

PEERS BROWN MILLER LTD

Arboricultural & Environmental Consultants

EXISTING TREE INSPECTION – 57 & 57A SCHNAPPER ROCK ROAD, ALBANY

PREPARED FOR: Abu Hoque
KBS Design Group Ltd

BY: Richard Peers

DATE: 20 January 2021

1.0 Introduction

Peers Brown Miller Ltd has been engaged to identify, and provide comment on, existing trees that stand at 57 & 57a Schnapper Rock Road in Albany.

The purpose of this exercise is to inform the upcoming application for a Plan Change to rezone the property from Large Lot Zone to a mix of Single House and Mixed House Suburban zones.

The tree cover on the site and the adjacent road reserve was surveyed and inspected on 12 September 2020.

It is noted that an assessment of potential ecological effects implicated with the proposal has been carried out by Wildlands Consultants Ltd, and a report on their findings has been produced. I have read that report and note that it provides a comprehensive assessment of all ecological issues associated with the presence of a SEA area in the western reaches of the site and two stream riparian areas in the western and southern reaches. Accordingly, this report focuses just on those trees that stand outside those areas – although there is some brief discussion of some individual trees, and vegetation, that stand in the environs of the riparian strips and the SEA.

2.0 Plan References

The following plan was supplied to assist with the inspection;

- Concept Master Plan – dated 21 December 2020 (included in this report as Appendix 1)

The above-referenced plan shows a proposed layout of the site – with residential lots, a public road and private roadways shown. No individual existing trees are plotted on this plan, although the SEA area and the two riparian margins are depicted.

To assist with a visualisation of the existing trees that are discussed in this report, I have prepared a marked-up version of Council's Geomap of the site. Trees, or groups of trees/vegetation, listed in the tree schedule in Section 4.0, are assigned a number. This tree plan is attached to this report as Appendix 2.

3.0 Relevant Statutory Framework

Trees and vegetation both within the site and on the road reserve outside the site are subject to the AUP rules cited below.

3.1 SEA (Significant Ecological Area)

- E15. Vegetation management and biodiversity

Some of the rules set out in (Table) E15.4.2 may be pertinent if any activities associated with the proposal affect trees or vegetation in the SEA area within the site.

3.2 Riparian Margins

- E15. Vegetation management and biodiversity

E15.4.1(A19) should be given regard to if any activities associated with the proposal affect trees or vegetation in the identified riparian margins within the site.

3.3 Road Reserve

- E17. Trees in roads

Some of the rules set out in (Table) E17.4.1 may be pertinent if any activities associated with the proposal affect trees on the road reserve outside the site in any way.

4.0 Tree Schedule

No	Species	Protection Status	Comments
1	1 x Monterey pine – <i>Pinus radiata</i> 2 x Leyland cypress <i>Cupressocyparis x leylandii</i> - see Fig 1	not protected	Stand within site. The Leyland cypress trees are dead. The pine tree is early-mature and does not warrant being retained.
2	4 x Kanuka – <i>Kunzea ericoides</i> - Fig. 2	subject to E17 rules	Self-sown trees on road reserve close to boundary. Semi-mature. Unlikely to be able to be retained. RC and TOA (Tree Owner's Approval) needed for removal.
3	Totara – <i>Podocarpus totara</i> - Fig. 3	not protected	Semi-mature specimen within site. Retention not compatible with terrace housing proposed for this area.
4	4 x Kanuka - Fig. 3	not protected	Untidy group within site. One has fallen onto road reserve. Not worthy of protection.
5	2 x Totara - Fig. 4	subject to E17 rules	Self-sown trees on road reserve. Semi-mature. May be in conflict with intersection of new public road with Schnapper Rock Rd. May also be incompatible with adjacent house lot. RC and TOA (Tree Owner's Approval) would be needed for any activity affecting these trees.
6	Kanuka	not protected	Small specimen. Not worthy of retention.
7	dead pine - Fig. 5	not protected	Long dead and disintegrating. Just outside riparian margin. Mentioned in ecological report as possible bat habitat.
8	Kanuka & Totara	not protected	Small trees standing close together. Outside riparian margin. Not worthy of retention.
9	Kanuka - Fig. 8	not protected	Small tree. Not worthy of retention

10	grove of 10 x <i>Pinus pinaster</i> and <i>radiata</i> - Fig. 6	In SEA. Subject to E15.4.2 rules	Mature specimens. Stand apart from main body of native vegetation. Scattering of native seedlings beneath. Discussed in ecological report.
11	Monterey pine - Fig. 7	In riparian strip. Subject to E15.4.1(A19)	A peak mature dominant specimen. Its role within a riparian margin needs further assessment.
12	Totara - Fig. 7	Possibly in riparian strip. Needs to be verified by surveyors.	Retain if in riparian strip. If not, could possibly be retained in lot – subject to precise location being surveyed.
13	Kanuka forest	In riparian strip. Subject to E15.4.1(A19)	Identified by ecologist as Kanuka forest, but contains other native species. Should be retained.
14	Elaeagnus cluster (Area 4 in ecologist's report) - Fig. 8	not protected	Undesirable weed species. Appears to be outside riparian margin. Should be eradicated.
15	Kanuka group - Fig. 8	not protected	Appears to be captured in footprint of proposed public road and/or a lot. Most likely to be difficult to retain.
16	Gorse/blackberry/kikuyu shrubland (part of Area 3 in ecologist's report)	not protected, although a portion would be in riparian margin	Portion in riparian margin would be converted to native planting. Portion outside cleared.
17	Totara, Kanuka & young pine trees - Fig. 9	not protected	Captured within lots and private roadway. Unlikely to be able to be accommodated. Individual native trees may need to be surveyed accurately to confirm locations.

18	Gorse/blackberry/kikuyu shrubland. Contains isolated native shrubs. (part of Area 3 in ecologist's report)	Some in riparian margin. Most outside.	Portion in riparian margin would be converted to native planting. Portion outside cleared.
19	Cluster of privet and Karamu (part of Area 3 in ecologist's report)	Protected - in riparian margin	To be subjected to riparian margin restoration.
20	Totara - Fig. 10 (part of Area 3 in ecologist's report)	Protected – in riparian margin	Retain within riparian margin restoration.
21	Gorse - Fig. 10 (part of Area 3 in ecologist's report)	In riparian margin	To be subjected to riparian margin restoration, i.e. eradicated

5.0 Photographic Examples

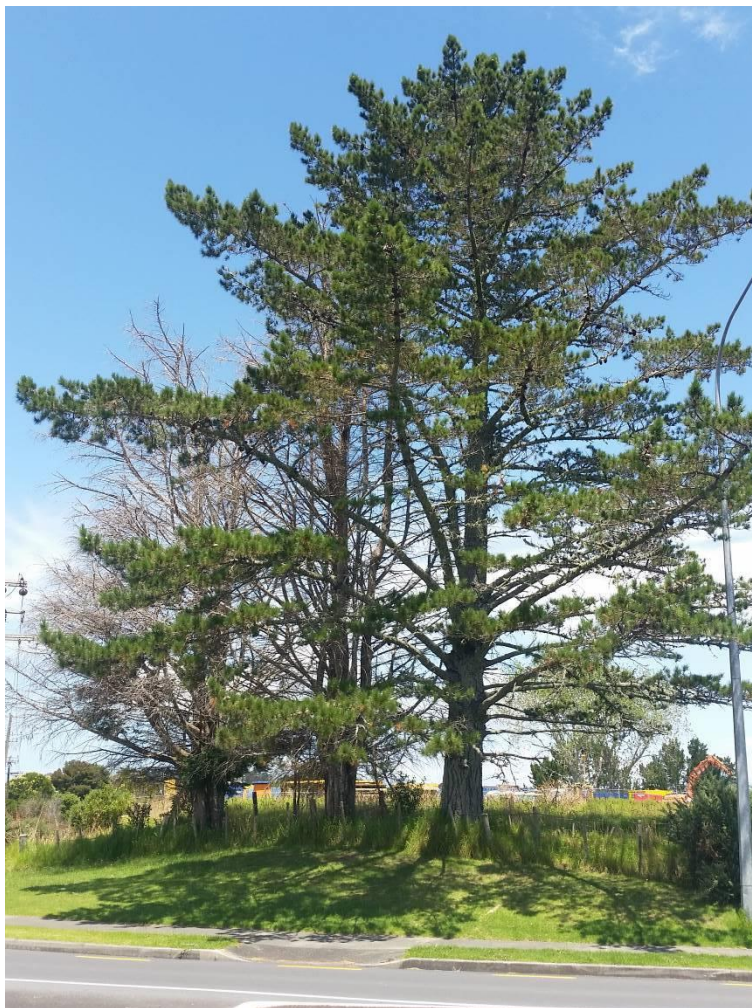


Figure 1 – Trees 1 – pine tree and 2 x dead Leyland cypress



Figure 2 – Trees 2 on road reserve to left



Figure 3 – Trees 3 & 4



Figure 4 – Trees 5 – 2 x Totara on road reserve



Figure 5 – Tree 7 – dead pine



Figure 6 – Trees 10 - pine trees in SEA



Fig. 7 – Tree 11 (pine). Tree 12 – Totara – to left



Figure 8 – Tree 9 to left. Tree 14 (Elaeagnus) to right. Trees 15 centre



Figure 9 – Trees 17



Figure 10 – Tree 20 Totara. 21 – gorse patch, to left

5.0 Conclusion

To conclude, I would like to take the opportunity to offer some suggestions and recommendations that, if adopted, would provide more accurate detail that would assist with final decisions made as to how particular trees relate to aspects of the layout.

1. The SEA outline should be represented exactly as it is depicted on Council's Geomap (see Appendix 2 for example). This recommendation has since been implemented
2. The riparian margins should be measured from the alignments of Watercourses A and B as they are depicted on Attachment 2 of Freshwater Solutions Ltd report
3. Certain trees should be surveyed in their exact locations. These include Trees 2, 3, 4, 5, 8, 12, 15, 20

Please feel free to seek further arboricultural input if that is needed.




Richard Peers
Director
Peers Brown Miller Ltd


Appendix 1 – Concept Master Plan



CONCEPT MASTER PLAN

KEY:

	Terrace Housing	36 (39%)
	Zero-lot Line Detached Housing	32 (34%)
	Standard Detached Housing	25 (27%)
	Total	93 (100%)

-  Proposed Public Road (14.0m road reserve)
-  Proposed Private Accessway
-  Significant Ecological Area(protected land)
-  Riparian Margin (protected land)

Note:

This site layout is conceptual only, and is subject to further investigations into Planning, Survey, Ecological and Engineering feasibility and may be derived from inaccurate source information. This is also subject to necessary approval from Auckland Council, Auckland Transport and Watercare.

**53 SCHNAPPER ROCK ROAD,
ALBANY**

Project: Schnapper Rock Road Dev 2020
 Date: 21 December 2020
 Status: Draft
 Scale: 1:2000 @ A3



This document and design remain the property of Kingstone Property Limited. No liability shall be accepted for unauthorised use. This design is subject to further investigations into Planning, Survey and Engineering feasibility and may be derived from inaccurate source information.

Appendix 2 – Tree Plan

