetated corridors that exist in the area, it is not a mature specimen long lived in its current surroundings.</p>
(b)	the loss of amenity values that tree or trees provided;	From an arboricultural perspective, while the street tree makes a positive contribution to the amenity of its neighbourhood, it is not significant in terms of size, age and canopy structure. As such, the adverse effects that may arise from its removal can be mitigated adequately through replanting.
(c)	the risk of actual damage to people and property from the tree or trees including the extent to	The subject tree does not pose a risk of damage to people or property.

	which adverse effects on the health and safety of people have been addressed	
(d)	Any alternative methods that could result in retaining the tree	<p>Please refer Section 8.1 above for discussion of alternatives.</p> <p>From an arboricultural perspective - based on the size and condition of the street tree and potential for mitigation planting – alternative methods are not warranted in this instance.</p>
(e)	the degree to which any proposed mitigation adequately compensates for the values that trees provide	<p>From an arboricultural perspective, mitigation in accordance with the proposed replanting of an additional two street trees as proposed in the landscape plan would adequately compensate for the value that the street tree provides.</p> <p>It is noted that an earlier approved consent for the site – BUN60303720 LUC60303721, Conditions 31, 32 – supported the removal of the Titoki provided two new native specimen trees of a minimum pb95 root grade were planted in the planting season immediately following the removal of the tree.</p> <p>Species and location are to be approved by Auckland Council.</p>
(f)	the degree to which the proposal is consistent with best practice guidelines for tree management	The proposal is considered consistent with best practice guidelines, as detailed in the assessment and mitigation proposals in this report.
(g)	methods to contain and control plant pathogens and diseases including measures for preventing the spread of soil and the safe disposal of plant material;	No biosecurity risk trees were identified in the areas within and adjacent to the project. The subject tree is not subject to any bio-security regulations or protocols.
(h)	the provision of a tree works plan to address the effects of the works on the tree or trees and outlining the proposed methods to be used; and where	Tree removal will be carried out by a Council-approved contractor to industry best standards. Planting and maintenance will also be carried out to arboricultural best practice.

	applicable: (i) the provision of a landscape plan	
(i)	the need for the direction and supervision of an on-site monitoring arborist while the works are being carried out;	The removal of the street tree does not require the supervision of an on-site monitoring arborist. Tree removal will be carried out by a Council-approved contractor to industry best standards. Planting and maintenance will also be carried out to arboricultural best practice.
(j), (k)	- the functional and operational needs of infrastructure; and - the benefits derived from the infrastructure	Refer to Assessment of Environmental Effects (AEE) for an explanation of the operational needs of the infrastructure components of the development proposal.

## 9.0 Mitigation Measures

The planting of an additional two street trees at the intersection of Kenyon Avenue and Valley Road, i.e. within relatively close proximity to the removed street tree, is proposed as a component of the development scheme.

The proposed mitigation planting is detailed in the following plan;

- Boffa Miskell, Dominion & Valley Road Apartments, Landscape Design Resort Consent Package, Replacement Street Tree Strategy



**Fig 3. Screenshot from Landscape Plan/ Replacement Street Tree Strategy showing proposed location for new street tree planting**

From an arboricultural perspective, it is considered that the planting of these trees will adequately mitigate for the removal of the street tree from the roadside berm.

## 10.0 Conclusion

The existing Titoki street tree standing outside 113 Valley Road cannot be retained if the development of 198-222 Dominion Road and 113-117 Valley Road, Mt Eden is to proceed as proposed.

The removal of the subject tree, and its replacement with two new trees has previously been approved by Auckland Council under BUN60303720 LUC60303721, Conditions 31, 32.

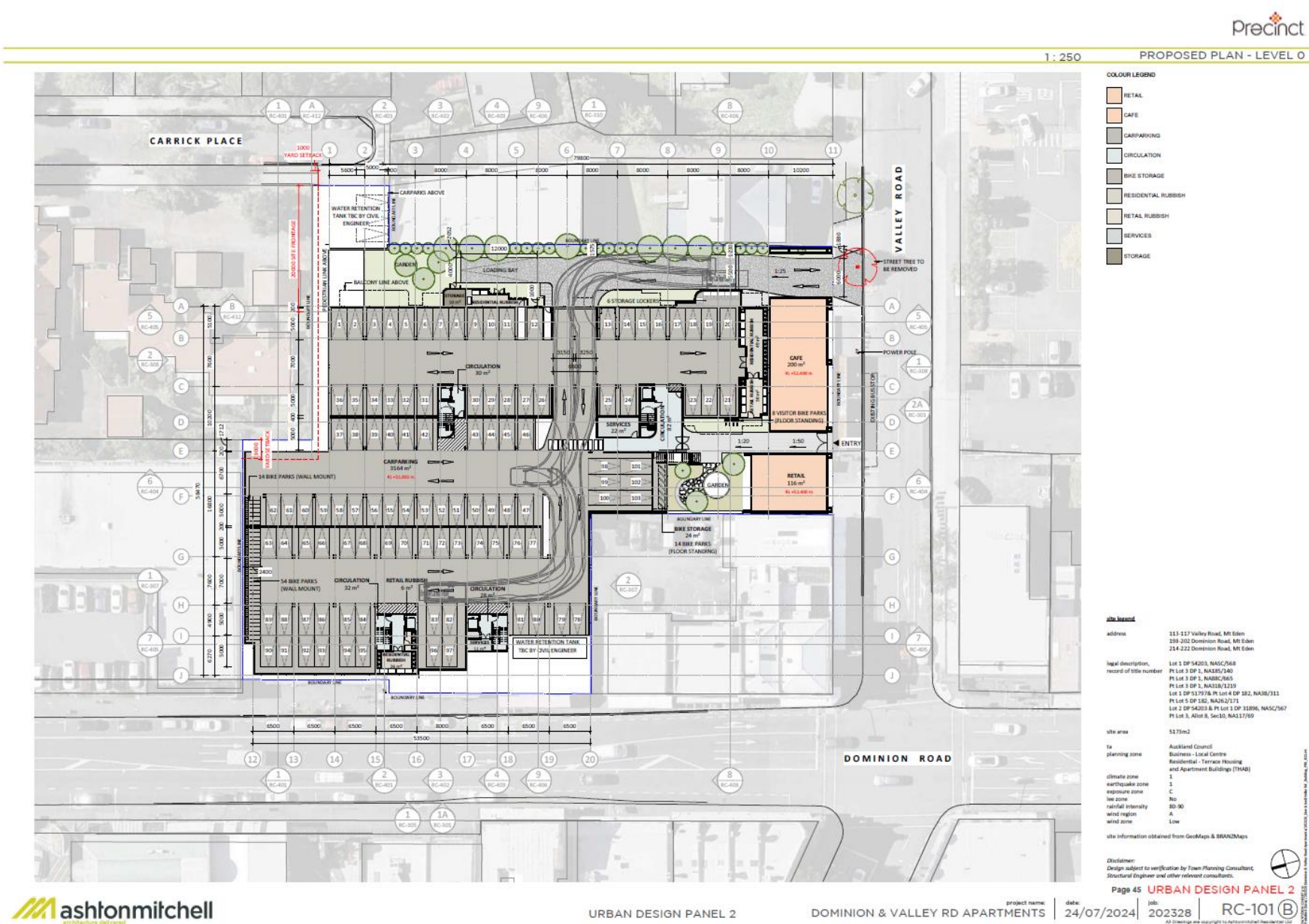
From an arboricultural perspective, the development issues with regards to the subject tree have not altered. The current proposal locates the new vehicle crossing and access to the site, at a location which I understand is the most appropriate from a transport perspective. (Noting the vehicle access is in the same place as the earlier site development proposal.) As such the proposal to remove the Titoki street tree can be supported provided mitigation planting as proposed in Boffa Miskell, Dominion & Valley Road Apartments, Landscape Design Resort Consent Package, Replacement Street Tree Strategy is undertaken. (Refer Conditions 31, 32 of BUN60303720 LUC60303721 which contained mitigation planting requirements.

A handwritten signature in black ink that reads "Simon Miller". The signature is written in a cursive, flowing style.

**Simon Miller**  
**Peers Brown Miller Ltd**



## Appendix 1 Scheme Plan



Appendix 2 Landscape Mitigation Plan

REPLACEMENT STREET TREE STRATEGY



SCALE 1:125 @ A1  
SCALE 1:250 @ A3

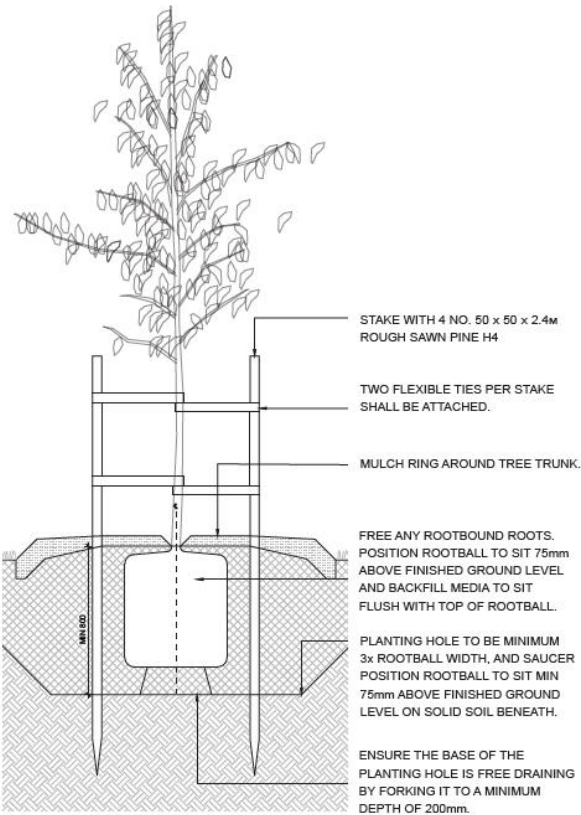
BOFFA MISKELL | DOMINION AND VALLEY ROAD APARTMENTS : LANDSCAPE DESIGN - RESOURCE CONSENT PACKAGE | REPLACEMENT STREET TREE STRATEGY

22

KEY  
+ Alectryon excelsus 45L



TYPICAL TREE PIT DETAIL:



NOT TO SCALE

### Appendix 3 BUN60303720 LUC60303721, Conditions 31, 32

31. The applicant shall engage a Council approved contractor to carry out the removal of the titoki located outside 113 Valley Road, Mt Eden. This must be carried out in accordance with current best arboricultural and safety practices.
32. Within the next planting season immediately following the tree removal, the consent holder shall plant two specimen trees at the consent holder's expense.

**Advice note:** The trees are to be a minimum root grade of Pb95 and of native species.

**Advice note:** The final location and species of the replacement trees are to be approved by the Council Arb and Eco specialist prior to planting being carried out. Please contact Auckland Council Community Facilities Arborist David Stejskal (David.Stejskal@aucklandcouncil.govt.nz or 09 3010101) to arrange.