



ARBORICULTURAL ASSESSMENT REPORT

Client:	Cabra Developments Ltd
Site Address:	Sinton Road and Clarks Lane, Whenuapai, Auckland
Proposal:	Private Plan Change
Compiled by:	Stuart Barton
Date of Report:	23 July 2024 - Final

1.0 Introduction

- 1.1 Cabra Developments Ltd (Cabra) owns 10, 14 and 16 Sinton Road and 15 Clarks Lane and proposes a private plan change to change the zoning from Future Urban to live urban zonings. The plan change will include upgrading the existing roads to an urban standard.
- 1.2 This report has been commissioned to identify and assess the vegetation on the properties owned by Cabra, the neighbouring sites of 12 Sinton Road and 17 and 17A Clarks Lane, and the street trees outside 3 – 10 Clarks Lane, 15 – 17 Clarks Lane and 10 – 18 Sinton Road (Figure 1) and whether the plan change request adequately protects significant vegetation on the site.

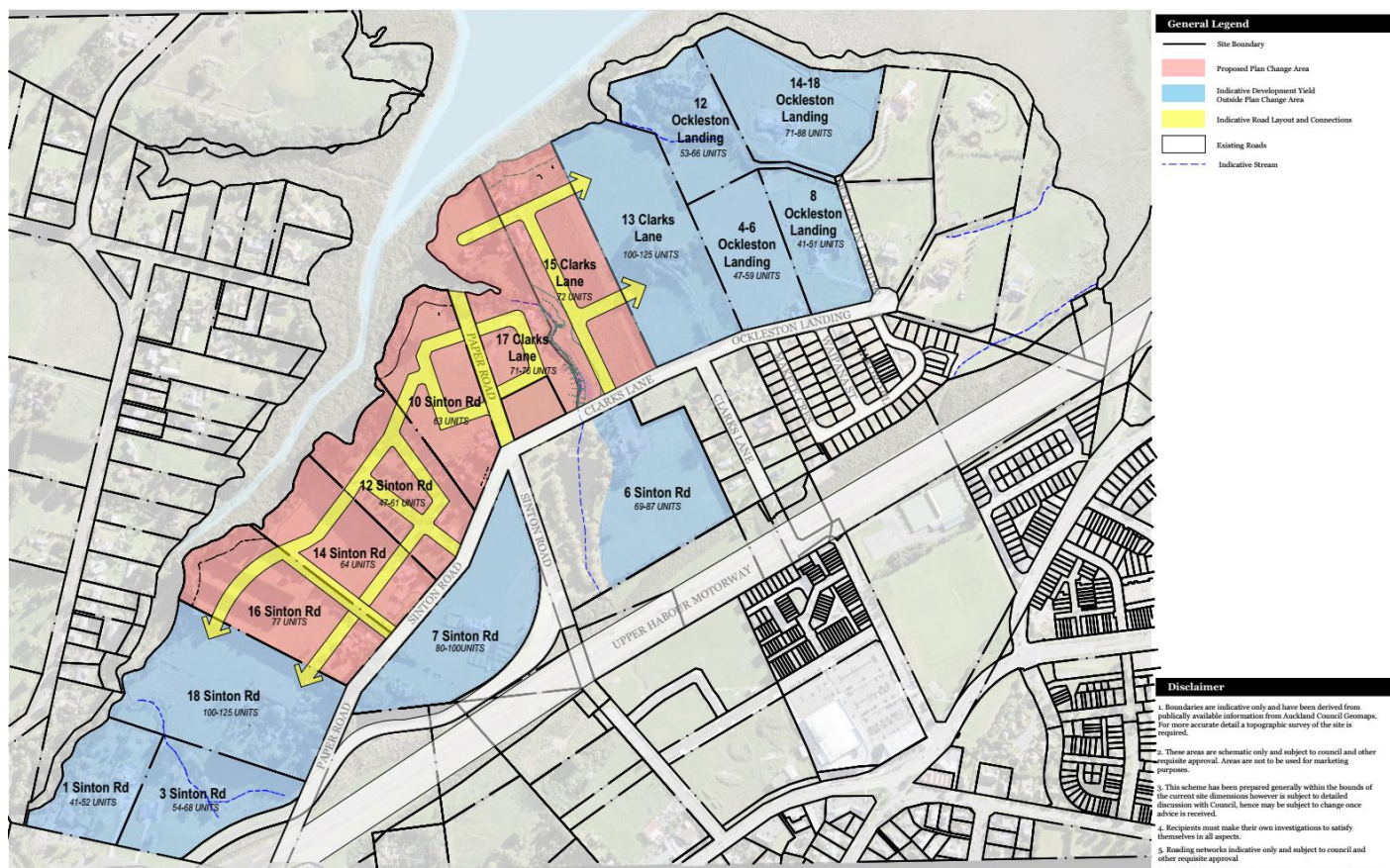


Figure 1 – Property locations and proposed plan change area (taken from Whenuapai Masterplan Drawing SD200 by DKO Architecture).

- 1.3 For this proposal, I visited the site on 16 April 2024 to assess the trees. For the properties owned by Cabra (15 Clarks Lane and 10, 14 and 16 Sinton Road) and those located within the road reserve, I could walk them to make my assessments. For the properties not owned by Cabra, I viewed the trees from the accessible boundaries. The location plan for the street trees is attached in Appendix A.
- 1.4 The following report is based upon the findings of that visit and the conditions found. All assessments were from ground level. While the tree dimensions are measured, they should be considered approximate.
- 1.5 For my assessment, I identified trees that have protection under the Auckland Unitary Plan (AUP) and assessed trees that could meet the criteria for inclusion in Schedule 10: Notable

Tree Schedule of the AUP using the Auckland Council Guidelines for Nominating a Notable Tree for Evaluation.

2.0 Arboricultural Assessment

16 Sinton Road

- 2.1 The trees within 16 Sinton Road are primarily exotic shelter belt trees, and they can be removed as of right now. There is one early-mature kauri tree, and kauri dieback disease hygiene procedures must be adopted when working within three times the canopy radius in accordance with AUP OiP General Standard E26.5.5.2 (8). A Kauri Dieback Management Plan must be developed to satisfy the Biosecurity (National PA Pest Management Plan) Order 2022 (Plan Rule 5: earthworks PA risk management plan) and signed off by Auckland Council before any earthworks works commence.
- 2.2 A Significant Ecological Area overlay (SEA_T_4733) exists on the northwestern boundary (Figure 2). It is dominated by declared pest plants¹ and radiata pine trees. There are a few native trees around 8.0 m high. There are no significant trees in the SEA. The radiata pines grow in a row, and their condition ranges from poor to good. As they are in a row, they will have formed a symbiotic relationship with the neighbouring radiata pine. They must be managed as a group rather than individuals.



Figure 2 – SEA (green hatch) 14 and 16 Sinton Road

¹ Auckland Regional Pest Management Plan 2020 - 2030

- 2.3 The trees within the SEA and native trees within the coastal area will be afforded protection under the AUP OiP (specifically Chapters D9 Significant Ecological Areas Overlay and E15 Vegetation management and biodiversity). There are no significant trees on the property worthy of retention via Chapter D13 Notable Trees Overlay.

14 Sinton Road

- 2.4 The primary trees are shelterbelt trees on the side boundaries. The SEA_T_4733 extends along most of the northwestern boundary. There are some regenerating native trees, mostly kānuka, tōtara and karaka, up to 8.0 m high. Most tree species in the SEA are pest plants such as Chinese privet and tobacco plant.

- 2.5 There are no significant trees on the property worthy of retention via Chapter D13 Notable Trees Overlay. The trees within the SEA and native trees within the coastal area will be afforded protection under the AUP OiP (specifically Chapters D9 Significant Ecological Areas Overlay and E15 Vegetation management and biodiversity).

12 Sinton Road

- 2.6 This property has remnants of a sweet chestnut orchard with boundary shelter belts. The coastal area to the northwest appears to have a tree make-up similar to the 14 and 16 Sinton Road.

- 2.7 There are no significant trees on the property worthy of retention via Chapter D13 Notable Trees Overlay. The native trees within the coastal area will be afforded protection under the AUP OiP (specifically Chapter E15 Vegetation management and biodiversity).

10 Sinton Road

- 2.8 There are some trees around the vacant buildings. The trees within the coastal area are mostly declared pest plants, with a smattering of natives up to 5.0 m high.

- 2.9 There are no significant trees on the property worthy of retention via Chapter D13 Notable Trees Overlay. The native trees within the coastal area will be afforded protection under the AUP OiP (specifically Chapter E15 Vegetation management and biodiversity).

17 Clarks Lane

- 2.10 I could not access this property, so it was viewed from the boundaries. There is a mix of native and exotic trees around the buildings and native planting in the coastal area. This native planting is around 5 – 8 m high. Several semi-mature kauri are present, and kauri dieback disease hygiene procedures must be adopted when working within three times the canopy radius in accordance with AUP OiP General Standard E26.5.5.2 (8). A Kauri Dieback Management Plan must be developed to satisfy the Biosecurity (National PA Pest Management Plan) Order 2022 (Plan Rule 5: earthworks PA risk management plan) and signed off by Auckland Council before any earthworks works commence.

- 2.11 There are no significant trees on the property worthy of retention via Chapter D13 Notable Trees Overlay. The native trees within the coastal area will be afforded protection under the AUP OiP (specifically Chapter E15 Vegetation management and biodiversity).

17A Clarks Lane

- 2.12 There are no trees on this property.

15 Clarks Lane

- 2.13 There are early mature to mature trees around the buildings dominated by exotic trees with shelter belts along the side boundaries. The coastal area is dominated by declared pest plants with two large kānuka. The trees along the stream on the western boundary are mostly exotic trees or declared pest plants.

- 2.14 There are no significant trees on the property worthy of retention via Chapter D13 Notable Trees Overlay. The native trees within the coastal area and the trees within the proximity of the streams will be afforded protection under the AUP OiP (specifically Chapter E15 Vegetation management and biodiversity).

Street Trees

- 2.15 Judging by the species planted and the configuration of the planting, it appears that most of the trees located on the road reserve have been planted by owners of the properties they are outside of. The trees located in the road reserve are listed in Table 1.

Identification number	Location (Outside of)	Species	Height (m)
1	18 Sinton Road (The paper road is not formed and appears as a private driveway)	Row of sheoak trees on either side of the road and a pin oak tree at the southern Sinton Road intersection.	Over 10.0
2	16 Sinton Road	A rectangular grid planting of approximately 77 radiata pine trees. Other trees are growing under the canopy of the radiata pine, including Japanese cedar, sheoak, crack willow and Sydney golden wattle.	Up to 30 m
3	10 and 12 Sinton Road	A row of 24 x Phoenix palms close to the front boundary with other bird or wind-dispersed declared pest plants and native species.	7.0
4	12 Sinton Road (Southern end)	Gum tree in poor condition.	15.0
5	10 Sinton Road (Spans the road boundary)	Mainly declared pest plant species with some small, bird-dispersed native plants.	Up to 6.0
6	15 Clarks lane	A trimmed shelter belt is a mix of approximately 95 Japanese cedar, coastal banksia and sheoak. The coastal banksia is a declared pest plant.	6.0

Identification number	Location (Outside of)	Species	Height (m)
7	9 Clarks Lane	Groups of a mix of native and exotic shrub species, including karamu, karo, māpou, variegated kohuhu, camelia, loquat and Japanese spindle tree, plus a gum tree stump that has sprouted new growth.	Up to 5.0
8	7 Clarks Lane	5 x pin oaks	4.5 – 6.0
9	5 Clarks Lane	2 x jacaranda	1.5 – 3.0
10	10 Clarks Lane	1 x English oak	15.0
11	10 Clarks Lane	1 x rata	7.0
12	10 Clarks Lane	1 x elm species (Possibly has Dutch elm disease)	7.0

Table 1 – Street trees

- 2.16 The development of the properties will require the existing roads to be upgraded to meet urban standards. The upgrade will likely involve the removal of existing street trees which will be subject to the consenting requirements of Chapter E17 Trees in roads at the time of resource consent. Many street trees listed in the table above are declared pest plants that can be removed as a permitted activity under the AUP. Removing trees requiring resource consent can be mitigated by comprehensive landscaping, including replacement specimen street trees.
- 2.17 The street trees outside 9 Clarks Lane are within the Historic Heritage Overlay Schedule 14.1 extent of place. The upgrade of the road along this section will require the removal of these trees. The street trees here comprise mainly of shrub species up to 5.0 m high. The species are not usually planted as street trees and are likely to have been planted by the owner of the adjacent property. The loquat and Japanese spindle trees are declared pest plants. The gum tree consists of sprouts from a stump that are not viable street trees in the long term. There are no significant trees that would require removal. The trees are not specifically referenced in the Historic Heritage Overlay Schedule 14.1 extent of place therefore their removal is a permitted activity under Rule D17.4.1 (A9B). The trees are still afforded protection under Chapter E17 Trees in roads.

Notable Tree assessment

- 2.18 No tree assessed met the criteria for scheduling as a notable tree in the AUP.

3.0 AUP Tree Protection Considerations

- 3.1 In addition to the street tree consent triggers above, the urban development of the plan change area will need to take into consideration the following tree provisions in the AUP, specifically E26 Infrastructure regarding the construction and upgrades of roads and network utilities:

- E26.3 Network utilities and electricity generation – Vegetation management for trees within the SEA, 10 m of urban streams and within 20 m of the mean high water spring.

- E26.4 Network utilities and electricity generation – Trees in roads and open space zones and the Notable Trees Overlay for trees located within the road reserve.
- E26.5 Network utilities and electricity generation – Earthworks all zones and roads for kauri trees.
- E26.8 Network utilities and electricity generation – Historic Heritage Overlay for the street trees within the extent of place overlay of 9 Clarks Lane.

- 3.2 The rules and standards of E26.3 and E26.4 give consideration to the trees or allow for mitigation if they are to be removed.
- 3.3 Generally, under E26.3, trees (other than declared pest plants) over 6.0m require resource consent for removal or works within their protected root zone or if significant pruning is required. Any pruning or felling of kauri trees must comply with General Standard E26.3.4A (10).
- 3.4 Under E26.4, removing street trees over 4 m (other than declared pest plants) requires resource consent, as does pruning and work within the protected root zone that does not meet the standards E26.4.5.1 and E26.4.5.2.
- 3.5 Under E26.5, work within three times the radius of a kauri canopy must comply with General Standard (Regional) E.26.5.5.2(8).
- 3.6 Under E26.8, trees within the historic heritage overlay over 3 m in height or greater than 300 mm in girth would require resource consent for development.
- 3.7 The development of the properties will allow for extensive planting of the proposed streets and reserves. This planting can mitigate the removal of protected street trees that may require removal.
- 3.8 Removing protected trees within the SEA, 10 m of urban streams, and within 20 m of the mean high water spring can be mitigated by planting bare areas and undertaking pest plant control to allow native vegetation to be established.
- 3.9 For protected trees that are to remain, comprehensive tree protection methodologies can be developed to mitigate any potential adverse effects of works occurring near the retained trees. These measures will ensure the successful retention of trees and maintain their long-term health and vitality.

4.0 Tree Owner Approval

- 4.1 For the removal, pruning or work within the Tree Protection Zone of any street tree, Tree Owner Approval will be required from the Auckland Council Urban Forest Specialist responsible for street trees in the Upper Harbour Local Board area.

5.0 Conclusion

- 5.1 A private plan change is proposed that includes 10 – 16 Sinton Road and 15 – 17A Clarks Lane. The existing roads, including the road reserve outside 3 – 9 Clarks Lane, will be upgraded to meet urban standards.

- 5.2 Trees within the SEA, 10 m of urban streams, within 20 m of the mean high waterspring and road reserve are protected. The removal, works within the protected root zone or pruning of these trees can be mitigated during the resource consent process when the properties are developed.
- 5.3 No trees within the properties are deemed significant enough to be added to Schedule 10 – notable tree schedule of the AUP.
- 5.4 I can support the proposed plan change from an arboricultural perspective.

For **Arbor Connect Ltd**



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Attachments:

Appendix A – Tree Location Plan

