Memorandum

To:	Mark Benjamin – Mount Hobson Group
From:	Stuart Barton - Arbor Connect Ltd
Subject:	50 Westney Road Private Plan Change – Notable Tree Assessment
Date:	14/04/2025 – Final

Introduction

1. A plan change has been lodged for the proposed private plan change of the property at 50 Westney Road, Mangere. Auckland Council has requested an assessment of the trees on this property to see if any trees meet the criteria for inclusion in Schedule 10: Notable Tree Schedule of the Auckland Unitary Plan.

2. I visited the site on 18 March 2025 to assess the trees. The following report is based upon the findings of that visit and the conditions found.

3. The following appendices are attached to this memo:
    - Appendix A – Auckland Council Guidelines for Nominating a Notable Tree for Evaluation – Scoring of Tree-Specific Factors

4. The property is approximately 4.04 Ha and has been used by the SPCA since the 1980s. Most of the tree cover is within the front one-third of the site. The tree cover is primarily native trees with a few exotics(Figure 1).

Figure 1
50 Westney Road.

Methodology

5. I walked the site, and aerial photographs from 1939 to 2017 were viewed to understand the tree cover in the local area and to assist in working out the age of the trees.

6. The trees were scored following Auckland Council's Guidelines for Nominating a Notable Tree for Evaluation (the guidelines). The tree-specific factors were scored on-site with follow-up research into the age of trees completed at the office. Only those trees that came close to meeting the evaluation criteria for becoming notable had their data recorded. The scoring sheet for tree-specific factors is attached in Appendix A.

Notable Tree Assessment

7. The guidelines for assessing the potential for trees to be notable have two sets of factors to be considered. The first is tree-specific factors, and the second is special factors.

8. The tree-specific factors use a scoring system to assess age and health, character and form, size and visual contribution. If a tree scores 20 or more (out of a possible 40), it is deemed suitable for scheduling as a notable tree. Negative effects on human health or property can be considered against the tree if it scores 20 or more.

9. Most of the trees are healthy. No trees are visible in the aerial photographs from the 1960s, so the trees are less than 60 years old. Under the age and health criteria, they score 4 or 5.

10. The character or form of the group of pōhutukawa and tōtara on the bund at the front of the property and one pōhutukawa towards the back of the buildings were an exceptional example locally and scored 5. No other trees had exceptional character or form.

11. No trees or groups of trees were greater than average size, so they all scored 0.

12. The trees at the front of the property scored 5 for visual contribution. All other trees scored 2.

13. No tree or group of trees scored more than 14 points under tree-specific factors.

14. No trees had intrinsic factors, and I am unaware of any heritage, scientific, ecological or cultural factors that could attributed to any trees.

15. It is recommended that no trees at 50 Westney be considered suitable for inclusion into Schedule 10: Notable Tree Schedule of the Auckland Unitary Plan.

I trust this is of assistance. Please do not hesitate to contact me if you require further information.

For **Arbor Connect Ltd**

Stuart Barton
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APPENDIX A

AUCKLAND COUNCIL GUIDELINES FOR NOMINATING A NOTABLE TREE FOR EVALUATION – SCORING OF TREE-SPECIFIC FACTORS

Scoring of tree specific factors

These scoring systems are to be used when evaluating a tree against the tree-specific factors in Section 6 (see page 10).

Age and health

Vigour and vitality	High	3	5	6	8	10
	↑	2	4	6	8	8
		2	4	6	6	7
		2	4	4	5	5
	Low	2	2	2	3	3
	Age in Years	<40	41-60	61-80	81-100	>100

This scoring system should be used when assessing the age and health of a tree. It allows for trees that are old and healthy to score much more highly than trees that are either unhealthy or young. The degree of vigour and vitality for any tree is assessed given the age of the tree. Therefore, a tree that is over 100 years old and showing high vigour and vitality, for a tree that age, will score a 10.

Character or form

Not exceptional	0
Exceptional example locally	5
Exceptional example in Auckland	10

This scoring system should be used when assessing the character or form of a tree. It allows for trees that are exceptional examples at two spatial scales (from local to Auckland-wide) to score more highly than trees that are regarded as normal.

Size

Average size for the species in this location	0
Greater than average size (up to 25% larger)	5
Substantially greater than average size (>25% larger)	10

This scoring system should be used when assessing the size of a tree (including height, girth and lateral spread). It allows for trees that are larger than would be expected (on average) for a particular location to be scored more highly than trees that are at, or close to (or below), their average height.

Visual contribution

In backyard or gully	2	e.g. fewer than 100 people see the tree daily
Local park/community/ beside minor road or feeder road/catchment	5	e.g. between 100 and 5000 people see the tree daily
Main Road/motorway or higly visible landform	10	e.g. more than 5000 people see the tree daily

This scoring system should be used when assessing the visual contribution of a tree. It allows for trees that are seen by more people on a daily basis to score more highly than trees that are rarely seen.