

# Proposed District Plan Change 36

## Notable Trees and Vegetation Removal Provisions

Publicly Notified:

1 September 2015

Submissions Close:

Friday 2 October 2015 at 5.00pm



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## Part 1: Introduction

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### 1. What is proposed Plan Change 36

Hutt City Council (“Council”) has prepared proposed Plan Change 36. The purpose of proposed Plan Change 36 is to review the Notable Trees Chapter 14G and to address legislative change relating to blanket protection of trees and vegetation in the City of Lower Hutt District Plan (“the Plan”).

The plan change proposes to partly remove and partly amend the current provisions for vegetation removal in residential areas to bring them in line with the requirements of the Resource Management Act 1991 (“RMA”).

It also contains a complete review of Chapter 14G Trees including the list of Notable Trees protected by the Plan. The proposed additions to the list of Notable Trees are the result of a city wide tree nomination process (Great Hutt Trees), consultation with tree owners, consultation with mana whenua, and independent arborist assessments.

The two main reasons for this plan change are:

- Council’s obligation to review District Plan provisions at least every 10 years; and
- Amendments to the RMA (Resource Management Amendment Act 2013) which prevent blanket tree protection on urban environment allotments.

### 2. Structure of this document

This document contains four parts. These are as follows:

<b>Part 1</b>	This Introduction.
<b>Part 2</b>	A copy of the Public Notice for proposed Plan Change 36 as advertised in the Hutt News on Tuesday 1 September 2015.
<b>Part 3</b>	The amendments proposed to Chapters 3, 4A, 4B, 4D, 4E and 14G and to Planning Maps.
<b>Part 4</b>	The proposed amendments in the context of the relevant chapters.
<b>Part 4</b>	The Section 32 Evaluation.
<b>Part 5</b>	A copy of the submission form (Form 5).

All five parts of this document are publicly available from Council as detailed in the Public Notice (Part 2 of this document).

### 3. The Process for Proposed Plan Change 36

The process for proposed Plan Change 36 can be summarised as follows:

July/August 2014	<i>Great Hutt Trees</i> campaign encourages residents to nominate Notable Trees
18 August 2014	Policy and Regulatory Committee resolved to instruct officers to prepare a draft proposed plan change and section 32 evaluation.
13 October 2014	Policy and Regulatory Committee resolved to endorse preferred options for key issues relating to tree protection.

28 July 2015	Proposed Plan Change 36 is adopted by Council for public notification.
1 September 2015	Proposed Plan Change 36 is notified.

Upon notification of the proposed plan change, all interested persons and parties have an opportunity to provide further input through the submission process. Council's process for public participation in the consideration of this Plan Change under the Resource Management Act 1991 ("RMA") is as follows:

- The period in which submissions may be made is 20 working days from the date of the Public Notice;
- After the closing date for submissions, Council must prepare a summary of the submissions and this summary must be publicly notified;
- Certain persons may make further submissions in support of, or in opposition to, the submissions already made no later than 10 working days after the notification of the summary of submissions;
- If a person making a submission or further submission asks to be heard in support of his/her submission, a hearing must be held;
- Following the hearing Council must give its decision on the Plan Change in writing (including its reasons for accepting or rejecting submissions); and
- Any person who has made a submission has the right to appeal the Council decision on the Plan Change to the Environment Court.

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## Part 2: Public Notice

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# PUBLIC NOTICE

### Public Notification of Proposed District Plan Change 36 to the City of Lower Hutt District Plan

*Clause 5 of the First Schedule – Part 1 of the Resource Management Act 1991*

Hutt City Council has prepared

#### **Proposed District Plan Change 36 Notable Trees and Vegetation Removal Provisions**

Proposed Plan Change 36 reviews the Notable Trees Chapter 14G and addresses legislative change relating to blanket protection of trees and vegetation in the City of Lower Hutt District Plan.

The plan change proposes to partly remove and partly amend the current provisions for vegetation removal in residential areas to bring them in line with the requirements of the Resource Management Act 1991 (RMA).

It also contains a complete review of Chapter 14G Trees including the list of Notable Trees protected by the Plan. The proposed additions to the list of Notable Trees are the result of a city wide tree nomination process (Great Hutt Trees), consultation with tree owners, consultation with mana whenua, and independent arborist assessments.

Documentation for Proposed Plan Change 36 can be inspected:

- at all Hutt City Council Libraries;
- at the Customer Services Counter, Council Administration Building, 531 High Street, Lower Hutt; and
- on Council's website: [huttcity.govt.nz/district-plan-change-36](http://huttcity.govt.nz/district-plan-change-36)

Copies can also be requested by contacting Hutt City Council:

- Phone: 04 570 6666 or
- Email: [district.plan@huttcity.govt.nz](mailto:district.plan@huttcity.govt.nz)

#### **Submissions close on Friday 2 October 2015 at 5pm**

Any person may make a submission on proposed Plan Change 36. Submissions may be lodged in any of the following ways:

- Post: Environmental Policy Division, Hutt City Council, Private Bag 31912, Lower Hutt 5040;
- In Person: Council Administration Building, 531 High Street, Lower Hutt
- Email: [submissions@huttcity.govt.nz](mailto:submissions@huttcity.govt.nz)
- Online [huttcity.govt.nz/district-plan-change-36](http://huttcity.govt.nz/district-plan-change-36)

Submissions must be written in accordance with RMA Form 5 and must state whether or not you wish to be heard in respect of your submission. Copies of Form 5 are available from all of the above locations and on Council's website.

The process for public participation in the consideration of this proposal under the RMA is as follows:

- after the closing date for submissions, Hutt City Council must prepare a summary of the submissions and this summary must be publicly notified; and
- there must be an opportunity to make a further submission in support of, or in opposition to, the submissions already made; and

- if a person making a submission asks to be heard in support of his or her submission, a hearing must be held; and
- Hutt City Council must give its decision on the proposal (including its reasons for accepting or rejecting submissions); and
- any person who has made a submission has the right to appeal the decisions on the proposal to the Environment Court.

**Tony Stallinger**

**Chief Executive**

**1 September 2015**

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## Part 3: Plan Change 36

### Proposed Amendments

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Proposed amendment reference

District Plan provision affected by proposed amendment

**AMENDMENT 5** [Chapter 4A General Residential (4A 1.1.1 Residential Character and Amenity Values – Explanation and Reasons)]  
*Amend the Explanation and Reason*

Brief commentary on proposed amendment

Proposed amendment

#### Explanation and Reasons

Residential dwelling houses and activities, open space, existing subdivision patterns and a general absence of large scale commercial and industrial activities all contribute to the residential character and amenity values associated with the General Residential Activity Area.

Non-residential, commercial or industrial activities and inappropriate subdivision have the potential to alter the character of the residential environment, and affect adversely the amenity values associated with a particular area. The adverse effects of these activities will be managed through the use of lists of activities and rules.

Residential dwellings and activities will be permitted with minimum conditions specified.

General commercial and industrial activities will be discouraged from locating within a residential environment. Adverse effects upon amenity values caused by noise, dust, glare, light spill and odour will also be managed through the use of rules.

~~It is necessary to control the clearance of vegetation to protect visual amenity values and the intrinsic values of ecosystems.~~

Notable Trees are listed in Appendix 14G Notable Trees 1 and protected by the policies and rules of Chapter 14G Notable Trees.

Any new text that is proposed to be added is underlined, while any text proposed to be deleted has been ~~struck through~~.

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## Amendments to Chapter 3 – Definitions

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### **AMENDMENT 1** [Chapter 3 Definitions]

*Add a new definition for Exotic Vegetation*

**Exotic Vegetation:** means vegetation or trees not occurring naturally in New Zealand (refer also to the definition of indigenous vegetation).

### **AMENDMENT 2** [Chapter 3 Definitions]

*Add a new definition for Indigenous Vegetation*

**Indigenous Vegetation:** means vegetation or trees that occur naturally in New Zealand or arrived in New Zealand without human assistance (refer also to the definition of indigenous vegetation).

### **AMENDMENT 3** [Chapter 3 Definitions]

*Delete existing definition for Vegetation*

~~**Vegetation:** All exotic and indigenous flora (plant life) including shrubs, trees, grasses (excluding lawn and turf grasses), fungi, mosses, monocotyledon and ferns and also including the parts of such plant life. Exotic vegetation means vegetation that is not native to New Zealand or indigenous to a locality. It includes species which have been brought in to New Zealand by accident or design. Indigenous vegetation means vegetation that occurs naturally in New Zealand or arrived in New Zealand without human assistance.~~



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## Amendments to Chapter 4A – General Residential Activity Area

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### **AMENDMENT 4** [Chapter 4A General Residential (4A 1.1.1 Residential Character and Amenity Values - Policies)]

*Delete policies (e) and (f)*

#### Policies

- (a) That opportunity be provided for a diversity of residential activities.
- (b) To restrict the range of non-residential, and commercial activities to those which will not affect adversely the residential character or amenity values.
- (c) To ensure residential amenity values are retained, protected and enhanced through the establishment of a net site area per dwelling house.
- (d) That adverse effects arising from noise, dust, glare, light spill and odour be managed.
- ~~(e) That vegetation and trees which add to the particular amenity values of the area be retained where practicable.~~
- ~~(f) That the clearance of vegetation be managed to avoid, remedy or mitigate any adverse effects on the intrinsic values of ecosystems.~~

### **AMENDMENT 5** [Chapter 4A General Residential (4A 1.1.1 Residential Character and Amenity Values – Explanation and Reasons)]

*Amend the Explanation and Reason*

#### Explanation and Reasons

Residential dwelling houses and activities, open space, existing subdivision patterns and a general absence of large scale commercial and industrial activities all contribute to the residential character and amenity values associated with the General Residential Activity Area.

Non-residential, commercial or industrial activities and inappropriate subdivision have the potential to alter the character of the residential environment, and affect adversely the amenity values associated with a particular area. The adverse effects of these activities will be managed through the use of lists of activities and rules.

Residential dwellings and activities will be permitted with minimum conditions specified.

General commercial and industrial activities will be discouraged from locating within a residential environment. Adverse effects upon amenity values caused by noise, dust, glare, light spill and odour will also be managed through the use of rules.

~~It is necessary to control the clearance of vegetation to protect visual amenity values and the intrinsic values of ecosystems.~~

Notable Trees are listed in Appendix 14G Notable Trees 1 and protected by the policies and rules of Chapter 14G Notable Trees.

**AMENDMENT 6** [Chapter 4A General Residential (4A 2.3 Restricted Discretionary Activities)]  
*Delete Restricted Discretionary Activity (b) and amend subsequent numbering*

## 4A 2.3 Restricted Discretionary Activities

- (a) Residential development of 3 or more dwelling houses on any site, excluding sites located within Petone, Alicetown, Eastern Bays and Moera General Residential Activity Areas and Medium Density Residential Areas as shown in Appendix 17.
- ~~(b) The removal of vegetation in excess of 500m<sup>2</sup> or 35% of the site, whichever the lesser, provided that this shall not preclude the removal of any pest plant.~~
- ~~(b)~~ Health care service with a maximum of 4 practitioners.
- ~~(c)~~ Accessory buildings on legal road.
- ~~(d)~~ ...

**AMENDMENT 7** [Chapter 4A General Residential (4A 2.3.1 Matters in which Council has Restricted its Discretion and Standards and Terms)]  
*Delete Matter (c) and amend subsequent numbering*

### 4A 2.3.1 Matters in which Council has Restricted its Discretion and Standards and Terms

- (a) **Residential development of 3 or more dwelling houses.**
  - (i) Design Guide:

Consideration shall be given to how the proposal addresses the Design Guide for Medium Density Housing (Appendix 19).
  - (ii) Amenity Values:

Consideration shall be given to adverse effects upon the amenity values both within the site concerned and upon surrounding residential area, including

    - The separation distance between buildings, structures and outdoor living areas on site.
    - The provision made for outdoor service and living areas for residents, and aural and visual privacy for dwelling units both on the site concerned and on adjacent sites.
    - The effect of buildings and structures on the neighbouring and surrounding residential sites and, in particular, the impact of building density (net site area, coverage), location (yards), recession planes, height and length.
  - (iii) Traffic Effects:

The safe and efficient movement of all traffic needs to be ensured. It should be demonstrated that traffic generation and vehicles entering and leaving the site will not affect adversely normal traffic flows on the road, or cause a traffic hazard. Provision should also be made for pedestrians.

The proposal should comply with the parking and access controls contained in Chapter 14A.
  - (iv) Landscaping:

The extent to which landscaping is incorporated within the overall proposal, and existing vegetation is retained to mitigate any adverse effects which may arise.

A landscape plan will be required to ensure that any adverse effects of the proposal are kept within the site concerned. This may include landscaping of any on site parking areas. Landscaping may also be used to soften the impact of any building upon the surrounding area, adjacent sites and buildings, or to screen private living and service courts.

A landscape plan is to show the extent of the vegetation to be retained and the extent of planting to be undertaken.

**(b) Residential development of 3 or more dwelling houses on sites located outside the Medium Density Residential area.**

(i) In addition to the above, on any site located outside the Medium Density Residential area consideration shall be given to:

(a) Whether public transport facilities and non-residential services such as education facilities, places of assembly, medical and emergency facilities and retail activities which provide for residents daily needs, are accessible within reasonable walking distances.

(b) Whether there is a recorded flood risk associated with the site.

(c) The capacity of the City's infrastructure to service additional development on the site.

~~**(c) The removal of vegetation in excess of 500m<sup>2</sup> or 35% of the site, whichever the lesser, provided that this shall not preclude the removal of any pest plant.**~~

~~(i) Amenity Values:~~

~~The extent to which the proposal will affect adversely the visual amenity values of the site and surrounding area. The visual prominence of the vegetation and any replacement planting to be undertaken will be taken into consideration.~~

~~(ii) Site Stability:~~

~~The adverse effects upon the stability of the site caused by the removal of trees or vegetation.~~

~~(iii) The Intrinsic Values of Ecosystems:~~

~~The extent to which the proposal will adversely affect the intrinsic value of ecosystems on the site and surrounding area.~~

**(cd) Health care service with a maximum of 4 practitioners.**

(i) Amenity Values:

The extent to which the proposal will affect adversely the amenity values of the surrounding residential area.

(ii) Traffic Effects:

The extent to which the proposal will affect adversely the safe and efficient movement of all traffic. It should be demonstrated that traffic generation and vehicles leaving and entering the site will not affect adversely the normal traffic flows on the road, or cause a traffic hazard. Provision should be made for pedestrians.

(iii) Landscaping:

The extent to which landscaping is incorporated within the overall proposal to mitigate adverse effects, which may arise.

A landscape plan will be required to ensure that any adverse effects of the proposal are mitigated. This should include landscaping of any on site parking areas.

**(de) Accessory buildings on legal road.**

(i) Amenity Values:

The extent to which the proposal affects adversely the amenity values of the surrounding residential properties, including the amount of earthworks required, loss of vegetation, design and appearance of buildings. All such buildings must be painted.

(ii) Traffic Effects:

The extent to which the accessory building will affect adversely the safe and efficient movement of traffic on the road. It should be demonstrated that the accessory building and vehicles using the accessory building shall not create a traffic hazard.

(ef) ...

**AMENDMENT 8** [Chapter 4A General Residential (4A 2.3.2 Other Matters and 4A 2.4 Discretionary Activities)]

*Consequential numbering amendments*

**4A 2.3.2 Other Matters**

**For Restricted Discretionary Activity (a):** All Restricted Discretionary Activities must comply with Permitted Activity Conditions (b) - (n).

**For Restricted Discretionary Activities (b) - (~~de~~) and (~~hi~~) - (~~jk~~):** All Restricted Discretionary Activities must comply with other relevant Permitted Activity Conditions.

**4A 2.4 Discretionary Activities**

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(n) Principal tertiary education activities within the Tertiary Education Precinct, including associated buildings and structures, which do not comply with the Maximum Height of Buildings and Structures in 4A 2.1.1 (z) (iii) Tertiary Education Precinct or any other relevant Permitted Activity Conditions including the relevant requirements of Chapter 14 – General Rules, and which are not identified as a Restricted Discretionary Activity under Rule 4A 2.3.1 (ij).

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## Amendments to Chapter 4B – Special Residential Activity Area

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### **AMENDMENT 9** [Chapter 4B Special Residential (4B 1.1.1 Residential Character and Special Amenity Values - Policies)]

*Delete policy (b) and amend subsequent numbering*

#### Policies

- (a) To maintain and enhance the distinctive characteristics and special amenity values (including a low density of residential dwellings and a predominance of mature vegetation) for those identified residential areas adjacent to the Lower Hutt Central Business District, parts of Military Road, and Hathaway Avenue, and parts of Lowry Bay.
- ~~(b) That vegetation and trees which add to the particular amenity values of the area be retained, and landscaping be included where practicable where such vegetation is removed as part of any development proposal.~~
- ~~(be)~~ To restrict the range of activities within the activity area to protect amenity values.
- ~~(cd)~~ To establish a minimum net site area to ensure low dwelling density is achieved, and amenity values are retained, protected and enhanced.

### **AMENDMENT 10** [Chapter 4B Special Residential (4B 1.1.1 Residential Character and Special Amenity Values – Explanation and Reasons)]

*Amend Explanation and Reasons*

#### Explanation and Reasons

Within the City, there are some residential areas which possess special amenity values. These values are characterised by low dwelling density, mature vegetation, and a high standard of development.

It is important that these characteristics and amenity values are identified and protected from adverse effects of unsympathetic development and activities.

~~Emphasis will be placed on retaining vegetation present in the area, or on replacement planting if it is removed.~~

Notable Trees are listed in Appendix 14G Notable Trees 1 and protected by the policies and rules of Chapter 14G Notable Trees.

### **AMENDMENT 11** [Chapter 4B Special Residential (4B 2.2 Restricted Discretionary Activities)]

*Delete Restricted Discretionary Activity (b)*

## 4B 2.2 Restricted Discretionary Activities

- (a) Accessory buildings on legal road.
- ~~(b) The removal of vegetation in excess of 500m<sup>2</sup> or 35% of the site, whichever the lesser, provided that this shall not preclude the removal of any pest plant.~~

**AMENDMENT 12** [Chapter 4B Special Residential (4B 2.2.1 Matters in which Council has Restricted its Discretion and Standards and Terms)]

*Delete Matter (b)*

**4B 2.2.1 Matters in which Council has Restricted its Discretion and Standards and Terms:**

**(a) Accessory buildings on legal road.**

(i) Amenity Values:

Consideration shall be given to adverse effects upon the amenity values of adjoining sites and upon the surrounding area, including any shading of building or land, and the loss of vegetation.

The extent to which the design of the proposed building is consistent with other buildings in the immediate vicinity. All buildings must be painted.

(ii) Traffic Effects:

The safe and efficient movement of all traffic must be ensured. It should be demonstrated that the accessory building and vehicle using the accessory building shall not create a traffic hazard.

The proposal should comply with the parking and access provisions contained in Chapter 14A.

~~(b) The removal of vegetation in excess of 500m<sup>2</sup> or 35% of the site, whichever the lesser, provided that this shall not preclude the removal of any pest plant.~~

~~(i) Amenity Values:~~

~~The adverse effects upon the visual amenity values of the site and surrounding area caused by the removal of any trees or vegetation. Consideration shall be had to the visual prominence of the vegetation, and any replacement planting to be undertaken~~

~~(ii) Site Stability:~~

~~The adverse effects upon the stability of the site caused by the removal of the trees or vegetation.~~

~~(iii) The intrinsic values of ecosystems:~~

~~The extent to which the proposal will adversely affect the intrinsic values of ecosystems of the site and the surrounding area.~~

**AMENDMENT 13** [Chapter 4B Special Residential (4B 3 Anticipated Environmental Results)]

*Delete Anticipated Environmental Result (b) and amend subsequent numbering*

**4B 3 Anticipated Environmental Results**

**(a)** Protection of the special amenity values of the activity area.

~~**(b)** Retention of vegetation.~~

~~**(be)** Maintenance and enhancement of the residential characteristics.~~

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## Amendments to Chapter 4D – Hill Residential Activity Area

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### **AMENDMENT 14** [Chapter 4D Hill Residential (4D 1.1.1 Residential Character and Amenity Values - Policies)]

*Amend Policy (b), delete Policy (c) and amend subsequent numbering*

#### Policies

- (a) That the visual appearance and nature of earthworks be managed to minimise the adverse effects on the visual amenity values of the hillside environment.
- (b) That the clearance of vegetation on sites more than 4000m<sup>2</sup> be managed to avoid, remedy or mitigate any significant adverse effects on the visual amenity values of the hillside environment or the intrinsic values of ecosystems.
- ~~(c) That where practicable significant trees which contribute to the amenity values of the hillside areas be retained.~~
- ~~(cd)~~ That where practicable, the natural appearance of the skyline be preserved from development to maintain its visual appearance.
- ~~(de)~~ To ensure residential amenity values are maintained, protected and enhanced through the establishment of a net site area.

### **AMENDMENT 15** [Chapter 4D Hill Residential (4D 2.1 Permitted Activities)]

*Add Permitted Activities (i) and (j)*

## 4D 2.1 Permitted Activities

- (a) Dwelling houses.
- (b) Home occupations.
- (c) Child care and Kohanga Reo facilities.
- (d) Residential facility accommodating 8 - 10 persons.
- (e) Accessory buildings to the above Permitted Activities.
- (f) 3 Howard Road, Point Howard, Lot 3 DP 5871, Part Lot 1A Blk I DP 2041 and Section 168 Harbour District (identified in Appendix Hill Residential 1):
  - (i) Emergency facilities.
- (g) 76 Normandale Road, Pt Lot 1 DP 7984 (identified in Appendix Hill Residential 2):

That there shall be no buildings or structures (except for footbridges where they satisfy the criteria for a Permitted Activity under the Regional Freshwater Plan for the Wellington Region or have been granted a Resource Consent under that Plan; and structures associated with utilities in the identified utilities corridor), or the removal of vegetation (this shall not preclude the removal of pest plants, or vegetation that has died or has become dangerous) in that part of the site identified to the north and east of the stream as shown on Appendix Hill Residential 2.
- (h) 27 Matuhi Street, Belmont, Lot 3 DP 66453 (identified in Appendix Hill Residential 3):

An educational activity, being an integrated composite or area school providing education at early childhood, primary, intermediate and/or secondary levels under the organisation and management of the Raphael House Rudolf Steiner School Board of Trustees.

- (i) On sites more than 4000m<sup>2</sup>, the removal of exotic vegetation. (This rule does not apply to the identified part of 76 Normandale Road, Pt Lot 1 DP 7984, identified in Appendix Hill Residential 2, where vegetation removal is a Discretionary Activity).
- (j) On sites more than 4000m<sup>2</sup>, the removal of up to 500m<sup>2</sup> of indigenous vegetation, in any 12 month period. (This rule does not apply to the identified part of 76 Normandale Road, Pt Lot 1 DP 7984, identified in Appendix Hill Residential 2, where vegetation removal is a Discretionary Activity).

**AMENDMENT 16** [Chapter 4D Hill Residential (4D 2.1.1 Permitted Activities - Conditions)]  
*Add Conditions (g) and (h)*

**4D 2.1.1 Permitted Activities - Conditions**

The conditions for the Permitted Activities for the General Residential Activity Area shall generally apply, with the following exceptions:

**(a) Net Site Area:**

The minimum net site area per Permitted Activity (excluding home occupations and accessory buildings) shall be 1000m<sup>2</sup>.

Provided that:

- (i) 107 and 107A Maungaraki Road, Lots 1 and 2 DP 90829, (identified in Appendix Hill Residential 4), the minimum net site area per Permitted Activity (excluding home occupations and accessory buildings) shall be 600m<sup>2</sup>.
- (ii) For those lots in Maungaraki Road (identified in Appendix Hill Residential 5, immediately adjoining identified parts of the proposed local purpose reserve, the proposed Puketirotiro reserve or the Camels Hump reserve), the minimum net site area per Permitted Activity (excluding home occupations and accessory buildings) shall be 2000m<sup>2</sup>.

(Note for (i) and (ii): At 5 December 1995, the area shown on Appendix Hill Residential 4 consisted of Lot 1 DP 71986 and Part Section 35 Maungaraki Village contained in Certificate of Title 550/178 and the area identified in Appendix Hill Residential 5 consisted of Pt Secs 30 and 33 and Secs 31 and 32 Maungaraki Village.)

- (iii) 3 Howard Road, Point Howard, Lot 3 DP 5871, Part Lot 1A Blk I DP 2041 and Section 168 Harbour District, (identified in Appendix Hill Residential 1), the minimum net site area per Permitted Activity shall be 543m<sup>2</sup>.
- (iv) Where a certificate of title has been issued for a site prior to 5 December 1995 or where a site has been created by a staged development whether under a stage unit plan or crosslease plan lodged with the District Land Registrar and where part of the development has been completed prior to 5 December 1995, and it can be established that the site has been created with an intention to accommodate a dwelling, then in such circumstances the area of the site shall be the minimum net site area.

Compliance with all other Permitted Activity Conditions.

**(b) Minimum Yard Requirements:**

For that area in Maungaraki Road (identified in Appendix Hill Residential 6)

Front Yards	4.5m
Side Yards	3.0m
Rear Yards	7.5m except for land identified "A" where the minimum rear yard is 5m.



(Note: At 5 December 1995, the area identified in Appendix Hill Residential 6 consisted of Pt Secs 30 and 33 and Secs 31 and 32 Maungaraki Village and Lot 1 DP 71986.)

**(c) Maximum Site Coverage:**

For that area in Maungaraki Road (identified in Appendix Hill Residential 6) - 30%.

The eaves of a building up to a maximum depth of 0.6m shall be excluded from this measurement.

**(d) Building Envelope:**

For that area in Maungaraki Road (identified in Appendix Hill Residential 7), all buildings must be sited in the building envelope.

Note: At 5 December 1995, the area identified in Appendix Hill Residential 7 consisted of Pt Sec 35 Maungaraki Village.

**(e) Accessory Buildings:**

Any accessory building may encroach into the front yard requirement provided that the length of the building which encroaches onto the yard shall not exceed 25% of the length of the boundary parallel to that yard.

This shall not apply to that area identified in Appendix Hill Residential 6.

For that area identified in Appendix Hill Residential 7, accessory buildings shall be sited within the building envelope.

**(f) The limitation on the maximum number of children in 4A 2.1.1(h) shall not apply to the site specified in 4D 2.1 (h).**

**(g) On sites more than 4000m<sup>2</sup>, the removal of exotic vegetation:**

(i) The area from which vegetation was removed must be stabilised against erosion by vegetation cover or other methods as soon as practicable and no later than 12 months.

**(h) On sites more than 4000m<sup>2</sup>, the removal of up to 500m<sup>2</sup> of indigenous vegetation, in any 12 month period.**

(i) The area from which vegetation was removed must be stabilised against erosion by vegetation cover or other methods as soon as practicable and no later than 12 months.

## **AMENDMENT 17** [Chapter 4D Hill Residential (4D 2.2 Restricted Discretionary Activities)]

*Amend Restricted Discretionary Activity (b)*

### **4D 2.2 Restricted Discretionary Activities**

**(a)** Accessory buildings on legal road.

**(b)** On sites more than 4000m<sup>2</sup>, the removal of more than 500m<sup>2</sup> of indigenous vegetation, in any 12 month period. (This rule does not apply to the identified part of 76 Normandale Road, Pt Lot 1 DP 7984, identified in Appendix Hill Residential 2, where vegetation removal is a Discretionary Activity).

~~The removal of vegetation in excess of 500m<sup>2</sup> or 35% of the site, whichever is the lesser, provided that this shall not preclude the removal of any pest plant (this rule does not apply to the identified area of 76 Normandale Road, Pt Lot 1 DP 7984, identified in Appendix Hill Residential 2, where vegetation removal is a Discretionary Activity).~~

**AMENDMENT 18** [Chapter 4D Hill Residential (4D 2.2.1 Matters in which Council has Restricted its Discretion and Standards and Terms)]

*Amend Matter (b)*

**4D 2.2.1 Matters in which Council has Restricted its Discretion and Standards and Terms**

**(a) Accessory buildings on legal road.**

(i) Amenity Values:

The extent to which the proposal affects adversely the amenity values of the surrounding residential properties, including the amount of excavation required and the loss of vegetation, design and appearance. All such buildings should be painted.

(ii) Traffic Effects:

The extent to which the accessory building will affect adversely the safe and efficient movement of traffic on the road. It must be demonstrated that the accessory building and vehicles using the accessory building shall not create a traffic hazard.

**(b) On sites more than 4000m<sup>2</sup>, the removal of more than 500m<sup>2</sup> of indigenous vegetation, in any 12 month period. (This rule does not apply to the identified part of 76 Normandale Road, Pt Lot 1 DP 7984, identified in Appendix Hill Residential 2, where vegetation removal is a Discretionary Activity).**

~~The removal of vegetation in excess of 500m<sup>2</sup> or 35% of the site, whichever the lesser, provided that this shall not preclude the removal of any pest plant (this rule does not apply to the identified area of 76 Normandale Road, Pt Lot 1 DP 7984, identified in Appendix Hill Residential 2, where vegetation removal is a Discretionary Activity).~~

(i) Amenity Values:

The adverse effects upon the visual amenity values of the site and surrounding area caused by the removal of ~~any trees or~~ vegetation. Consideration shall be had to the visual prominence of the vegetation, and any replacement planting to be undertaken.

(ii) Site Stability:

The adverse effects upon the stability of the site caused by the removal of ~~the trees or~~ vegetation.

(iii) The Intrinsic Values of Ecosystems:

The extent to which the proposal will adversely affect the intrinsic value of ecosystems on the site and surrounding area.

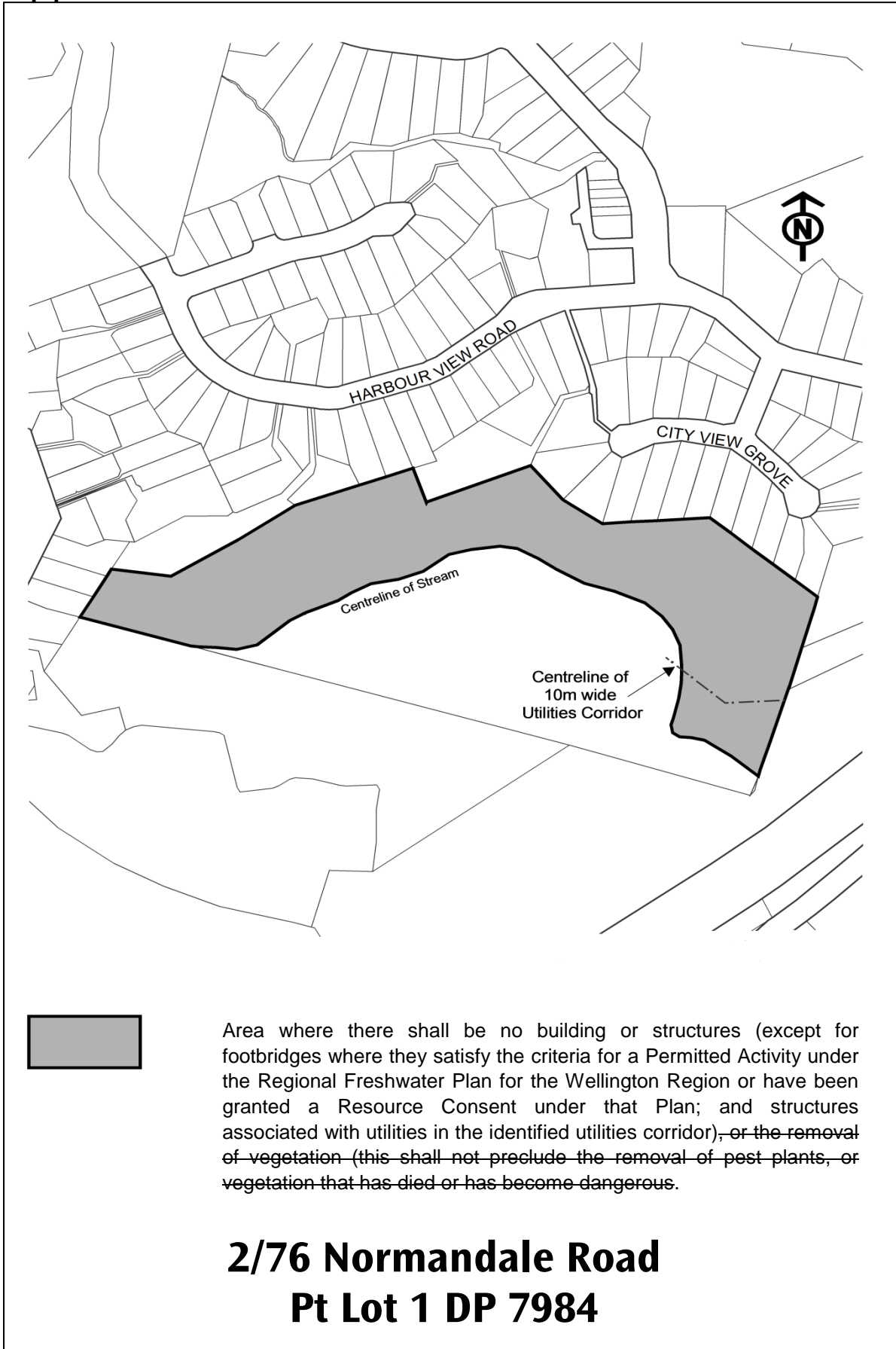
**AMENDMENT 19** [Chapter 4D Hill Residential (4D 2.3 Anticipated Environmental Results)]  
*Amend Anticipated Environmental Result (c)*

## 4D 3 Anticipated Environmental Results

- (a) Amenity values of the hill areas of the City are maintained or enhanced.
- (b) Natural topography used as a basis for development.
- (c) Retention of indigenous vegetation.
- (d) Residential characteristics and amenity values maintained and enhanced.
- (e) Opportunity provided for home occupations.
- (f) Opportunity provided for non-residential activities.

**AMENDMENT 20** [Chapter 4D Hill Residential (Appendix Hill Residential 2)]  
*Amend Appendix Hill Residential 2*

## Appendix Hill Residential 2



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## Amendments to Chapter 4E – Landscape Protection Residential Activity Area

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### **AMENDMENT 21** [Chapter 4E Landscape Protection Residential (4E 1.1.1 Residential Character and Amenity Values)]

*Amend Policy (c) and delete Policy (d)*

#### Policies

- (a) That significant steep hillside areas with regenerating bush cover which are undeveloped for residential purposes and provide a visual backdrop to the City be identified on the Planning Maps.
- (b) That the visual appearance and nature of earthworks (excavation and fill) be managed to minimise the adverse effects on the visual amenity values of the hillside environment.
- (c) That the clearance of vegetation on sites more than 4000m<sup>2</sup> be managed to avoid, remedy or mitigate any significant adverse effects on the visual amenity values of the hillside environment or the intrinsic values of ecosystems.
- ~~(d) That significant trees which contribute to the amenity values of the hillside areas be retained where practicable.~~
- (de) To preserve the natural features of the environment which contribute to the visual amenity values, and provide a visual backdrop to the City.
- (ef) That where practicable, the natural appearance of the skyline be preserved from development to maintain its visual appearance.
- (fg) That the range and nature of non-residential activities be limited to ensure the amenity values of the activity area are not affected adversely.
- (gh) To establish a large minimum net site area to ensure low building density is achieved, and amenity values are retained, protected and enhanced.

### **AMENDMENT 22** [Chapter 4E Landscape Protection Residential (4E 2.1 Permitted Activities)]

*Add Permitted Activities (f) and (g)*

## 4E 2.1 Permitted Activities

- (a) Dwelling houses.
- (b) Home occupations.
- (c) Child care and Kohanga Reo facilities.
- (d) Accessory buildings to the above Permitted Activities.
- (e) Wesleyhaven Site, 255 Rata Street, for the part of Pt Lot 1 DP 14660 which lies below the 70m contour (identified in Appendix Landscape Protection Residential 1) in addition to the above (a) to (d):
  - (i) Community activities/facilities
  - (ii) Health care services
  - (iii) Housing for the Elderly
  - (iv) Residential facilities.
- (f) On sites more than 4000m<sup>2</sup>, the removal of exotic vegetation.

- (g) On sites more than 4000m<sup>2</sup>, the removal of up to 500m<sup>2</sup> of indigenous vegetation, in any 12 month period.

## **AMENDMENT 23** [Chapter 4E Landscape Protection Residential (4E 2.1.1 Permitted Activities - Conditions)]

*Add Permitted Activities – Conditions (f) and (g)*

### **4E 2.1.1 Permitted Activities - Conditions**

The conditions for the Permitted Activities for the General Residential Activity Area shall generally apply, with the following exceptions:

**(a) Maximum Site Coverage:** 15%.

- (i) Wesleyhaven Site, 255 Rata Street - Maximum site coverage for 4E 2.1(e): 25%, applied over the area below the 70m contour (identified in Appendix Landscape Protection Residential 1).

The eaves of a building up to a maximum depth of 0.6m shall be excluded from this measurement.

Decks of less than 20m<sup>2</sup> shall not be included in the calculation of site coverage provided the deck does not exceed 1.2m in height.

**(b) Net Site Area:**

- (i) The minimum net site area per Permitted Activity (excluding home occupations and accessory buildings) shall be 2000m<sup>2</sup>.
- (ii) Where a certificate of title has been issued for a site prior to 5 December 1995 or where a site has been created by a staged development whether under a stage unit plan or crosslease plan lodged with the District Land Registrar and where part of the development has been completed prior to 5 December 1995, and it can be established that the site has been created with an intention to accommodate a dwelling, then in such circumstances the area of the site shall be the minimum net site area.

Compliance with all other Permitted Activity Conditions.

Note: This provision shall not apply to the area included in Appendix Landscape Protection Residential 1, where no minimum net site area shall apply.

**(c) Accessory Buildings:**

Any accessory building may encroach into the front yard requirement provided that the length of the building which encroaches onto the yard shall not exceed 25% of the length of the boundary parallel to that yard. Side and rear yard restrictions shall apply.

**(d) Wesleyhaven Site, 255 Rata Street - Maximum height of buildings and structures for the area below the 70m contour (identified in Appendix Landscape Protection Residential 1):**

8 metres within 20 metres of Rata Street measured from the front boundary of the site, and 12 metres elsewhere within the area. There is no maximum overall height.

**(e) Wesleyhaven Site, 255 Rata Street - Earthworks associated with streams:**

Earthworks must be no closer than 5 metres from a stream.

**(f) On sites more than 4000m<sup>2</sup>, the removal of exotic vegetation:**

- (i) The area from which vegetation was removed must be stabilised against erosion by vegetation cover or other methods as soon as practicable and no later than 12 months.

**(g) On sites more than 4000m<sup>2</sup>, the removal of up to 500m<sup>2</sup> of indigenous vegetation, in any 12 month period:**

- (i) The area from which vegetation was removed must be stabilised against erosion by vegetation cover or other methods as soon as practicable and no later than 12 months.

**AMENDMENT 24** [Chapter 4E Landscape Protection Residential (4E 2.2 Restricted Discretionary Activities)]

*Amend Restricted Discretionary Activity (b)*

## 4E 2.2 Restricted Discretionary Activities

- (a) Accessory buildings on legal road.
- (b) On sites more than 4000m<sup>2</sup>, the removal of more than 500m<sup>2</sup> of indigenous vegetation in any 12 month period.~~vegetation in excess of 300m<sup>2</sup> or 15% of the site, whichever the lesser, provided that this shall not preclude the removal of any pest plant~~
- (c) Wesleyhaven Site, 255 Rata Street - All new buildings and structures or additions with a gross floor area greater than 750m<sup>2</sup> within the area below the 70m contour (identified in Appendix Landscape Protection Residential 1).

**AMENDMENT 25** [Chapter 4E Landscape Protection Residential (4E 2.2 Matters in which Council has Restricted its Discretion and Standards and Terms)]

*Amend Matters in which Council has Restricted its Discretion and Standards and Terms (b)*

### 4E 2.2.1 Matters in which Council has Restricted its Discretion and Standards and Terms

- (a) **Accessory buildings on legal road.**
- (i) Amenity Values:  
The extent to which the proposal affects adversely the amenity values of the surrounding residential properties, including the amount of excavation required, the loss of vegetation, design and appearance of buildings.
- (ii) Traffic Effects:  
The extent to which the accessory building will affect adversely the safe and efficient movement of traffic on the road. It should be demonstrated that vehicles using the accessory building shall not create a traffic hazard.
- (b) **On sites more than 4000m<sup>2</sup>, the removal of more than 500m<sup>2</sup> of indigenous vegetation in any 12 month period.**~~vegetation in excess of 300m<sup>2</sup> or 15% of the site, whichever the lesser, provided that this shall not preclude the removal of any pest plant~~
- (i) Amenity Values:  
The adverse effects upon the visual amenity values of the site and surrounding area caused by the removal of ~~any~~ vegetation ~~cover~~. The visual prominence of the vegetation and any replacement planting to be undertaken will be taken into consideration.
- (ii) Site Stability:  
The adverse effects upon the stability of the site caused by the removal of vegetation.

- (iii) The Intrinsic Values of Ecosystems:

The extent to which the proposal will adversely affect the intrinsic value of ecosystems on the site and surrounding area

- (c) **Wesleyhaven Site, 255 Rata Street - All new buildings and structures or additions with a gross floor area greater than 750m<sup>2</sup> within the area below the 70m contour (identified in Appendix Landscape Protection Residential 1).**

- (i) Amenity Values:

The extent to which the proposal affects adversely the amenity values of nearby residential properties, including the design, appearance and location of the building or addition.

- (ii) Traffic Effects:

The extent to which the activity in the building will affect adversely the safe and efficient movement of all traffic. It should be demonstrated that traffic generation and vehicles entering and leaving the site will not adversely affect normal traffic flows on the road, or cause a traffic hazard.

- (iii) Landscaping:

The extent to which landscaping is incorporated within the overall proposal to mitigate adverse effects, which may arise. A landscape plan will be required to ensure that any adverse effects of the proposal are mitigated. This should include landscaping of any additional on site parking areas required.

## **AMENDMENT 26** [Chapter 4E Landscape Protection Residential (4E 3 Anticipated Environmental Results)]

*Amend Anticipated Environmental Result (c)*

### **4E 3 Anticipated Environmental Results**

- (a) Amenity values of the land maintained and enhanced.
- (b) Natural topography used as a basis for development.
- (c) Retention of indigenous vegetation.
- (d) Opportunity provided for home occupations.



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## Amendments to Chapter 14G – Trees

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### **AMENDMENT 27** [Chapter 14G Trees]

*Delete current Chapter 14G Trees in its entirety*

### **AMENDMENT 28** [new Chapter 14G Notable Trees (Title and 14G 1 Introduction)]


*Add a new Title and new section 14G 1 Introduction*

## 14G Notable Trees

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### 14G 1 Introduction

Notable Trees provide visual amenity, act as landmarks or connect communities to their past. The identification and protection of individual trees or groups of trees recognises the heritage, cultural and amenity values of Notable Trees and encourages the protection of these values where appropriate.

Notable Trees are listed in Appendix 14G Notable Trees 1 of the Plan and are shown on the Planning Maps using the symbol .

A tree can become considered as Notable by scoring 120 or more points in an assessment using the 'Standard Tree Evaluation Method' (STEM). STEM assesses qualities such as the size, age, condition and form that contribute to amenity values as well as the historical and cultural significance of the tree.

Trees can be added to or deleted from the list of Notable Trees only by formal District Plan change. New listings are proposed only with the agreement of the tree owner.

Council policy is to take responsibility for the trimming and removal of Notable Trees on both private and public land to protect the health of the trees and people and property.

A heritage protection authority can require Council to place a heritage order on trees it considers to have national or regional significance. Heritage New Zealand (formerly the New Zealand Historic Places Trust) has identified a number of karaka trees in the City as having heritage status. These karaka trees are recognised in Chapter 14E Significant Natural, Cultural and Archaeological Resources.

Trees that are not assessed to be Notable but are of value to their owner can be protected by covenants on property titles. The onus of that approach is on the property owner and is outside the jurisdiction of this Plan.

### **AMENDMENT 29** [new Chapter 14G Notable Trees (14G 2 Issue)]

*Add a new heading 14G 2 Issue and new Issue 14G 2.1*

## 14G 2 Issue

### Issue 14G 2.1

The removal or modification of Notable Trees may reduce the City's heritage, cultural or amenity values.

**AMENDMENT 30** [new Chapter 14G Notable Trees (14G 3 Objective)]

*Add a new heading 14G 3 Objective and new Objective 14G 3.1*

## 14G 3 Objective

### Objective 14G 3.1

Trees with notable heritage, cultural or amenity values are retained for their natural life.

**AMENDMENT 31** [new Chapter 14G Notable Trees (14G 4 Policies)]

*Add a new heading 14G 4 Policies and new Policy 14G 4.1*

## 14G 4 Policies

### Policy 14G 4.1

Notable Trees should be identified in the Plan.

Trees may be assessed as Notable by achieving 120 or more points using the Standard Tree Evaluation Method (STEM).

**AMENDMENT 32** [new Chapter 14G Notable Trees (14G 4 Policies)]

*Add a Policy 14G 4.2*

### Policy 14G 4.2

Each Notable tree should be protected for the term of its natural life unless Council considers the tree is an immediate risk to the safety of people or property, in which case the tree should be trimmed or removed. Trimming is preferred to removal.

**AMENDMENT 33** [new Chapter 14G Notable Trees (14G 4 Policies)]

*Add a Policy 14G 4.3*

### Policy 14G 4.3

Trimming or removal of Notable Trees should be undertaken by Council or a qualified arboriculturist approved by Council.

**AMENDMENT 34** [new Chapter 14G Notable Trees (14G 4 Policies)]

*Add a Policy 14G 4.4*


### Policy 14G 4.4

Activities should not damage or compromise a Notable Tree's health, stability, life expectancy, visual appearance or amenity values (including the canopy and root zone).

**AMENDMENT 35** [new Chapter 14G Notable Trees (14G 5 Rules)]

Add a new section 14G 5 Rules

## 14G 5 Rules

This section contains rules relating to land uses that affect Notable Trees. Notable Trees are shown on the Planning Maps by symbols . These rules apply in addition to any other rules in this Plan applicable to the same areas or sites. See Appendix 14G Notable Trees 1 for the list of Notable Trees.

**AMENDMENT 36** [new Chapter 14G Notable Trees (14G 5 Rules)]

Add a new rule 14G 5.1 Notable Tree Trimming

### **Rule 14G 5.1 Notable Tree Trimming**

- |   |
|---|
| <p>(a) <u>Trimming of a Notable Tree is permitted if:</u></p> <ul style="list-style-type: none"><li>i. <u>The trimming is undertaken by Hutt City Council for the health of the tree or to safeguard life or property including power or communication links; and</u></li><li>ii. <u>The trimming follows accepted arboricultural practice.</u></li></ul> |
|---|

- |  |
|--|
| <p>(b) <u>Trimming of a Notable Tree that does not comply with a condition for a permitted activity is a discretionary activity.</u></p> |
|--|

Links to:

Objective 14G 3.1

Policies 14G 4.1, 14G 4.2, 14G 4.3, 14G 4.4

**AMENDMENT 37** [new Chapter 14G Notable Trees (14G 5 Rules)]

Add a new rule 14G 5.2 Notable Tree Removal

### **Rule 14G 5.2 Notable Tree Removal**

- |   |
|---|
| <p>(a) <u>Removal of a Notable Tree is <b>permitted</b> if:</u></p> <ul style="list-style-type: none"><li>i. <u>The removal is undertaken by Hutt City Council to safeguard life or property.</u></li></ul> |
|---|

- |  |
|--|
| <p>(b) <u>Removal of a Notable Tree that does not comply with a condition for a permitted activity is a <b>discretionary</b> activity.</u></p> |
|--|

Links to:

Objective 14G 3.1

Policy 14G 4.1, 14G 4.2, 14G 4.3, 14G 4.4

**AMENDMENT 38** [new Chapter 14G Notable Trees (14G 5 Rules)]

Add a new rule 14G 5.3 Activities Within the Dripline of Notable Trees

**Rule 14G 5.3 Activities Within the Dripline of Notable Trees**

(a) Construction or alteration of any building or structure, excavation of land, deposition of spoil, or formation of new impermeable surfaces within the dripline of a Notable Tree is **permitted** if:

i. The activity does not damage the tree or endanger its health.

(b) Construction or alteration of any building or structure, excavation of land, deposition of spoil, or formation of new impermeable surfaces within the dripline of a Notable Tree that does not comply with a condition for a permitted activity is a **restricted discretionary** activity.

**Discretion is restricted to:**

i. Whether the activity is likely to damage the tree or endanger its health;

ii. The extent of public benefit of the activity;

iii. The extent to which the tree or trees contribute to the neighbourhood;

iv. Any alternative methods which may be available to achieve the objectives of the application.

Links to:

Objective 14G 3.1

Policy 14G 4.1, 14G 4.2, 14G 4.3, 14G 4.4

## AMENDMENT 39 [Appendix Trees 1]

Delete current Appendix Trees 1 in its entirety

# Appendix Trees 1

No.	LOCATION	SPECIES	COMMON NAME	LEGAL DESCRIPTION	SIGNIFICANCE	SHEET No.
1	<del>2 Avalon Crescent</del>	<del><i>Quercus suber</i></del>	<del>Cork Oak</del>	<del>Road Reserve</del>	<del>Planted by Thomas Mason c. 1860</del>	<del>E3</del>
2	<del>6 Avalon Crescent</del>	<del><i>Podocarpus totara</i></del>	<del>Totara</del>	<del>Lot 3 DP 19679</del>		<del>E3</del>
3	<del>6 Avalon Crescent</del>	<del><i>Sequoiadendron giganteum</i></del>	<del>Sierra Redwood</del>	<del>Lot 2 DP 19679</del>	<del>Planted by Thomas Mason c. 1859</del>	<del>E3</del>
4	<del>7 Avalon Crescent</del>	<del><i>Sophora japonica</i> 'Pendula'</del>	<del>Weeping Pagoda Tree</del>	<del>Pt 2 DP 19841</del>	<del>Only known specimen in NZ</del>	<del>E3</del>
5	<del>7A Avalon Crescent</del>	<del><i>Magnolia cambellii</i></del>	<del>Magnolia</del>	<del>Lot 1 DP 19841</del>	<del>Planted by Thomas Mason (one of NZ's first magnolias)</del>	<del>E3</del>
6	<del>9/1 Avalon Crescent</del>	<del><i>Castanopsis cuspidata</i></del>	<del>Gold-leaved Chestnut</del>	<del>Lot 1 DP 86064</del>	<del>Very rare tree in NZ</del>	<del>E3</del>
7	<del>12A Avalon Crescent</del>	<del><i>Quercus suber</i></del>	<del>Cork Oak</del>	<del>Lot 2 DP 25363</del>	<del>Planted by Thomas Mason</del>	<del>E3</del>
8	<del>22 Avalon Crescent</del>	<del><i>Quercus robur</i></del>	<del>English Oak</del>	<del>Lot 1 DP 17026</del>	<del>Planted by Thomas Mason</del>	<del>E3</del>
9	<del>12 Britannia Street, St Augustines Church</del>	<del><i>Metrosideros excelsa</i></del>	<del>Pohutukawa</del>	<del>Pt Sec 5 Hutt Dist</del>		<del>B5</del>
10	<del>6 Britannia Street</del>	<del><i>Nothofagus solandri</i></del>	<del>Black Beech</del>	<del>Pt Lot 1 DP 205</del>		<del>B5</del>
11	<del>Buick Street</del>	<del><i>Metrosideros excelsa</i></del>	<del>Pohutukawa (9)</del>	<del>Road Reserve</del>		<del>B5</del>
12	<del>Buick Street</del>	<del><i>Metrosideros excelsa</i></del>	<del>Pohutukawa</del>	<del>Road Reserve</del>		<del>B5</del>
13	<del>31 Connolly Street</del>	<del><i>Metrosideros excelsa</i></del>	<del>Pohutukawa</del>	<del>Lot 1 DP 49841</del>		<del>C4</del>
14	<del>156 Eastern Hutt Road</del>	<del><i>Podocarpus totara</i></del>	<del>Totara</del>	<del>Lot 19 DP 17691</del>		<del>F2</del>
15	<del>Fraser Street</del>	<del><i>Phoenix canariensis</i></del>	<del>Phoenix Palm (4)</del>	<del>Road Reserve</del>		<del>C4</del>
16	<del>18 Hautana Square</del>	<del><i>Fraxinus excelsior</i></del>	<del>European Ash</del>	<del>Pt Lots 9, 10 &amp; 11 DP 1547</del>		<del>C4</del>
17	<del>High Street, Hutt Hospital</del>	<del><i>Quercus robur</i></del>	<del>English Oak (2)</del>	<del>Lot 3 DP 11717</del>		<del>D4</del>
18	<del>High Street, Hutt Hospital</del>	<del><i>Metrosideros excelsa</i></del>	<del>Pohutukawa (3)</del>	<del>Lots 3 &amp; 5 DP 11717</del>		<del>D4</del>
19	<del>High Street, Hutt Hospital</del>	<del><i>Sequoia sempervirens</i></del>	<del>Coast Redwood</del>	<del>Lot 3 DP 11717</del>		<del>D4</del>
20	<del>615 High Street</del>	<del><i>Podocarpus totara</i></del>	<del>Totara</del>	<del>Pt Lot 1 DP 7741</del>		<del>D4</del>
21	<del>758 High Street</del>	<del><i>Araucaria</i></del>	<del>Monkey Puzzle</del>	<del>Lot 2 DP 80154</del>		<del>D3</del>

No.	LOCATION	SPECIES	COMMON NAME	LEGAL DESCRIPTION	SIGNIFICANCE	SHEET No.
		<i>araucana</i>	Tree			
22	1 Huia Road, Days Bay	<i>Erythrina x sykesii</i>	Coral Tree	Lot 1 DP 27915	Reputedly the most southern recording of the tree species.	C8
23	274 Jackson Street	<i>Metrosideros kermadecensis</i>	Kermadec Pohutukawa (4)	Lots 1 & 2 DP 79272 Pt Sec 6 Hutt Dist		B5
24	52 Kings Crescent	<i>Agathis australis</i>	Kauri	Lot 2 DP 7830		C4
25	47 Laings Road	<i>Araucaria heterophylla</i>	Norfolk Pine	Lot 2 DP 26827	Planted by Laing family.	C4
26	59 Laings Road	<i>Araucaria heterophylla</i>	Norfolk Pine	Pt Lot 8 DP 1567	Planted by Laing family.	C4
27	81 Ludlam Crescent	<i>Metrosideros excelsa</i>	Pohutukawa	Lot 2 DP 48214	Early Bellevue Gardens tree.	C4
28	Muritai Road	<i>Araucaria heterophylla</i>	Norfolk Pine (10)	Road Reserve		B8, B9
29	Ngaio Street	<i>Araucaria heterophylla</i>	Norfolk Pine (2)	Road Reserve		B9
30	19 and 19A Nikau Street	<i>Agathis australis</i>	Kauri	Lot 30 DP 984	Planted by Sir Joseph Heenan in 1920 as a memorial to H Girdlestone, a friend killed in action at Passchendaele in 1916	B9
31	23 Nikau Street	<i>Agathis australis</i>	Kauri	Lot 34 DP 984	Planted by Sir Joseph Heenan in 1919 as a memorial to H Marsden who was killed at Passchendaele.	B9
32	Nikau Street	<i>Araucaria heterophylla</i>	Norfolk Pine (6)	Road Reserve		B9
33	7 Norfolk Street	<i>Fagus sylvatica 'Purpurea'</i>	Copper Beech	Lot 23 DP 10164		E3
34	1 North Street	<i>Quercus ilox</i>	Evergreen Oak	Road Reserve		B4
35	39 Oroua Street	<i>Araucaria heterophylla</i>	Norfolk Pine	Road Reserve		B8
36	3 Pharazyn Street	<i>Sequoiadendron giganteum</i>	Sierra Redwood (2)	Lot 1 DP 50967	Local landmark. These trees are sited on former Fitzherbert family land, and were later part of the garden of Sir Alexander Roberts.	B4
37	Railway Avenue, Hutt Central School	<i>Metrosideros excelsa</i>	Pohutukawa (2)	Lot 20 DP 1792		B4
38	Railway Avenue, Hutt Central School	<i>Fraxinus excelsior</i>	Ash	2 No. 1A Te Momi		B4
39	Rimu Street, Eastbourne	<i>Araucaria heterophylla</i>	Norfolk Pine (3)	Road Reserve		B8
40	235 Riverside Drive	<i>Quercus robur</i>	English Oak	Lot 1 DP 22681		D4
41	483 Stokes Valley Road	<i>Quercus</i>	Pin Oak	Lot 5 DP 9407		G3

No.	LOCATION	SPECIES	COMMON NAME	LEGAL DESCRIPTION	SIGNIFICANCE	SHEET No.
		<i>palustris</i>				
42	Tennyson Street	<i>Metrosideros excelsa</i>	Pohutukawa (10)	Road Reserve		B5
43	Victoria & Cuba Streets	<i>Metrosideros excelsa</i>	Pohutukawa (9)	Pt Lot 115, 116 & 117 DP 50		B4
44	33 Wai-iti Crescent	<i>Quercus robur</i>	English Oak	Lot 1 DP 73265	One of the original Riddiford estate trees planted c. 1865.	C4
45	Waiwhetu Road, St Pauls Anglican Church	<i>Metrosideros robusta</i>	Northern Rata	Lot 2 DP 22915		D4, D5
46	102 Waiwhetu Road	<i>Lithocarpus edulis</i>	Japanese Evergreen Oak	Road Reserve	Uncommon tree.	D4
47	106 Waiwhetu Road	<i>Lithocarpus edulis</i>	Japanese Evergreen Oak	Road Reserve	Uncommon tree.	D4
48	140 Woburn Road, Bellevue Hotel	<i>Metrosideros excelsa</i>	Pohutukawa	Pt Lot 1 DP 6028	Planted in the 1840s by A. Ludlam	C4
48	154 Woburn Road	<i>Sequoiadendron giganteum</i>	Sierra Redwood	Lot 3 DP 5877	Early Bellevue Gardens Tree	C4
50	154 Woburn Road	<i>Liriodendron tulipifera</i>	Tulip Tree	Lot 3 DP 5877	Planted by A. Ludlam 1845-60	C4
51	160 Woburn Road	<i>Liriodendron tulipifera</i>	Tulip Tree	Pt Lot 4 DP 5877	Early Bellevue Gardens Tree	C4
52	160 Woburn Road	<i>Araucaria heterophylla</i>	Norfolk Pine	Pt Lot 5 DP 5877	Planted by A. Ludlam	C4
53	160 Woburn Road	<i>Metrosideros excelsa</i>	Pohutukawa	Pt Lot 5 DP 5877	Early Bellevue Gardens Tree	C4
54	160 Woburn Road	<i>Agathis australis</i>	Kauri	Lot 6 DP 5877	Early Bellevue Gardens Tree	C4

## AMENDMENT 40 [Appendix 14 Trees 2]

Delete Appendix Trees 2 (1) and (2)

### ~~Appendix Trees 2 (1)~~

### ~~Appendix Trees 2 (2)~~

## AMENDMENT 41 [new Appendix Notable Trees 1]

Add a new Appendix Notable Trees

# Appendix Notable Trees 1

NO	ADDRESS	LEGAL DISCRPTION	LOCATION	COMMON NAME (SPECIES)	STATEMENT OF SIGNIFICANCE	STEM SCORE
1	<u>35 Athlone Crescent Avalon</u>	Road Reserve	On Council berm, southern corner of Scanlan Street.	Northern Rata ( <i>Metrosideros robusta</i> )	Very healthy specimen. Over 80 years old.	<b>126</b>
2	<u>2 Avalon Crescent Avalon</u>	Road Reserve	On Council berm.	Cork Oak ( <i>Quercus suber</i> )	Planted by Thomas Mason in 1860 as part of 'Mason Gardens'. Excellent form, well balanced and symmetrical.	<b>153</b>
3	<u>6 Avalon Crescent Avalon</u>	LOT 3 DP 19679	Rear of property.	Totara ( <i>Podocarpus totara</i> )	Large, mature, very healthy specimen. Likely to be a remnant tree. Around 200 years old.	<b>150</b>
4	<u>6 Avalon Crescent Avalon</u>	LOT 3 DP 19679	Rear of property.	Wellingtonia / Giant Redwood ( <i>Sequoiadendron giganteum</i> )	Planted by Thomas Mason in 1859. Healthy tall tree that dominates the locality.	<b>147</b>
5	<u>7 Avalon Crescent Avalon</u>	LOT 2 DP 19841	Front of property, next to footpath.	Weeping Japanese Pagoda Tree ( <i>Sophora japonica 'Pendula'</i> )	Mature grafted tree. Planted by Thomas Mason in 1896. Oldest known specimen in NZ.	<b>135</b>
6	<u>7A Avalon Crescent Avalon</u>	LOT 1 DP 19841	Front of property.	Magnolia ( <i>Magnolia campbellii</i> )	Planted by Thomas Mason around 1860. Highly likely to be oldest known specimen in NZ.	<b>132</b>
7	<u>9A Avalon Crescent Avalon</u>	LOT 2 DP 86064	Along driveway.	Gold-Leaved Chestnut ( <i>Castanopsis cuspidata</i> )	Planted by Thomas Mason around 1860. Displays good structural strength and very healthy canopy.	<b>162</b>
8	<u>12A Avalon Crescent Avalon</u>	LOT 2 DP 25363	Rear of property.	Cork Oak ( <i>Quercus suber</i> )	Planted by Thomas Mason around 1860. Mature and healthy tree.	<b>144</b>
9	<u>18A Avalon Crescent Avalon</u>	LOT 2 DP 21901	Growing on boundary.	Maidenhair Tree ( <i>Ginkgo biloba</i> )	Very healthy mature tree showing excellent vigour. Likely to be planted around 1850 by Thomas Mason.	<b>129</b>
10	<u>22 Avalon Crescent Avalon</u>	LOT 1 DP 17026	Front of property.	Oak ( <i>Quercus</i> ) <i>Inspection required when in leaf for positive identification.</i>	Planted by Thomas Mason around 1860. Very good form, healthy, not compromised by pruning. ( <i>Currently determined as infrequent but may be rare or very rare depending on final classification.</i> )	<b>150</b>
11	<u>Belmont Domain 711 Western Hutt Road Belmont</u>	SEC 3 BLOCK IX SO 24042 HCC Reserve	Adjacent to Belmont Memorial Hall building.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Mature tree with healthy foliage and canopy. Around 100 years old.	<b>123</b>
12	<u>Belmont Domain 711 Western Hutt Road Belmont</u>	SEC 3 BLOCK IX SO 24042 HCC Reserve	Centre Island adjacent to Belmont Memorial Hall building.	Wellingtonia / Giant Redwood ( <i>Sequoiadendron giganteum</i> )	Memorial tree to Peter and Matilda Speedy. Overall healthy tree.	<b>120</b>
13	<u>Bishop Park opposite 35 Marine Parade Eastbourne</u>	Road Reserve	Adjacent to Bishop Park, opposite 35 Marine Parade.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Mature tree with reasonable form.	<b>120</b>



NO	ADDRESS	LEGAL DISCRPTION	LOCATION	COMMON NAME (SPECIES)	STATEMENT OF SIGNIFICANCE	STEM SCORE
14	<u>Bishop Park opposite 45 Marine Parade Eastbourne</u>	Road Reserve	Adjacent to Bishop Park, opposite 45 Marine Parade.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Mature tree with reasonable health and vigour.	<b>132</b>
15	<u>Bishop Park opposite 57 Marine Parade Eastbourne</u>	Road Reserve	Adjacent to Bishop Park, opposite 57 Marine Parade.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Mature tree with reasonable health and well-balanced form.	<b>126</b>
16	<u>Bishop Park opposite 61 Marine Parade Eastbourne</u>	Road Reserve	Adjacent to Bishop Park, opposite 61 Marine Parade.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Mature tree with reasonable health.	<b>120</b>
17	<u>Bishop Park opposite 71 Marine Parade Eastbourne</u>	Road Reserve	Adjacent to Bishop Park, opposite 71 Marine Parade.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Mature tree with reasonable health.	<b>120</b>
18	<u>9 Boulcott Street Boulcott School Boulcott</u>	LOT 5 DP 8735	By driveway on the western aspect of school grounds. Tree in lawn area 20m back from the road.	Totara ( <i>Podocarpus totara</i> )	Good health and form. Around 100 years old.	<b>141</b>
19	<u>9 Boulcott Street Boulcott School Boulcott</u>	LOT 5 DP 8735	By driveway on the western aspect of school grounds. Tree closest to the main road.	Totara ( <i>Podocarpus totara</i> )	Very healthy tree showing good vigour. Around 100 years old.	<b>123</b>
20	<u>11 Bracken Street Petone</u>	Road Reserve	On Council berm.	Kermadec Pohutukawa ( <i>Metrosideros kermadecensis</i> ) Possibly a hybrid	Planted in 1918. Large spreading canopy, displaying very good form and health.	<b>126</b>
21	<u>12 Britannia Street Petone</u>	PT SEC 5 SO 11031	Front of property.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Large tree in excellent condition. Dominant tree in the area. Around 100+ years old.	<b>150</b>
22	<u>Buick Street Petone</u>	Road Reserve	Central median at Buick Street, south of Elizabeth Street, next to public toilet building.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature tree with excellent form and health. Around 100 years old.	<b>138</b>
23	<u>Buick Street Petone</u>	Road Reserve	Central median north of Elizabeth Street, 3 <sup>rd</sup> tree from the north.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature tree with nine well developed stems and well balanced spreading canopy.. Around 100 years old.	<b>123</b>
24	<u>31 Connolly Street Boulcott</u>	LOT 1 DP 49841	Front of property.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature tree showing excellent form and health. Well over 100 years old.	<b>144</b>
25	<u>Eastern Hutt Road Reserve 156 Eastern Hutt Road Taita</u>	LOT 19 DP 17961 HCC Reserve	Northern aspect of property.	Totara ( <i>Podocarpus totara</i> )	Solitary specimen in excellent form and health. Highly likely to be remnant. Estimated to be over 200 years old.	<b>183</b>
26	<u>Fraser Street Hutt Central</u>	Road Reserve	Western most and shortest tree. 1 <sup>st</sup> tree from pedestrian crossing on High Street	Phoenix Palm ( <i>Phoenix canariensis</i> )	80-100 years old. Group of palm trees creates a local landmark.	<b>129</b>
27	<u>Fraser Street Hutt Central</u>	Road Reserve	2 <sup>nd</sup> tree from pedestrian crossing on High Street.	Phoenix Palm ( <i>Phoenix canariensis</i> )	80-100 years old. Group of palm trees creates a local landmark.	<b>147</b>

NO	ADDRESS	LEGAL DISCRPTION	LOCATION	COMMON NAME (SPECIES)	STATEMENT OF SIGNIFICANCE	STEM SCORE
28	<u>Fraser Street</u> <u>Hutt Central</u>	Road Reserve	3 <sup>rd</sup> tree from <u>pedestrian crossing on High Street.</u>	Phoenix Palm ( <i>Phoenix canariensis</i> )	80-100 years old. Group of palm trees creates a local landmark.	<b>147</b>
29	<u>Fraser Street</u> <u>Hutt Central</u>	Road Reserve	Eastern most tree. 4 <sup>th</sup> tree from <u>pedestrian crossing on High Street.</u>	Phoenix Palm ( <i>Phoenix canariensis</i> )	80-100 years old. Group of palm trees creates a local landmark.	<b>141</b>
30	<u>130 Hair Street</u> <u>Wainuiomata</u>	LOT 53 DP 16946	Front of <u>property.</u>	Black Beech ( <i>Fuscopara [Nothofagus] solandri</i> )	Large mature tree with good health and vigour. At least 150+ years old. Remnant of bush area, surrounded by bush reserve.	<b>120</b>
31	<u>14 Harbour View Road</u> <u>Harbour View</u>	Road Reserve	<u>Uphill specimen, closest to roadside.</u>	Black Beech ( <i>Fuscopara [Nothofagus] solandri</i> )	<u>Mature specimen in overall healthy condition.</u>	<b>129</b>
32	<u>14 Harbour View Road</u> <u>Harbour View</u>	Road Reserve	<u>Downhill specimen, furthest away from roadside.</u>	Black Beech ( <i>Fuscopara [Nothofagus] solandri</i> )	<u>More dominant specimen with good health and foliage cover.</u>	<b>135</b>
33	<u>Harbour View Road / State Highway 2</u> <u>Melling</u>	Road Reserve	<u>Opposite Melling Railway Station, growing by the stream next to a large Pohutukawa tree.</u>	Silver Fir ( <i>Abies alba</i> )	<u>Relatively rare specimen, healthy and reasonable form. Around 100 years old.</u>	<b>132</b>
34	<u>Harbour View Road / State Highway 2</u> <u>Melling</u>	Road Reserve	<u>On the corner of Harbour View Road/ State Highway 2 opposite Melling Railway Station.</u>	Pohutukawa ( <i>Metrosideros excelsa</i> )	<u>Mature spreading specimen, dominant tree cover in the area. Around 100+ years old.</u>	<b>129</b>
35	<u>18 Hautana Square</u> <u>Woburn</u>	PT LOTS 9/10 & 11 DP 1547	Rear of property.	Ash ( <i>Fraxinus excelsior</i> )	<u>Mature tree with well-balanced canopy. Planted by H.T Hawthorn in 1906.</u>	<b>138</b>
36	<u>610 High Street</u> <u>Boulcott</u>	Pt SEC 35 SO 10494	<u>Northern most specimen of three trees in close lineal group along Kings Crescent frontage.</u>	Nikau ( <i>Rhopalostylis sapida</i> )	<u>Over 100 years old, likely to be remnant growth.</u>	<b>120</b>
37	<u>610 High Street</u> <u>Boulcott</u>	Pt SEC 35 SO 10494	<u>Central specimen of three trees in close lineal group along Kings Crescent frontage.</u>	Nikau ( <i>Rhopalostylis sapida</i> )	<u>Over 100 years old, likely to be remnant growth.</u>	<b>126</b>
38	<u>610 High Street</u> <u>Boulcott</u>	Pt SEC 35 SO 10494	<u>Southern most specimen of three trees in close lineal group along Kings Crescent frontage.</u>	Nikau ( <i>Rhopalostylis sapida</i> )	<u>Over 100 years old, likely to be remnant growth.</u>	<b>120</b>
39	<u>615 High Street</u> <u>Boulcott</u>	LOT 1 DP 7741	Front of <u>property.</u>	Totara ( <i>Podocarpus totara</i> )	<u>Around 150-200 years old, likely to be a remnant tree. Good form.</u>	<b>126</b>
40	<u>638 High Street</u> <u>Hutt Hospital</u> <u>Boulcott</u>	LOT 3 DP 11717	South of <u>Labyrinth, adjacent to Norfolk Pine.</u>	Pohutukawa ( <i>Metrosideros excelsa</i> )	<u>Large spreading mature tree. Around 150 years old.</u>	<b>141</b>

NO	ADDRESS	LEGAL DISCRPTION	LOCATION	COMMON NAME (SPECIES)	STATEMENT OF SIGNIFICANCE	STEM SCORE
41	638 High Street Hutt Hospital Boulcott	LOT 3 DP 11717	North of Labyrinth, between Oak tree to East and Redwood to West.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature tree with very good form, part of a large canopy cover formed by other similar sized surrounding trees. Around 150 years old.	<b>135</b>
42	638 High Street Hutt Hospital Boulcott	LOT 3 DP 11717	North of Labyrinth, adjacent to notable Pohutukawa.	Californian Redwood ( <i>Sequoia sempervirens</i> )	Mature specimen displaying good vigour. Well over 100 years old.	<b>129</b>
43	638 High Street Hutt Hospital Boulcott	LOT 3 DP 11717	South of Labyrinth, adjacent to notable Pohutukawa.	Californian Redwood ( <i>Sequoia sempervirens</i> )	Mature tree showing very good vigour and vitality. Estimated to be over 100 years old.	<b>123</b>
44	638 High Street Hutt Hospital Boulcott	LOT 3 DP 11717	North of Labyrinth at the end of walkway, adjacent to Pohutukawa.	English Oak ( <i>Quercus robur</i> )	Large spreading specimen. Around 150 years old.	<b>144</b>
45	638 High Street Hutt Hospital Boulcott	LOT 3 DP 11717	Adjacent to Labyrinth.	English Oak ( <i>Quercus robur</i> )	Large stable tree. Around 150 years old.	<b>138</b>
46	819 High Street Boulcott	LOT 2 DP 303206	Northern aspect of property by neighbouring driveway.	Nikau ( <i>Rhopalostylis sapida</i> )	Over 100 years old, likely to be remnant growth.	<b>138</b>
47	32 Hine Road Wainuiomata	Road Reserve	On Council berm.	Wellingtonia / Giant Redwood ( <i>Sequoiadendron giganteum</i> )	Mature tree with a good form and health. Around 100 years old	<b>129</b>
48	65 Hutt Road Petone	LOT 1 DP335616	Close to street frontage.	Mexican Palm / Fan Palm ( <i>Washingtonia robusta</i> )	Tall mature specimen, at least 100 years old. Landmark in the area, very visible.	<b>138</b>
49	274A Jackson Street Petone	PT SEC 6 HUTT DIST SO 36856	Adjacent to Police station driveway.	Kermadec Pohutukawa ( <i>Metrosideros kermadecensis</i> )	Reasonable form and health. 80+ years old.	<b>126</b>
50	274B Jackson Street Petone	LOT 1 DP 79272	Outside 274B Jackson Street historic jail/police station.	Kermadec Pohutukawa ( <i>Metrosideros kermadecensis</i> )	Reasonable form and health. 80+ years old.	<b>126</b>
51	274C Jackson Street Petone	LOT 2 DP 79272	Outside 274C Jackson Street, western most specimen.	Kermadec Pohutukawa ( <i>Metrosideros kermadecensis</i> )	Large, healthy tree showing good form. 80+ years old.	<b>138</b>
52	Kereru Road Days Bay	Road Reserve	Adjacent to tennis courts, 50m from intersection.	Macrocarpa ( <i>Cupressus macrocarpa</i> )	Good vigour and vitality. Well over 100 years old.	<b>135</b>
53	Kereru Road / Marine Drive Days Bay	Road Reserve	Centre of Kereru road at the intersection with Marine Drive.	Macrocarpa ( <i>Cupressus macrocarpa</i> )	Good vigour and vitality. Well over 100 years old. Creates a focal point and landmark.	<b>159</b>
54	46 Laings Rd Hutt Central	LOT 2 DP 1519	Front of property, near street frontage.	Nikau ( <i>Rhopalostylis sapida</i> )	Well over 100 years old. Oldest and tallest specimen in the garden.	<b>126</b>
55	47 Laings Road Hutt Central	LOT 3 DP 51721	Front of property.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted by Laing family. Well over 100 years ago. Healthy specimen which provides a focal point in the vicinity.	<b>147</b>

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56	61 Laings Road Hutt Central	LOT 3 DP 480039	Corner of Laings Road and Bloomfield Terrace.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted by Laing family. Well over 100 years ago. Healthy specimen which is readily visible and provides a focal point in the vicinity.	174
57	18 Lincoln Avenue Epuni	Road Reserve	On Council berm.	Maidenhair tree ( <i>Ginkgo biloba</i> )	Healthy tree showing good vigour. 80+ years old.	120
58	81 Ludlam Crescent Woburn	LOT 2 DP 48214		Pohutukawa ( <i>Metrosideros excelsa</i> )	<i>This tree has not been assessed but is currently protected and estimated to score over 120.</i>	est. >120
59	71 Manuka Street Stokes Valley	LOT 66 DP 597	Front of property.	Wellingtonia/ Giant Redwood ( <i>Sequoiadendron giganteum</i> )	Well balanced and healthy specimen. Around 80 years old.	138
60	Marine Drive Days Bay	Road Reserve	Northern most tree growing along the beach frontage.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Excellent specimen, healthiest and best specimen in this avenue of trees.	144
61	Marine Drive Days Bay	Road Reserve	Second northern most tree growing along the beach frontage.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Displays healthy foliage cover.	132
62	Marine Drive Days Bay	Road Reserve	Growing by wharf entrance, beside bus stop and boat shed.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Large wide spreading tree.	126
63	Marine Drive Days Bay	Road Reserve	On north side of changing room facilities. Growing directly into the sandy beach.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Healthy, wide spreading canopy.	126
64	Marine Drive Days Bay	Road Reserve	On south side of changing shed. Growing directly into the sandy beach.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Good growth form with healthy foliage.	126
65	Marine Drive Days Bay	Road Reserve	Second tree to the south of the changing shed.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Compact growth form with healthy foliage.	126
66	153 Muritai Road Eastbourne	Road Reserve	On Council berm, outside the School.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Mature tree.	120
67	233A Muritai Road Eastbourne	Road Reserve	On Council berm.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Mature tree with good foliage cover.	120
68	2 Ngaio Street Eastbourne	Road Reserve	On Council berm.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Mature tree in healthy condition.	120
69	3 Ngaio Street Eastbourne	Road Reserve	On Council berm.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Mature tree in healthy condition.	120
70	2 Nikau Grove Woburn	LOT 49 DP 1155	Front of property.	Nikau ( <i>Rhopalostylis sapida</i> )	Semi mature tree planted as a seed in the early 50's.	120
71	Nikau Street / 420 Muritai Road Eastbourne	Road Reserve	On Nikau Street (outside 420 Muritai Road), close to Muritai Roa.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Mature tree with very dense canopy, good health and form.	138

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72	<u>Nikau Street / 421 Muritai Road Eastbourne</u>	Road Reserve	<u>On Nikau Street, (outside 421 Muritai Road), close to Muritai Road.</u>	<u>Norfolk Island Pine (Araucaria heterophylla)</u>	<u>Planted between 1911 and 1918. Mature tree with good foliage cover.</u>	<b>132</b>
73	<u>Nikau Street / 424 Muritai Road Eastbourne</u>	Road Reserve	<u>On Nikau Street, (outside 424 Muritai Road), tree closer to Muritai Road.</u>	<u>Norfolk Island Pine (Araucaria heterophylla)</u>	<u>Planted between 1911 and 1918. Mature tree with very good dense formed canopy showing good health.</u>	<b>138</b>
74	<u>Nikau Street / 424 Muritai Road Eastbourne</u>	Road Reserve	<u>On Nikau Street (outside 424 Muritai Road), tree further from Muritai Road.</u>	<u>Norfolk Island Pine (Araucaria heterophylla)</u>	<u>Planted between 1911 and 1918. Mature and tall tree with good form and dense foliage cover.</u>	<b>144</b>
75	<u>9 Nikau Street Eastbourne</u>	Road Reserve	<u>On Council berm.</u>	<u>Norfolk Island Pine (Araucaria heterophylla)</u>	<u>Planted between 1911 and 1918. Mature, very healthy tree.</u>	<b>132</b>
76	<u>10 Nikau Street Eastbourne</u>	Road Reserve	<u>On Council berm.</u>	<u>Norfolk Island Pine (Araucaria heterophylla)</u>	<u>Planted between 1911 and 1918. Mature tree, very healthy and dense foliage cover.</u>	<b>138</b>
77	<u>19/19A Nikau Street Eastbourne</u>	<u>Lot 30 DP 981</u>	<u>Rear of property.</u>	<u>Kauri (Agathis australis)</u>	<u>Commemorative tree. 'Planted by JH. Heenan in 1920 as a memorial to Hugh Girdlestone, who was killed in action at Passchendaele.'</u>	<b>123</b>
78	<u>23 Nikau Street Eastbourne</u>	<u>Lot 34 DP 981</u>	<u>Front of property.</u>	<u>Kauri (Agathis australis)</u>	<u>Commemorative tree. 'Planted by Sir Joseph H. Heenan of Wellington in August 1919 as a memorial to H. Marsden who was killed at Passchendaele.'</u>	<b>123</b>
79	<u>7 Norfolk Street Belmont</u>	<u>Lot 23 DP 10161</u>	<u>Front of property.</u>	<u>Copper Beech (Fagus sylvatica 'Purpurea')</u>	<u>Mature specimen displaying well balanced and spreading canopy. Well over 100 years old.</u>	<b>123</b>
80	<u>301 Normandale Road Normandale</u>	<u>LOT 16 DP 53631</u>	<u>Below Old Coach Road, on southern boundary adjacent to residential driveway.</u>	<u>Macrocarpa (Cupressus macrocarpa)</u>	<u>Large specimen with spreading dominant canopy. Remnant tree from group that was planted between 1890 and 1900 as part of farm landscaping for shelter purposes.</u>	<b>132</b>
81	<u>301 Normandale Road Normandale</u>	<u>LOT 16 DP 53631</u>	<u>Closest to the Old Coach Road boundary fence line, above gully on northern aspect.</u>	<u>Macrocarpa (Cupressus macrocarpa)</u>	<u>Large specimen with spreading dominant canopy.</u>	<b>132</b>
82	<u>301 Normandale Road Normandale</u>	<u>LOT 16 DP 53631</u>	<u>Northern most specimen, growing directly below Old Coach Road location.</u>	<u>Macrocarpa (Cupressus macrocarpa)</u>	<u>Largest specimen on site with wide spreading canopy.</u>	<b>138</b>
83	<u>1 North Street Petone</u>	Road Reserve	<u>On Council berm.</u>	<u>Holm Oak / Evergreen Oak (Quercus ilex)</u>	<u>Healthy specimen of uncommon evergreen species which has an excellent form and wide spread canopy. Planted in 1928.</u>	<b>141</b>
84	<u>39A Oroua Street Eastbourne</u>	Road Reserve	<u>On Council berm.</u>	<u>Norfolk Island Pine (Araucaria heterophylla)</u>	<u>Planted between 1911 and 1918. Mature tree, very good form and vigour.</u>	<b>135</b>
85	<u>3 Pharazyn Street Melling</u>	Road Reserve	<u>Northern most specimen, 5m south of Normandale Overbridge.</u>	<u>Wellingtonia / Giant Redwood (Sequoiadendron giganteum)</u>	<u>Mature specimen, local landmark due to height. Over 100 years old.</u>	<b>141</b>

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86	3 Pharazyn Street Melling	LOT 1 DP 50967	Growing in lawn gardens, 30m south of Normandale Overbridge.	Wellingtonia / Giant Redwood ( <i>Sequoiadendron giganteum</i> )	Mature specimen, local landmark due to height. Over 100 years old.	<b>135</b>
87	16 Pharazyn Street Melling	PT LOT 39 DP 2153	Rear of property.	Northern Rata ( <i>Metrosideros robusta</i> )	Large mature tree. At least 120 years old, remnant specimen of valley floor. Excellent form and health.	<b>159</b>
88	5 Pilcher Crescent Naenae	Road Reserve	On Council berm.	Chinese Elm ( <i>Ulmus parvifolia</i> )	Planted in 1948. Very healthy, spreading specimen.	<b>120</b>
89	6 Railway Avenue (Hutt Central School) Hutt Central	LOTS 20-21 DP 1792	Main entrance off Railway Avenue, western most specimen.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Planted in the 1920's. Very healthy tree with dense foliage cover.	<b>120</b>
90	6 Railway Avenue Hutt Central School Hutt Central	LOTS 20-21 DP 1792	Main entrance off Railway Avenue, centre tree.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Planted in the 1920's. Very healthy tree with upright growth form.	<b>120</b>
91	6 Railway Avenue Hutt Central School Hutt Central	LOTS 20-21 DP 1792	Main entrance off Railway Avenue, eastern most specimen.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Planted in the 1920's. Very healthy specimen with dense canopy and good form.	<b>126</b>
92	3 Raroa Road Hutt Central	Road Reserve	On Council berm. In front of 3 Raroa Road. First tree from intersection of High Street and Raroa Road.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature tree with dense healthy canopy cover, good spread and balance. Around 80 years old.	<b>126</b>
93	3 Raroa Road Hutt Central	Road Reserve	On Council berm. In front of 3 Raroa Road. 2 <sup>nd</sup> tree from intersection of High Street and Raroa Road.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature tree showing very good vigour and vitality. Around 80 years old.	<b>126</b>
94	7 Raroa Road Hutt Central	Road Reserve	On Council berm. In front of 7 Raroa Road.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature, well balanced and healthy tree with very good form. Around 80 years old.	<b>120</b>
95	11 Raroa Road Hutt Central	Road Reserve	On Council berm. In front of 11 Raroa Road.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature healthy tree with very good form. Around 80 years old.	<b>120</b>
96	15 Raroa Road Hutt Central	Road Reserve	On Council berm. In front of 15 Raroa Road.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature tree with very good form, balance and vigour. Around 80 years old.	<b>126</b>
97	Raroa Road / 338 High Street Hutt Central	Road Reserve	On Council berm. In front of Raroa Road frontage of 338 High Street. Corner tree on High Street and Raroa Road on southern side.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature tree with good form. Around 80 years old.	<b>120</b>
98	Raroa Road / 338 High Street Hutt Central	Road Reserve	On Council berm. In front of Raroa Road frontage of 338 High Street. 2nd tree from corner of High Street and Raroa Road on southern side.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature tree displaying very good form and balance with good foliage cover and health. Around 80 years old.	<b>126</b>

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99	<u>6 Raroa Road</u> <u>Hutt Central</u>	Road Reserve	On Council berm. In front of 6 Raroa Road.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature tree with spreading canopy. Very healthy with good density of foliage. Around 80 years old.	<b>126</b>
100	<u>12 Raroa Road</u> <u>Hutt Central</u>	Road Reserve	On Council berm. In front of 12 Raroa Road.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature smaller tree with very good form and compact dense canopy. Around 80 years old.	<b>126</b>
101	<u>16 Raroa Road</u> <u>Hutt Central</u>	Road Reserve	On Council berm. In front of 16 Raroa Road.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature tree, well balanced, healthy canopy. Around 80 years old.	<b>132</b>
102	<u>20 Raroa Road</u> <u>Hutt Central</u>	Road Reserve	On Council berm. In front of 20 Raroa Road.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature tree with good form and canopy cover with healthy foliage. Around 80 years old.	<b>126</b>
103	<u>Raroa Road /</u> <u>19 Cornwall Street</u> <u>Hutt Central</u>	Road Reserve	In front of Raroa Road frontage of 19 Cornwall Street. 2 <sup>nd</sup> tree from corner of Cornwall Street and Raroa Road on southern side.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature tree, small and compact specimen. Around 80 years old.	<b>120</b>
104	<u>4 Rata Street</u> <u>Eastbourne</u>	Road Reserve	On Council berm.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature tree with a good balance and form. Planted around 1915.	<b>126</b>
105	<u>Rata Street / Oroua</u> <u>Streets</u> <u>Eastbourne</u>	Road Reserve	On Council berm.	Pohutukawa ( <i>Metrosideros excelsa</i> )	First ANZAC memorial tree in NZ. Planted in memorial of the landing of NZ troops at Gallipoli.	<b>132</b>
106	<u>Riddiford Gardens</u> <u>Laings Road</u> <u>Hutt Central</u>	PT LOT 4 DP 664 HCC Reserve	Between halls and carpark, north of Opahu Stream	Common Lime ( <i>Tilia x europea</i> ) <i>To be confirmed when in leaf.</i>	Mature and healthy tree. Likely to be an original Riddiford Garden planting and of over 100 years.	<b>132</b>
107	<u>Riddiford Gardens</u> <u>Queens Drive</u> <u>Hutt Central</u>	PT SEC 25 HUTT DISTRICT (SO 10492) HCC Reserve	Outside War Memorial Library western foyer.	Totara ( <i>Podocarpus totara</i> )	Remnant tree that has survived for around 150 years. Very good form and excellent health.	<b>159</b>
108	<u>1 Rimu Street</u> <u>Eastbourne</u>	Road Reserve	On Council berm. Near the corner with Muritai Rd.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Mature high profile tree. Displays very good helath and vitality.	<b>156</b>
109	<u>3-9 Rimu Street</u> <u>Eastbourne</u>	Road Reserve	On Council berm.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Mature high profile tree with very healthy foliage cover.	<b>156</b>
110	<u>11 Rimu Street</u> <u>Eastbourne</u>	Road Reserve	On Council berm.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Mature tall tree displaying good health and vigour.	<b>150</b>
111	<u>235 Riverside Drive</u> <u>Waterloo</u>	LOT 1 DP 22681	Rear of property.	English Oak ( <i>Quercus robur</i> )	Healthy spreading tree, not impacted by presence of other trees. Over 100 years old.	<b>129</b>
112	<u>73 Rutherford Street</u> <u>Hutt Central</u>	Road Reserve / LOT 2 DP 50907	Partly on Council berm / partly on private property.	English Elm ( <i>Ulmus procera</i> )	Local landmark due to its height. Well over 100 years old.	<b>138</b>
113	<u>1 Scanlan Street</u> <u>Avalon</u>	Road Reserve	On Council berm.	Northern Rata ( <i>Metrosideros robusta</i> )	Over 80 years old tree with good overall health.	<b>120</b>
114	<u>Speldhurst Park</u> <u>222 Stokes Valley</u> <u>Road</u> <u>Stokes Valley</u>	LOT 1 DP 40223 HCC Reserve	Closest to Stokes Valley Road on the northern boundary of the park.	English Oak ( <i>Quercus robur</i> )	120 years old very healthy and large spreading tree dominates the northern side of the park.	<b>168</b>

NO	ADDRESS	LEGAL DISCRPTION	LOCATION	COMMON NAME (SPECIES)	STATEMENT OF SIGNIFICANCE	STEM SCORE
115	Speldhurst Park 222 Stokes Valley Road Stokes Valley	LOT 1 DP 40223 HCC Reserve	In the centre of the park.	English Oak ( <i>Quercus robur</i> )	120 years old healthy specimen with wide spreading canopy.	147
116	Speldhurst Park 222 Stokes Valley Road Stokes Valley	LOT 1 DP 40223 HCC Reserve	One of two closely growing trees found close to the southern fence- line, it is the eastern most specimen.	English Oak ( <i>Quercus robur</i> )	100 years old mature tree with a healthy crown and associated foliage.	138
117	Speldhurst Park 222 Stokes Valley Road Stokes Valley	LOT 1 DP 40223 HCC Reserve	One of two closely growing trees found close to the southern fence- line, it is the western most specimen.	English Oak ( <i>Quercus robur</i> )	100 years old mature tree.	132
118	Speldhurst Park 222 Stokes Valley Road Stokes Valley	LOT 1 DP 40223 HCC Reserve	Directly to the east of the largest Oak tree.	Red Oak ( <i>Quercus rubra</i> )	100 years old healthy and mature tree.	120
119	188 Eastern Hutt Road Taita College Taita	PT SEC 61 SO 20010	Southern end of group of trees on playing field at road frontage.	European Beech ( <i>Fagus sylvatica</i> ) To be confirmed when in leaf	Large mature tree showing very good vigour and vitality. Over 100 years old.	147
120	Tennyson Street Petone	Road Reserve	Central median, northern most tree.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Smaller tree with very good form and health. Planted in 1928.	120
121	Tennyson Street Petone	Road Reserve	Central median, 2 <sup>nd</sup> tree from north.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Tall and healthy tree. Planted in 1928.	120
122	Tennyson Street Petone	Road Reserve	Central median, 4 <sup>th</sup> tree from north.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Shorter but more spreading tree. Healthy showing good vigour and vitality. Planted in 1928.	120
123	Tennyson Street Petone	Road Reserve	Central median, 2 <sup>nd</sup> tree from south.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Large dominating tree with healthy spreading canopy. Planted in 1928.	120
124	Tennyson Street Petone	Road Reserve	Central median, southern most tree.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Very healthy tree displaying good form. Planted in 1928.	126
125	Victoria Street Reserve Victoria Street / Cuba Street Petone	PT LOT 115 & 116 DP 50 HCC Reserve	One of nine trees creating a single common canopy, on western side of group of trees.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Large spreading dominant tree with large girth producing 8 main trunks. Very healthy specimen with good form. Around 80 years old.	120
126	Victoria Street Reserve Victoria Street / Cuba Street Petone	PT LOT 115 & 116 DP 50 HCC Reserve	One of nine trees creating a single common canopy, on eastern side, close to Victoria Waste Water Pumping Station.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Tree with large spreading canopy and 7 main trunks. Healthy tree with good form. Around 80 years old.	120
127	19 Udy Street Petone	LOT 7 DP 4820	Rear of property.	Southern Rata ( <i>Metrosideros umbellata</i> )	Relatively rare species. Very healthy with good form and vigour, dominant canopy. Over 100 years old.	132
128	Waddington Drive Reserve Waddington Drive Naenae	LOT 1 DP 47527 HCC Reserve	Larger of two specimens.	European Beech ( <i>Fagus sylvatica</i> )	Original planting from the Balgownie Estate built in 1900.	153



NO	ADDRESS	LEGAL DISCRPTION	LOCATION	COMMON NAME (SPECIES)	STATEMENT OF SIGNIFICANCE	STEM SCORE
129	<u>33/53 Wai-iti Crescent Woburn</u>	<u>LOT 2 DP 73265</u>		English Oak ( <i>Quercus robur</i> )	<i>This tree has not been assessed but is currently protected and estimated to score over 120.</i>	<b>est. &gt;120</b>
130	<u>76 Waiwhetu Road / 28 Guthrie Street, Waterloo</u>	<u>LOT 2 DP 22915</u>	<u>Street frontage of Waiwhetu Road.</u>	Northern Rata ( <i>Metrosideros robusta</i> )	<u>Large mature specimen. Multi-stemmed and highly visible. Over 100 years old.</u>	<b>138</b>
131	<u>232 Waiwhetu Road Waterloo</u>	<u>LOT 1 DP 14986</u>	<u>Tallest specimen on property, near the driveway, 12m from entrance.</u>	Nikau ( <i>Rhopalostylis sapida</i> )	<u>Over 100 years old, likely to be remnant growth.</u>	<b>126</b>
132	<u>232 Waiwhetu Road Waterloo</u>	<u>LOT 1 DP 14986</u>	<u>Second tallest specimen, 5m from road frontage and 3m from driveway.</u>	Nikau ( <i>Rhopalostylis sapida</i> )	<u>Over 100 years old, likely to be remnant growth.</u>	<b>123</b>
133	<u>10 Walter Road Point Howard</u>	<u>LOT 2 DP 61016</u>	<u>One of four mature Oak trees forming a single common canopy effect. Tree growing next to driveway.</u>	English Oak ( <i>Quercus robur</i> )	<u>Mature healthy tree. Integral part of this grouping. Over 100 years old.</u>	<b>135</b>
134	<u>14 Walter Road Point Howard</u>	<u>LOT 2 DP 29259</u>	<u>One of four mature Oak trees forming a single common canopy effect. Growing on the fence line with 18/20 Walter Rd.</u>	English Oak ( <i>Quercus robur</i> )	<u>Largest tree in the group in terms of canopy spread and girth of trunk. Over 100 years old.</u>	<b>123</b>
135	<u>18/20 Walter Road Point Howard</u>	<u>Road reserve</u>	<u>One of four mature Oak trees forming a single common canopy effect. On Council berm.</u>	English Oak ( <i>Quercus robur</i> )	<u>Displaying good health and vigour. Over 100 years old.</u>	<b>129</b>
136	<u>207/1 Waterloo Road Hutt Central</u>	<u>LOT 4 DP 7907</u>	<u>Front of property.</u>	Nikau ( <i>Rhopalostylis sapida</i> )	<u>Healthy tree growing in reasonably exposed location. Over 100 years old.</u>	<b>120</b>
137	<u>61 Whites Line East Waiwhetu</u>	<u>LOT 1 DP 322484</u>	<u>Rear of property, close to dwelling.</u>	Northern Rata ( <i>Metrosideros robusta</i> )	<u>Mature tree with distinct canopy formation. Good form, health and vigour.</u>	<b>129</b>
138	<u>Williams Park 611B Marine Drive Days Bay</u>	<u>PT SEC 33 SO 17210 HCC Reserve</u>	<u>At the back of duck pond. Northern most specimen closest to the cafe building.</u>	Macrocarpa ( <i>Cupressus macrocarpa</i> )	<u>Large mature specimen with spreading canopy. Over 100years old.</u>	<b>123</b>
139	<u>Williams Park 611B Marine Drive Days Bay</u>	<u>PT SEC 33 SO 17210 HCC Reserve</u>	<u>At the back of duck pond. Dominant central specimen.</u>	Macrocarpa ( <i>Cupressus macrocarpa</i> )	<u>Healthy specimen, good vigour and vitality. Largest specimen of the group. Over 100 years old.</u>	<b>147</b>
140	<u>Williams Park 611B Marine Drive Days Bay</u>	<u>PT SEC 33 SO 17210 HCC Reserve</u>	<u>At the back of duck pond. Southern most specimen.</u>	Macrocarpa ( <i>Cupressus macrocarpa</i> )	<u>Healthy specimen, good vigour and vitality. Smallest specimen of the group. Over 100+ years old.</u>	<b>141</b>
141	<u>Williams Park 611B Marine Drive Days Bay.</u>	<u>PT SEC 33 SO 17210 HCC Reserve</u>	<u>Rear of "Menzshed" adjacent to Kereru Road.</u>	Macrocarpa ( <i>Cupressus macrocarpa</i> )	<u>Multi-stemmed healthy specimen. Planted around the turn of the century.</u>	<b>129</b>

<u>NO</u>	<u>ADDRESS</u>	<u>LEGAL DISCRPTION</u>	<u>LOCATION</u>	<u>COMMON NAME (SPECIES)</u>	<u>STATEMENT OF SIGNIFICANCE</u>	<u>STEM SCORE</u>
<u>142</u>	<u>150 Woburn Road Woburn</u>	<u>LOT 1 DP 6028</u>	<u>Front of property.</u>	<u>Pohutukawa (<i>Metrosideros excelsa</i>)</u>	<u>Excellent specimen. Planted in the 1840's by A Ludlam. One of the oldest and largest Pohutukawa trees in the Hutt environs. Hugh girth, wide spreading canopy, excellent health. Local landmark.</u>	<u>162</u>
<u>143</u>	<u>154 Woburn Road Woburn</u>	<u>LOT 3 DP 5877</u>	<u>American Embassy grounds. On western boundary.</u>	<u>Tulip Tree (<i>Liriodendron tulipifera</i>)</u>	<u>One of the original plantings of Ludlam Estate / Bellevue Gardens. Spreading tree with large girthed trunk. Around 150 years old.</u>	<u>126</u>
<u>144</u>	<u>160 Woburn Road Woburn</u>	<u>Pt Lot 4 DP 5877</u>	<u>American Embassy grounds. Central feature in main lawn.</u>	<u>Tulip Tree (<i>Liriodendron tulipifera</i>)</u>	<u>One of the original plantings of Ludlam Estate / Bellevue Gardens. Large spreading form with excellent branch structure. Aged around 150 years old.</u>	<u>159</u>
<u>145</u>	<u>160 Woburn Road Hutt Central</u>	<u>PT LOT 5 DP 5877</u>	<u>American Embassy grounds. Close to street frontage.</u>	<u>Norfolk Island Pine (<i>Araucaria heterophylla</i>)</u>	<u>Healthy specimen with good form and vigour. Height creates a local focal point. Planted by Alfred Ludlam. Between 100 and 150 years old.</u>	<u>153</u>
<u>146</u>	<u>160 Woburn Road Woburn</u>	<u>Pt Lot 4 DP 5877</u>	<u>American Embassy grounds.</u>	<u>Pohutukawa (<i>Metrosideros excelsa</i>)</u>	<u>Excellent large spreading specimen displaying excellent health.</u>	<u>147</u>
<u>147</u>	<u>1 York Avenue Manor Park</u>	<u>Road reserve</u>	<u>On Council berm.</u>	<u>Red Oak (<i>Quercus rubra</i>)</u>	<u>Large rounded specimen showing excellent symmetry and balance. Around 80-90 years old.</u>	<u>126</u>

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## Amendments to District Plan Maps

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**AMENDMENT 42** [District Plan Maps]  
*Amend District Plan Maps to show Notable Trees*



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## **Part 4**

### **The proposed amendments in the context of the relevant chapters**

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# 4A General Residential Activity Area

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## 4A 1 Issues, Objectives and Policies

### 4A 1.1 Local Area Issues

#### 4A 1.1.1 Residential Character and Amenity Values

##### Issue

**Residential dwellings and activities, subdivision patterns, open space, vegetation and a general absence of non-residential, or large scale commercial or industrial operations, all contribute to the residential character and amenity values associated with the general residential areas of the City. It is important that activities are managed to ensure residential character is retained, and amenity values are maintained and enhanced.**

##### Objective

To maintain and enhance the amenity values and residential character of the General Residential Activity Area of the City.

##### Policies

- (a) That opportunity be provided for a diversity of residential activities.
- (b) To restrict the range of non-residential, and commercial activities to those which will not affect adversely the residential character or amenity values.
- (c) To ensure residential amenity values are retained, protected and enhanced through the establishment of a net site area per dwelling house.
- (d) That adverse effects arising from noise, dust, glare, light spill and odour be managed.

##### **\*Amendment 4**

- ~~(e) That vegetation and trees which add to the particular amenity values of the area be retained where practicable.~~
- ~~(f) That the clearance of vegetation be managed to avoid, remedy or mitigate any adverse effects on the intrinsic values of ecosystems.~~

##### Explanation and Reasons

Residential dwelling houses and activities, open space, existing subdivision patterns and a general absence of large scale commercial and industrial activities all contribute to the residential character and amenity values associated with the General Residential Activity Area.

Non-residential, commercial or industrial activities and inappropriate subdivision have the potential to alter the character of the residential environment, and affect adversely the amenity values associated with a particular area. The adverse effects of these activities will be managed through the use of lists of activities and rules.

Residential dwellings and activities will be permitted with minimum conditions specified.

General commercial and industrial activities will be discouraged from locating within a residential environment. Adverse effects upon amenity values caused by noise, dust, glare, light spill and odour will also be managed through the use of rules.

**\*Amendment 5**

~~It is necessary to control the clearance of vegetation to protect visual amenity values and the intrinsic values of ecosystems.~~

Notable Trees are listed in Appendix 14G Notable Trees 1 and protected by the policies and rules of Chapter 14G Notable Trees.

## 4A1.1.2 Medium Density Residential Development

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## 4A 2 Rules

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### 4A 2.3 Restricted Discretionary Activities

- (a) Residential development of 3 or more dwelling houses on any site, excluding sites located within Petone, Alicetown, Eastern Bays and Moera General Residential Activity Areas and Medium Density Residential Areas as shown in Appendix 17.

**\*Amendment 6**

~~(b) The removal of vegetation in excess of 500m<sup>2</sup> or 35% of the site, whichever the lesser, provided that this shall not preclude the removal of any pest plant.~~

(be) Health care service with a maximum of 4 practitioners.

(cd) Accessory buildings on legal road.

(de) Cnr of Eastern Hutt Road and Reynolds Bach Drive, Part Section 742 Hutt District, forestry.

(ef) All buildings and structures that are sited wholly or in part on the riverside of the building setback line in Belmont.

(fg) All buildings and structures within the 1 in 100-year flood extent that do not comply with the Permitted Activity Conditions for floor levels or total gross floor area.

(gh) All new buildings and structures or additions in the Primary or Secondary River Corridor with a gross floor area greater than 20m<sup>2</sup> or with a setback less than 20m from a flood protection structure.

(hi) Childcare facilities for more than 5 children and up to a maximum of 30 children.

(ij) Principal tertiary education activities within the Tertiary Education Precinct, including associated buildings and structures, which:

- do not comply with any of the following Permitted Activity conditions: 4A 2.1.1 (b) Minimum Yard Requirements; 4A 2.1.1 (c) Recession Planes; 4A 2.1.1 (d) Maximum Height of Buildings and Structures; 4A 2.1.1 (e) Maximum Site Coverage; and 4A 2.1.1 (z) Tertiary Education Precinct (excluding The Maximum Height of Buildings and Structures 4A 2.1.1 (z) (iii)); and
- do not exceed 12m in height.

(i) Non-notification

In respect of Rule 4A 2.3 (ij), public notification of applications for resource consent is precluded and limited notification of applications for resource consent need not be required.

NOTE: Rule 4A 2.3 (jj) (i) prevails over Rule 17.2.2.

**(jk)** Ancillary tertiary education activities within the Tertiary Education Precinct, including associated buildings and structures.

(i) Non-notification

In respect of Rule 4A 2.3 (jk), public notification of applications for resource consent is precluded and limited notification of applications for resource consent need not be required.

NOTE: Rule 4A 2.3 (jk) (i) prevails over Rule 17.2.2.

## 4A 2.3.1 Matters in which Council has Restricted its Discretion and Standards and Terms

**(a) Residential development of 3 or more dwelling houses.**

(i) Design Guide:

Consideration shall be given to how the proposal addresses the Design Guide for Medium Density Housing (Appendix 19).

(ii) Amenity Values:

Consideration shall be given to adverse effects upon the amenity values both within the site concerned and upon surrounding residential area, including

- The separation distance between buildings, structures and outdoor living areas on site.
- The provision made for outdoor service and living areas for residents, and aural and visual privacy for dwelling units both on the site concerned and on adjacent sites.
- The effect of buildings and structures on the neighbouring and surrounding residential sites and, in particular, the impact of building density (net site area, coverage), location (yards), recession planes, height and length.

(iii) Traffic Effects:

The safe and efficient movement of all traffic needs to be ensured. It should be demonstrated that traffic generation and vehicles entering and leaving the site will not affect adversely normal traffic flows on the road, or cause a traffic hazard. Provision should also be made for pedestrians.

The proposal should comply with the parking and access controls contained in Chapter 14A.

(iv) Landscaping:

The extent to which landscaping is incorporated within the overall proposal, and existing vegetation is retained to mitigate any adverse effects which may arise.

A landscape plan will be required to ensure that any adverse effects of the proposal are kept within the site concerned. This may include landscaping of any on site parking areas. Landscaping may also be used to soften the impact of any building upon the surrounding area, adjacent sites and buildings, or to screen private living and service courts.

A landscape plan is to show the extent of the vegetation to be retained and the extent of planting to be undertaken.



**(b) Residential development of 3 or more dwelling houses on sites located outside the Medium Density Residential area.**

- (i) In addition to the above, on any site located outside the Medium Density Residential area consideration shall be given to:
  - (a) Whether public transport facilities and non-residential services such as education facilities, places of assembly, medical and emergency facilities and retail activities which provide for residents daily needs, are accessible within reasonable walking distances.
  - (b) Whether there is a recorded flood risk associated with the site.
  - (c) The capacity of the City's infrastructure to service additional development on the site.

**\*Amendment 7**

~~**(c) The removal of vegetation in excess of 500m<sup>2</sup> or 35% of the site, whichever the lesser, provided that this shall not preclude the removal of any pest plant.**~~

~~(i) Amenity Values:~~

~~The extent to which the proposal will affect adversely the visual amenity values of the site and surrounding area. The visual prominence of the vegetation and any replacement planting to be undertaken will be taken into consideration.~~

~~(ii) Site Stability:~~

~~The adverse effects upon the stability of the site caused by the removal of trees or vegetation.~~

~~(iii) The Intrinsic Values of Ecosystems:~~

~~The extent to which the proposal will adversely affect the intrinsic value of ecosystems on the site and surrounding area.~~

**(cd) Health care service with a maximum of 4 practitioners.**

(i) Amenity Values:

The extent to which the proposal will affect adversely the amenity values of the surrounding residential area.

(ii) Traffic Effects:

The extent to which the proposal will affect adversely the safe and efficient movement of all traffic. It should be demonstrated that traffic generation and vehicles leaving and entering the site will not affect adversely the normal traffic flows on the road, or cause a traffic hazard. Provision should be made for pedestrians.

(iii) Landscaping:

The extent to which landscaping is incorporated within the overall proposal to mitigate adverse effects, which may arise.

A landscape plan will be required to ensure that any adverse effects of the proposal are mitigated. This should include landscaping of any on site parking areas.

**(de) Accessory buildings on legal road.**

(i) Amenity Values:

The extent to which the proposal affects adversely the amenity values of the surrounding residential properties, including the amount of earthworks required, loss of vegetation, design and appearance of buildings. All such buildings must be painted.

(ii) Traffic Effects:

The extent to which the accessory building will affect adversely the safe and efficient movement of traffic on the road. It should be demonstrated that the accessory building and vehicles using the accessory building shall not create a traffic hazard.

**(ef) Cnr of Eastern Hutt Road and Reynolds Bach Drive, Part Section 742 Hutt District, forestry.**

(i) Amenity Values:

Consideration shall be given to the amenity values of the site and in particular any adverse effects on the amenity values of residents in Stokes Valley and the impact on amenity values when the forestry is harvested. Details of any remedial work may form part of any conditions of consent

(ii) Traffic Effects:

The safe and efficient movement of all traffic needs to be ensured. All harvested logs shall be taken out through to Reynolds Bach Drive. No logs shall be taken out through Stokes Valley or directly on to Eastern Hutt Road.

**(fg) All buildings and structures that are sited wholly or in part on the riverside of the building setback line in Belmont.**

(i) In assessing proposals, Council will be guided by the degree to which buildings and structures further increase:

- The risk to people of exposure to the erosion hazard; and
- Any mitigation measures that are proposed.

**(gh) All buildings and structures within the 1 in 100-year flood extent that do not comply with the Permitted Activity Conditions for floor levels or total gross floor area.**

(i) In assessing proposals, Council will be guided by the degree to which buildings and structures further increase:

- The risk to people of exposure to the flood hazard; and
- The flood hazard effects for land, buildings and structures off-site.

**(hi) All new buildings and structures or additions in the Primary or Secondary River Corridor with a gross floor area greater than 20m<sup>2</sup> or with a setback less than 20m from a flood protection structure.**

- Proximity of buildings and structures to flood protection structures;
- Adverse effects of the flood hazard on buildings and structures and on flood protection structures; and
- The risk to people of exposure to the flooding and erosion hazard.

**(ij) Child care facilities for more than 5 children and up to a maximum of 30 children.**

The presumption of non-notification in Rule 17.2.2 does not apply to this rule.

(i) Site Layout and Landscaping

Consideration shall be given to whether the site layout and any proposed landscaping ensure adverse effects will be retained within the site, thus avoiding or minimising impacts on the adjacent roadway or adjacent residential sites.

(ii) Traffic Effects

The safe and efficient movement of all vehicle and pedestrian traffic needs to be ensured. It should be demonstrated that traffic generation and vehicles entering and leaving the site will not adversely affect normal traffic flows on the road, or cause a vehicle or pedestrian traffic hazard.

The proposal should comply with the access and manoeuvring controls contained in Chapter 14A.

(iii) Parking Effects

The extent to which the proposal appropriately provides for the carparking needs of the activity, without adversely affecting the carparking requirements of the surrounding area.

The proposal should comply with the parking and loading controls contained in Chapter 14A.

(iv) Noise

The proposal should comply with the maximum noise levels specified in Chapter 14C Noise.

With respect to non-compliances, consideration shall be given to any method or measure proposed to mitigate adverse noise effects of the proposal.

**(jk) Principal tertiary education activities within the Tertiary Education Precinct, including associated buildings and structures, which:**

- do not comply with any of the following Permitted Activity conditions: 4A 2.1.1 (b) Minimum Yard Requirements; 4A 2.1.1 (c) Recession Planes; 4A 2.1.1 (d) Maximum Height of Buildings and Structures; 4A 2.1.1 (e) Maximum Site Coverage; and 4A 2.1.1 (z) Tertiary Education Precinct (excluding The Maximum Height of Buildings and Structures 4A 2.1.1 (z) (iii)); and
- do not exceed 12m in height

(i) Amenity Values

The extent to which the proposal would affect adversely the amenity values of the surrounding residential area, including:

- (1) The effect of buildings and structures on the neighbouring and surrounding residential sites and, in particular the location, design and appearance of the buildings.
- (2) Whether the proposal would cause significant loss of sunlight, daylight or privacy of adjoining residential properties.

(ii) Design, External Appearance and Siting

- (1) The extent to which building bulk, scale and siting of the proposal is compatible with the scale of buildings in the neighbourhood.
- (2) The extent to which building, bulk, scale and siting of the proposal does not dominate the adjacent Petone Recreation Ground.

(iii) Streetscape Effects

The extent to which the proposal would adversely impact on the streetscape of the area.

(iv) Landscaping and Screening

- (1) The location, nature and degree of proposed landscaping.
- (2) The location, nature and screening of outdoor storage, servicing and parking areas, including their visibility and relationship to adjoining residential sites and visibility from any public space.

**(k)** All ancillary tertiary education activities within the Tertiary Education Precinct, including associated buildings and structures.

(i) Amenity Values

The extent to which the proposal would affect adversely the amenity values of the surrounding residential area, including:

- (1) The effect of buildings and structures on the neighbouring and surrounding residential sites and, in particular the location, design and appearance of the buildings.
- (2) Whether the proposal would cause significant loss of sunlight, daylight or privacy of adjoining residential properties.

(ii) Design External Appearance and Siting

- (1) The extent to which building bulk, scale and siting of the proposal is compatible with the scale of buildings in the neighbourhood.
- (2) The extent to which building, bulk, scale and siting of the proposal does not dominate the adjacent Petone Recreation Ground.

(iii) Streetscape Effects

The extent to which the proposal would adversely impact on the streetscape of the area.

(iv) Landscaping and Screening

- (1) The location, nature and degree of proposed landscaping.
- (2) The location, nature and screening of outdoor storage, servicing and parking areas, including their visibility and relationship to adjoining residential sites and visibility from any public space.

(v) Traffic Effects

The safe and efficient movement of all vehicle and pedestrian traffic needs to be ensured. It should be demonstrated that traffic generation and vehicles entering and leaving the site will not adversely affect normal traffic flows on the road, or cause a vehicle or pedestrian hazard.

The proposal should comply with the access and manoeuvring controls contained in Chapter 14A.

(vi) Parking Effects

The extent to which the proposal appropriately provides for the carparking needs of the activity, without adversely affecting the carparking requirements of the surrounding area.

The proposal should comply with the parking and loading controls contained in Chapter 14A.

(vii) Noise

The proposal should comply with the maximum noise levels specified in Chapter 14C Noise.

## 4A 2.3.2 Other Matters

**For Restricted Discretionary Activity (a):** All Restricted Discretionary Activities must comply with Permitted Activity Conditions (b) - (n).

**\*Amendment 8**

**For Restricted Discretionary Activities (b) - (de) and (hi) – (jk):** All Restricted Discretionary Activities must comply with other relevant Permitted Activity Conditions.

## 4A 2.4 Discretionary Activities

- (a) Except where stated in the General Rules, any Permitted, Controlled or Restricted Discretionary Activity, which fails to comply with any of the relevant Permitted Activity Conditions, or relevant requirements of Chapter 14 - General Rules.
- (b) Visitor accommodation.
- (c) Marae.
- (d) Places of assembly.
- (e) Education facilities.
- (f) Emergency facilities.
- (g) Dairies with a Gross Floor Area of less than 100m<sup>2</sup>.
- (h) Health care services with more than 4 practitioners
- (i) On the Corner of Eastern Hutt Road and Reynolds Bach Drive, Part of Section 742 Hutt District (identified in Appendix General Residential 1) the erection of any new buildings or additions to existing buildings on the site.
- (j) Residential facility accommodating 11 or more persons.
- (k) Detention facilities.
- (l) Boarding houses.
- (m) Residential development of 3 or more dwelling houses on any site located within Petone, Alicetown, Eastern Bays and Moera General Residential Activity Areas and Medium Density Residential Areas as shown in Appendix 17.

### **\*Amendment 8**

- (n) Principal tertiary education activities within the Tertiary Education Precinct, including associated buildings and structures, which do not comply with the Maximum Height of Buildings and Structures in 4A 2.1.1 (z) (iii) Tertiary Education Precinct or any other relevant Permitted Activity Conditions including the relevant requirements of Chapter 14 – General Rules, and which are not identified as a Restricted Discretionary Activity under Rule 4A 2.3.1 (jj).
- (o) Ancillary tertiary education activities within the Tertiary Education Precinct, including associated buildings and structures, which do not comply with the relevant Permitted Activity conditions including the relevant requirements of Chapter 14 – General Rules.

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# 4B Special Residential Activity Area

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## 4B 1 Issues, Objectives and Policies

### 4B 1.1 Local Area Issues

#### 4B 1.1.1 Residential Character and Special Amenity Values

##### Issues

**Within the City, there are some residential areas which possess special amenity values, characterised by residential dwellings, low densities, mature vegetation, and a high standard of development. It is important that these characteristics and amenity values be protected from the adverse effects of unsympathetic development and activities.**

##### Objective

To maintain and enhance residential areas of the City which possess special amenity values.

##### Policies

- (a) To maintain and enhance the distinctive characteristics and special amenity values (including a low density of residential dwellings and a predominance of mature vegetation) for those identified residential areas adjacent to the Lower Hutt Central Business District, parts of Military Road, and Hathaway Avenue, and parts of Lowry Bay.

##### **\*Amendment 9**

- ~~(b) That vegetation and trees which add to the particular amenity values of the area be retained, and landscaping be included where practicable where such vegetation is removed as part of any development proposal.~~
- (be)** To restrict the range of activities within the activity area to protect amenity values.
- (cd)** To establish a minimum net site area to ensure low dwelling density is achieved, and amenity values are retained, protected and enhanced.

##### Explanation and Reasons

Within the City, there are some residential areas which possess special amenity values. These values are characterised by low dwelling density, mature vegetation, and a high standard of development.

It is important that these characteristics and amenity values are identified and protected from adverse effects of unsympathetic development and activities.

##### **\*Amendment 10**

~~Emphasis will be placed on retaining vegetation present in the area, or on replacement planting if it is removed.~~

Notable Trees are listed in Appendix 14G Notable Trees 1 and protected by the policies and rules of Chapter 14G Notable Trees.

## 4B 1.1.2 Home Occupations

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# 4A 2 Rules

## 4B 2.1 Permitted Activities

- (a) Dwelling houses.
- (b) Home occupations.
- (c) Bellevue Hotel, 140 Woburn Road, Pt Lot 2 DP 5877 and Pt Lot 1 DP 6028 identified in Appendix Special Residential 1.
  - (i) The sale of liquor for the consumption both on and off site pursuant to any license granted under the Sale of Liquor Act 1989 or any enactment amending that Act or in substitution for it.
  - (ii) Visitor accommodation.
  - (iii) Restaurant ancillary to (i) or (ii) above.
  - (iv) Places of public or private assembly and entertainment ancillary to any of the above permitted activities on the Bellevue Hotel Site.
- (d) Accessory buildings to the above Permitted Activities.

### 4B 2.1.1 Permitted Activities - Conditions

All Permitted Activities shall comply with the Conditions for Permitted Activities within the General Residential Activity Area, with the following exceptions:

- (a) **Net Site Area:**
  - (i) The minimum net site area per Permitted Activity (excluding home occupations and accessory buildings) shall be 700m<sup>2</sup>.
  - (ii) Where a certificate of title has been issued for a site prior to 5 December 1995 or where a site has been created by a staged development whether under a stage unit plan or crosslease plan lodged with the District Land Registrar and where part of the development has been completed prior to 5 December 1995, and it can be established that the site has been created with an intention to accommodate a dwelling, then in such circumstances the area of the site shall be the minimum net site area.  
  
Compliance with all other Permitted Activity Conditions.
- (b) **Maximum Site Coverage:** 30%.  
  
The eaves of a building up to a maximum depth of 0.6m shall be excluded from this measurement.  
  
Decks of less than 20m<sup>2</sup> shall not be included in the calculation of site coverage provided the deck does not exceed 1.2m in height.
- (c) **Bellevue Hotel Site**, Pt Lot 1 DP 6028 and Pt Lot 2 DP 5877 identified in Appendix Special Residential 1.  
  
In addition to the above rules, the following shall only apply for scheduled activities on this site:

- (i) Scheduled activities may only be carried out in the existing buildings and structures on the site.
- (ii) Where any yard, storage area or service area (including loading, car parking, or vehicle manoeuvring areas) adjoins or is visible from any residential zone or public open space they shall be screened by the erection of a wall or fence not less than 1.8 metres in height or planting of dense evergreen shrubs capable of growing to a height of at least 2.5 metres.

## 4B 2.2 Restricted Discretionary Activities

- (a) Accessory buildings on legal road.

### *\*Amendment 11*

- ~~(b) The removal of vegetation in excess of 500m<sup>2</sup> or 35% of the site, whichever the lesser, provided that this shall not preclude the removal of any pest plant.~~

### 4B 2.2.1 Matters in which Council has Restricted its Discretion and Standards and Terms:

- (a) **Accessory buildings on legal road.**

- (i) Amenity Values:

Consideration shall be given to adverse effects upon the amenity values of adjoining sites and upon the surrounding area, including any shading of building or land, and the loss of vegetation.

The extent to which the design of the proposed building is consistent with other buildings in the immediate vicinity. All buildings must be painted.

- (ii) Traffic Effects:

The safe and efficient movement of all traffic must be ensured. It should be demonstrated that the accessory building and vehicle using the accessory building shall not create a traffic hazard.

The proposal should comply with the parking and access provisions contained in Chapter 14A.

### *\*Amendment 12*

- ~~(b) The removal of vegetation in excess of 500m<sup>2</sup> or 35% of the site, whichever the lesser, provided that this shall not preclude the removal of any pest plant.~~

- ~~(i) Amenity Values:~~

~~The adverse effects upon the visual amenity values of the site and surrounding area caused by the removal of any trees or vegetation. Consideration shall be had to the visual prominence of the vegetation, and any replacement planting to be undertaken~~

- ~~(ii) Site Stability:~~

~~The adverse effects upon the stability of the site caused by the removal of the trees or vegetation.~~

- ~~(iii) The intrinsic values of ecosystems:~~

~~The extent to which the proposal will adversely affect the intrinsic values of ecosystems of the site and the surrounding area.~~



## 4B 2.3 Discretionary Activities

- (a) Except where stated in the General Rules, any Permitted, Controlled, or Restricted Discretionary Activity which fails to comply with any of the Permitted Activity Conditions, or relevant requirements of Chapter 14.
- (b) Dairies where the gross floor area does not exceed 100m<sup>2</sup>.
- (c) Health care services.
- (d) Child care and Kohanga Reo facilities.
- (e) Housing for the elderly.
- (f) Any new buildings or additions to the existing buildings on the Bellevue Hotel site, 140 Woburn Road, Pt Lot 2 DP 5877 and Pt Lot 1 DP 6028 identified in Appendix Special Residential 1.
- (g) On 31 Hautana Square, part of Lot 1 DP 71142 identified in Appendix Special Residential 2:
  - (i) Educational Activities directly associated with the existing school within the residential building existing as at 24 June 2002.

### 4B 2.3.1 Assessment Matters for Discretionary Activities

- (a) The matters contained in Sections 104 and 105, and Part II of the Act shall apply.
- (b) The degree of compliance or non-compliance with any relevant Permitted Activity Conditions.

## 4B 2.4 Non-Complying Activities

- (a) All other activities not listed as a Permitted, Restricted Discretionary, or Discretionary Activity.

## 4B 2.5 Other Provisions

- (a) Subdivision - See Chapter 11.
- (b) Financial Contributions - See Chapter 12.
- (c) Utilities - See Chapter 13.
- (d) General Rules - See Chapter 14.

## 4B 3 Anticipated Environmental Results

- (a) Protection of the special amenity values of the activity area.

### **\*Amendment 13**

- ~~(b) Retention of vegetation.~~
- (be)** Maintenance and enhancement of the residential characteristics.

# 4D Hill Residential Activity Area

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## 4D 1 Issues, Objectives and Policies

### 4D 1.1 Local Area Issues

#### 4D 1.1.1 Residential Character and Amenity Values

##### Issue

**There are several residential areas on the hillsides of the City, characterised by steep slopes, difficult access, low density residential development, extensive areas of vegetation and native bush. The effects of activities in such areas must be managed to ensure the character and amenity values are maintained and enhanced.**

##### Objective

To maintain and enhance the distinct characteristics and amenity values associated with the hillside residential areas of the City.

##### Policies

(a) That the visual appearance and nature of earthworks be managed to minimise the adverse effects on the visual amenity values of the hillside environment.

##### **\*Amendment 14**

(b) That the clearance of vegetation on sites of more than 4000m<sup>2</sup> be managed to avoid, remedy or mitigate any significant adverse effects on the visual amenity values of the hillside environment or the intrinsic values of ecosystems.

~~(c) That where practicable significant trees which contribute to the amenity values of the hillside areas be retained.~~

~~(cd)~~ That where practicable, the natural appearance of the skyline be preserved from development to maintain its visual appearance.

~~(de)~~ To ensure residential amenity values are maintained, protected and enhanced through the establishment of a net site area.

##### Explanation and Reasons

Residential areas of the City such as parts of the Western Hills, hillsides of the Eastern Bays and Eastbourne, and the hills surrounding Wainuiomata and Stokes Valley, have different topographical characteristics and amenity values to land on the valley floor.

These areas are characterised by steep slopes, often with access and parking difficulties, covered in vegetation, and development is of a low density. They are a visually pleasing landscape, often divided into a series of stream systems and associated bush and gullies, and provide a backdrop to the City.

Such land is suitable for low density residential development. Due to the limitations for further development, posed by the topography, some additional rules are necessary to control the adverse effects, and maintain and enhance the amenity values of the hillside areas.

It is also necessary to control earthworks and the clearance of vegetation to protect visual amenity values and the intrinsic values of ecosystems.

The skyline is to be protected from the adverse effects of development which may create an unsightly vista when viewed from the valley floor.

...

## 4D 1.2 Site Development Issues

### 4D 1.2.1 Site Stability

#### Issue

**Residential sites within this activity area are subject to development constraints due to the topography of the sites. Future development must be managed to ensure the stability of the site, and reduce any adverse effects and risk associated with landslide, erosion, and surface water runoff.**

#### Objective

To ensure future development does not affect adversely the stability of the site.

#### Policy

- (a) That earthworks and the clearance of vegetation be managed to ensure the stability of the site and to avoid, remedy or mitigate any consequential adverse effects on neighbouring properties.

#### Explanation and Reasons

Sites within the Hill Residential Activity Area are suitable for some types of residential development.

Development of the site for residential and non residential purposes must be managed to ensure the stability of the site is protected to reduce the risk of landslide and erosion, and to control surface water runoff.

...

## 4D 2 Rules

### 4D 2.1 Permitted Activities

- (a) Dwelling houses.
- (b) Home occupations.
- (c) Child care and Kohanga Reo facilities.
- (d) Residential facility accommodating 8 - 10 persons.
- (e) Accessory buildings to the above Permitted Activities.
- (f) 3 Howard Road, Point Howard, Lot 3 DP 5871, Part Lot 1A Blk I DP 2041 and Section 168 Harbour District (identified in Appendix Hill Residential 1):
  - (i) Emergency facilities.
- (g) 76 Normandale Road, Pt Lot 1 DP 7984 (identified in Appendix Hill Residential 2):

That there shall be no buildings or structures (except for footbridges where they satisfy the criteria for a Permitted Activity under the Regional Freshwater Plan for the Wellington Region or have been granted a Resource Consent under that Plan; and structures associated with utilities in the identified utilities corridor), or the removal of vegetation (this shall not preclude the removal of pest plants, or vegetation that has died or has become dangerous) in that part of the site identified to the north and east of the stream as shown on Appendix Hill Residential 2.

- (h) 27 Matuhi Street, Belmont, Lot 3 DP 66453 (identified in Appendix Hill Residential 3):

An educational activity, being an integrated composite or area school providing education at early childhood, primary, intermediate and/or secondary levels under the organisation and management of the Raphael House Rudolf Steiner School Board of Trustees.

**\*Amendment 15**

- (i) On sites more than 4000m<sup>2</sup>, the removal of exotic vegetation. (This rule does not apply to the identified part of 76 Normandale Road, Pt Lot 1 DP 7984, identified in Appendix Hill Residential 2, where vegetation removal is a Discretionary Activity).
- (j) On sites more than 4000m<sup>2</sup>, the removal of up to 500m<sup>2</sup> of indigenous vegetation, in any 12 month period. (This rule does not apply to the identified part of 76 Normandale Road, Pt Lot 1 DP 7984, identified in Appendix Hill Residential 2, where vegetation removal is a Discretionary Activity).

#### 4D 2.1.1 Permitted Activities - Conditions

The conditions for the Permitted Activities for the General Residential Activity Area shall generally apply, with the following exceptions:

**(a) Net Site Area:**

The minimum net site area per Permitted Activity (excluding home occupations and accessory buildings) shall be 1000m<sup>2</sup>.

Provided that:

- (i) 107 and 107A Maungaraki Road, Lots 1 and 2 DP 90829, (identified in Appendix Hill Residential 4), the minimum net site area per Permitted Activity (excluding home occupations and accessory buildings) shall be 600m<sup>2</sup>.
- (ii) For those lots in Maungaraki Road (identified in Appendix Hill Residential 5, immediately adjoining identified parts of the proposed local purpose reserve, the proposed Puketirotiro reserve or the Camels Hump reserve), the minimum net site area per Permitted Activity (excluding home occupations and accessory buildings) shall be 2000m<sup>2</sup>.

(Note for (i) and (ii): At 5 December 1995, the area shown on Appendix Hill Residential 4 consisted of Lot 1 DP 71986 and Part Section 35 Maungaraki Village contained in Certificate of Title 550/178 and the area identified in Appendix Hill Residential 5 consisted of Pt Secs 30 and 33 and Secs 31 and 32 Maungaraki Village.)

- (iii) 3 Howard Road, Point Howard, Lot 3 DP 5871, Part Lot 1A Blk I DP 2041 and Section 168 Harbour District, (identified in Appendix Hill Residential 1), the minimum net site area per Permitted Activity shall be 543m<sup>2</sup>.
- (iv) Where a certificate of title has been issued for a site prior to 5 December 1995 or where a site has been created by a staged development whether under a stage unit plan or crosslease plan lodged with the District Land Registrar and where part of the development has been completed prior to 5 December 1995, and it can be established that the site has been created with an intention to accommodate a dwelling, then in such circumstances the area of the site shall be the minimum net site area.

Compliance with all other Permitted Activity Conditions.

**(b) Minimum Yard Requirements:**

For that area in Maungaraki Road (identified in Appendix Hill Residential 6)

Front Yards 4.5m

Side Yards 3.0m

Rear Yards 7.5m except for land identified "A" where the minimum rear yard is 5m.

(Note: At 5 December 1995, the area identified in Appendix Hill Residential 6 consisted of Pt Secs 30 and 33 and Secs 31 and 32 Maungaraki Village and Lot 1 DP 71986.)

**(c) Maximum Site Coverage:**

For that area in Maungaraki Road (identified in Appendix Hill Residential 6) - 30%.

The eaves of a building up to a maximum depth of 0.6m shall be excluded from this measurement.

**(d) Building Envelope:**

For that area in Maungaraki Road (identified in Appendix Hill Residential 7), all buildings must be sited in the building envelope.

Note: At 5 December 1995, the area identified in Appendix Hill Residential 7 consisted of Pt Sec 35 Maungaraki Village.

**(e) Accessory Buildings:**

Any accessory building may encroach into the front yard requirement provided that the length of the building which encroaches onto the yard shall not exceed 25% of the length of the boundary parallel to that yard.

This shall not apply to that area identified in Appendix Hill Residential 6.

For that area identified in Appendix Hill Residential 7, accessory buildings shall be sited within the building envelope.

**(f) The limitation on the maximum number of children in 4A 2.1.1(h) shall not apply to the site specified in 4D 2.1 (h).**

**\*Amendment 16**

**(g) On sites more than 4000m<sup>2</sup>, the removal of exotic vegetation:**

(i) The area from which vegetation was removed must be stabilised against erosion by vegetation cover or other methods as soon as practicable and no later than 12 months.

**(h) On sites more than 4000m<sup>2</sup>, the removal of up to 500m<sup>2</sup> of indigenous vegetation, in any 12 month period.**

(i) The area from which vegetation was removed must be stabilised against erosion by vegetation cover or other methods as soon as practicable and no later than 12 months.

## 4D 2.2 Restricted Discretionary Activities

**(a) Accessory buildings on legal road.**

**\*Amendment 17**

**(b) On sites more than 4000m<sup>2</sup>, the removal of more than 500m<sup>2</sup> of indigenous vegetation, in any 12 month period. (This rule does not apply to the identified part of**

76 Normandale Road, Pt Lot 1 DP 7984, identified in Appendix Hill Residential 2, where vegetation removal is a Discretionary Activity).

~~The removal of vegetation in excess of 500m<sup>2</sup> or 35% of the site, whichever is the lesser, provided that this shall not preclude the removal of any pest plant (this rule does not apply to the identified area of 76 Normandale Road, Pt Lot 1 DP 7984, identified in Appendix Hill Residential 2, where vegetation removal is a Discretionary Activity).~~

#### 4D 2.2.1 Matters in which Council has Restricted its Discretion and Standards and Terms

(a) **Accessory buildings on legal road.**

(i) Amenity Values:

The extent to which the proposal affects adversely the amenity values of the surrounding residential properties, including the amount of excavation required and the loss of vegetation, design and appearance. All such buildings should be painted.

(ii) Traffic Effects:

The extent to which the accessory building will affect adversely the safe and efficient movement of traffic on the road. It must be demonstrated that the accessory building and vehicles using the accessory building shall not create a traffic hazard.

*\*Amendment 18*

(b) **On sites more than 4000m<sup>2</sup>, the removal of more than 500m<sup>2</sup> of indigenous vegetation, in any 12 month period. (This rule does not apply to the identified part of 76 Normandale Road, Pt Lot 1 DP 7984, identified in Appendix Hill Residential 2, where vegetation removal is a Discretionary Activity).**

~~The removal of vegetation in excess of 500m<sup>2</sup> or 35% of the site, whichever is the lesser, provided that this shall not preclude the removal of any pest plant (this rule does not apply to the identified area of 76 Normandale Road, Pt Lot 1 DP 7984, identified in Appendix Hill Residential 2, where vegetation removal is a Discretionary Activity).~~

(i) Amenity Values:

The adverse effects upon the visual amenity values of the site and surrounding area caused by the removal of ~~any trees or~~ vegetation. Consideration shall be had to the visual prominence of the vegetation, and any replacement planting to be undertaken.

(ii) Site Stability:

The adverse effects upon the stability of the site caused by the removal of the ~~trees or~~ vegetation.

(iii) The Intrinsic Values of Ecosystems:

The extent to which the proposal will adversely affect the intrinsic value of ecosystems on the site and surrounding area.

#### 4D 2.2.2 Other Matters

All Restricted Discretionary Activities must comply with other relevant Permitted Activity Conditions.

...

## 4D 3 Anticipated Environmental Results

- (a) Amenity values of the hill areas of the City are maintained or enhanced.
- (b) Natural topography used as a basis for development.

**\*Amendment 19**

- (c) Retention of indigenous vegetation.
- (d) Residential characteristics and amenity values maintained and enhanced.
- (e) Opportunity provided for home occupations.
- (f) Opportunity provided for non-residential activities.

...

## Appendix Hill Residential 2

**\*Amendment 20**

Area where there shall be no building or structures (except for footbridges where they satisfy the criteria for a Permitted Activity under the Regional Freshwater Plan for the Wellington Region or have been granted a Resource Consent under that Plan; and structures associated with utilities in the identified utilities corridor), ~~or the removal of vegetation (this shall not preclude the removal of pest plants, or vegetation that has died or has become dangerous.~~

# 4E Landscape Protection

## Residential Activity Area

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### 4E 1 Issues, Objectives and Policies

#### 4E 1.1 Local Area Issues

##### 4E 1.1.1 Residential Character and Amenity Values

###### Issue

In addition to the hillside residential areas of the City, there are several areas of land on steep hillsides. They are characterised by little or no development for residential purposes, extensive open space, severe constraints on development due to the steepness of the land, access difficulties, and vegetation cover. These characteristics contribute to the character and amenity values, and the areas are an important visual asset to the City.

Future development and activities should be managed to ensure the character and visual amenity values are maintained and enhanced.

###### Objective

To ensure the character and amenity values of undeveloped steep hillside areas are maintained and enhanced.

###### Policies

- (a) That significant steep hillside areas with regenerating bush cover which are undeveloped for residential purposes and provide a visual backdrop to the City be identified on the Planning Maps.
- (b) That the visual appearance and nature of earthworks (excavation and fill) be managed to minimise the adverse effects on the visual amenity values of the hillside environment.

###### **\*Amendment 21**

- (c) That the clearance of vegetation on sites of more than 4000m<sup>2</sup> be managed to avoid, remedy or mitigate any significant adverse effects on the visual amenity values of the hillside environment or the intrinsic values of ecosystems.
- ~~(d) That significant trees which contribute to the amenity values of the hillside areas be retained where practicable.~~
- (de) To preserve the natural features of the environment which contribute to the visual amenity values, and provide a visual backdrop to the City.
- (ef) That where practicable, the natural appearance of the skyline be preserved from development to maintain its visual appearance.
- (fg) That the range and nature of non-residential activities be limited to ensure the amenity values of the activity area are not affected adversely.
- (gh) To establish a large minimum net site area to ensure low building density is achieved, and amenity values are retained, protected and enhanced.



## Explanation and Reasons

In addition to the Hill Residential Activity Area, there are several pockets of land on steep hillside areas which have not yet been developed for residential purposes. Such areas have significant natural features, extensive native vegetation cover and are an important visual backdrop to the City. The skyline also has an important amenity value to the City, and it is essential that this be protected from unsympathetic development.

It is important that the residential character and special amenity values associated with these areas are maintained and enhanced, and that any adverse effects of non residential activities are controlled.

The nature of non-residential activities considered appropriate for this activity area will be limited to those which do not affect adversely the distinctive characteristics and amenity values of the activity area.

Future development must ensure the visual amenity values are maintained and enhanced.

Low density development will be encouraged, and excavation and the removal of vegetation together with the intrinsic values of ecosystems will be managed.

...

## 4E 2 Rules

### 4E 2.1 Permitted Activities

- (a) Dwelling houses.
- (b) Home occupations.
- (c) Child care and Kohanga Reo facilities.
- (d) Accessory buildings to the above Permitted Activities.
- (e) Wesleyhaven Site, 255 Rata Street, for the part of Pt Lot 1 DP 14660 which lies below the 70m contour (identified in Appendix Landscape Protection Residential 1) in addition to the above (a) to (d):
  - (i) Community activities/facilities
  - (ii) Health care services
  - (iii) Housing for the Elderly
  - (iv) Residential facilities.

#### **\*Amendment 22**

- ~~(f) On sites of more than 4000m<sup>2</sup>, the removal of exotic vegetation.~~
- ~~(g) On sites of more than 4000m<sup>2</sup>, the removal of up to 500m<sup>2</sup> of indigenous vegetation, in any 12 month period.~~

#### 4E 2.1.1 Permitted Activities - Conditions

The conditions for the Permitted Activities for the General Residential Activity Area shall generally apply, with the following exceptions:

- (a) **Maximum Site Coverage:** 15%.
  - (i) Wesleyhaven Site, 255 Rata Street - Maximum site coverage for 4E 2.1(e): 25%, applied over the area below the 70m contour (identified in Appendix Landscape Protection Residential 1).

The eaves of a building up to a maximum depth of 0.6m shall be excluded from this measurement.

Decks of less than 20m<sup>2</sup> shall not be included in the calculation of site coverage provided the deck does not exceed 1.2m in height.

**(b) Net Site Area:**

- (i) The minimum net site area per Permitted Activity (excluding home occupations and accessory buildings) shall be 2000m<sup>2</sup>.
- (ii) Where a certificate of title has been issued for a site prior to 5 December 1995 or where a site has been created by a staged development whether under a stage unit plan or crosslease plan lodged with the District Land Registrar and where part of the development has been completed prior to 5 December 1995, and it can be established that the site has been created with an intention to accommodate a dwelling, then in such circumstances the area of the site shall be the minimum net site area.

Compliance with all other Permitted Activity Conditions.

Note: This provision shall not apply to the area included in Appendix Landscape Protection Residential 1, where no minimum net site area shall apply.

**(c) Accessory Buildings:**

Any accessory building may encroach into the front yard requirement provided that the length of the building which encroaches onto the yard shall not exceed 25% of the length of the boundary parallel to that yard. Side and rear yard restrictions shall apply.

**(d) Wesleyhaven Site, 255 Rata Street - Maximum height of buildings and structures for the area below the 70m contour (identified in Appendix Landscape Protection Residential 1):**

8 metres within 20 metres of Rata Street measured from the front boundary of the site, and 12 metres elsewhere within the area. There is no maximum overall height.

**(e) Wesleyhaven Site, 255 Rata Street - Earthworks associated with streams:**

Earthworks must be no closer than 5 metres from a stream.

**\*Amendment 23**

**(f) On sites of more than 4000m<sup>2</sup>, the removal of exotic vegetation:**

- (i) The area from which vegetation was removed must be stabilised against erosion by vegetation cover or other methods as soon as practicable and no later than 12 months.

**(g) On sites of more than 4000m<sup>2</sup>, the removal of up to 500m<sup>2</sup> of indigenous vegetation, in any 12 month period:**

- (i) The area from which vegetation was removed must be stabilised against erosion by vegetation cover or other methods as soon as practicable and no later than 12 months.

## 4E 2.2 Restricted Discretionary Activities

- (a) Accessory buildings on legal road.

**\*Amendment 24**

- (b) On sites of more than 4000m<sup>2</sup>, the removal of more than 500m<sup>2</sup> of indigenous vegetation in any 12 month period. ~~vegetation in excess of 300m<sup>2</sup> or 15% of the site, whichever the lesser, provided that this shall not preclude the removal of any pest plant~~

- (c) Wesleyhaven Site, 255 Rata Street - All new buildings and structures or additions with a gross floor area greater than 750m<sup>2</sup> within the area below the 70m contour (identified in Appendix Landscape Protection Residential 1).

#### 4E 2.2.1 Matters in which Council has Restricted its Discretion and Standards and Terms

(a) **Accessory buildings on legal road.**

- (i) Amenity Values:

The extent to which the proposal affects adversely the amenity values of the surrounding residential properties, including the amount of excavation required, the loss of vegetation, design and appearance of buildings.

- (ii) Traffic Effects:

The extent to which the accessory building will affect adversely the safe and efficient movement of traffic on the road. It should be demonstrated that vehicles using the accessory building shall not create a traffic hazard.

**\*Amendment 25**

- (b) **On sites of more than 4000m<sup>2</sup>, the removal of more than 500m<sup>2</sup> of indigenous vegetation in any 12 month period. ~~vegetation in excess of 300m<sup>2</sup> or 15% of the site, whichever the lesser, provided that this shall not preclude the removal of any pest plant~~**

- (i) Amenity Values:

The adverse effects upon the visual amenity values of the site and surrounding area caused by the removal of ~~any~~ vegetation ~~cover~~. The visual prominence of the vegetation and any replacement planting to be undertaken will be taken into consideration.

- (ii) Site Stability:

The adverse effects upon the stability of the site caused by the removal of vegetation.

- (iii) The Intrinsic Values of Ecosystems:

The extent to which the proposal will adversely affect the intrinsic value of ecosystems on the site and surrounding area

- (c) **Wesleyhaven Site, 255 Rata Street - All new buildings and structures or additions with a gross floor area greater than 750m<sup>2</sup> within the area below the 70m contour (identified in Appendix Landscape Protection Residential 1).**

- (i) Amenity Values:

The extent to which the proposal affects adversely the amenity values of nearby residential properties, including the design, appearance and location of the building or addition.

- (ii) Traffic Effects:

The extent to which the activity in the building will affect adversely the safe and efficient movement of all traffic. It should be demonstrated that traffic generation and vehicles entering and leaving the site will not adversely affect normal traffic flows on the road, or cause a traffic hazard.

- (iii) Landscaping:

The extent to which landscaping is incorporated within the overall proposal to mitigate adverse effects, which may arise. A landscape plan will be required to

ensure that any adverse effects of the proposal are mitigated. This should include landscaping of any additional on site parking areas required.

#### 4E 2.2.2 Other Matters

All Restricted Discretionary Activities must comply with other relevant Permitted Activity Conditions.

...

### 4E 3 Anticipated Environmental Results

- (a) Amenity values of the land maintained and enhanced.
- (b) Natural topography used as a basis for development.

**\*Amendment 26**

- (c) Retention of indigenous vegetation.
- (d) Opportunity provided for home occupations.


# 14G Notable Trees

## (replacing the existing Chapter 14G Trees)

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### 14G 1 Introduction

Notable Trees provide visual amenity, act as landmarks or connect communities to their past. The identification and protection of individual trees or groups of trees recognises the heritage, cultural and amenity values of Notable Trees and encourages the protection of these values where appropriate.

Notable Trees are listed in Appendix 14G Notable Trees 1 of the Plan and are shown on the Planning Maps using the symbol .

A tree can become considered as Notable by scoring 120 or more points in an assessment using the 'Standard Tree Evaluation Method' (STEM). STEM assesses qualities such as the size, age, condition and form that contribute to amenity values as well as the historical and cultural significance of the tree.

Trees can be added to or deleted from the list of Notable Trees only by formal District Plan change.

Council policy is to take responsibility for the trimming and removal of Notable Trees to protect the health of the trees and people and property.

A heritage protection authority can require Council to place a heritage order on trees it considers to have national or regional significance. Heritage New Zealand (formerly the New Zealand Historic Places Trust) has identified a number of karaka trees in the City as having heritage status. These karaka trees are recognised in Chapter 14E Significant Natural, Cultural and Archaeological Resources.

Trees that are not assessed to be Notable but are of value to their owner can be protected by covenants on property titles. The onus of that approach is on the property owner and is outside the jurisdiction of this Plan.

### 14G 2 Issue

#### **Issue 14G 2.1**

The removal or modification of Notable Trees may reduce the City's heritage, cultural or amenity values.

### 14G 3 Objectives

#### **Objective 14G 3.1**

Trees with notable heritage, cultural or amenity values are retained for their natural life.

*\*Amendment 31*

## 14G 4 Policies

### Policy 14G 4.1

Notable Trees should be identified in the Plan.

Trees may be assessed as Notable by achieving 120 or more points using the Standard Tree Evaluation Method (STEM).

*\*Amendment 32*

### Policy 14G 4.2

Each Notable tree should be protected for the term of its natural life unless Council considers the tree is an immediate risk to the safety of people or property, in which case the tree should be trimmed or removed. Trimming is preferred to removal.

*\*Amendment 33*

### Policy 14G 4.3

Trimming or removal of Notable Trees should be undertaken by Council or a qualified arboriculturist approved by Council.

*\*Amendment 34*

### Policy 14G 4.4

Activities should not damage or compromise a Notable Tree's health, stability, life expectancy, visual appearance or amenity values (including the canopy and root zone).

*\*Amendment 35*

## 14G 5 Rules

This section contains rules relating to land uses that affect Notable Trees. Notable Trees are shown on the Planning Maps by symbols 🌳. These rules apply in addition to any other rules in this Plan applicable to the same areas or sites. See Appendix Notable Trees 1 for the list of Notable Trees.

*\*Amendment 36*

### Rule 14G 5.1 Notable Tree Trimming

- |  |
|--|
| (a) Trimming of a Notable Tree is <b>permitted</b> if: <ul style="list-style-type: none"><li>i. The trimming is undertaken by Hutt City Council for the health of the tree or to safeguard life or property including power or communication links; and</li><li>ii. The trimming follows accepted arboricultural practice.</li></ul> |
|--|

- |   |
|---|
| (b) Trimming of a Notable Tree that does not comply with a condition for a permitted activity is a <b>discretionary</b> activity. |
|---|

Links to:

Objective 14G 3.1

Policies 14G 4.1, 14G 4.2, 14G 4.3, 14G 4.4

**\*Amendment 37**

**Rule 14G 5.2 Notable Tree Removal**

(a) Removal of a Notable Tree is <b>permitted</b> if: I The removal is undertaken by Hutt City Council to safeguard life or property.
(b) Removal of a Notable Tree that does not comply with a condition for a permitted activity is a <b>discretionary</b> activity.
Links to: Objective 14G 3.1 Policy14G 4.1, 14G 4.2, 14G 4.3, 14G 4.4

**\*Amendment 38**

**Rule 14G 5.3 Activities Within the Dripline of Notable Trees**

(a) Construction or alteration of any building or structure, excavation of land, deposition of spoil, or formation of new impermeable surfaces within the dripline of a Notable Tree is <b>permitted</b> if: i. The activity does not damage the tree or endanger its health.
(b) Construction or alteration of any building or structure, excavation of land, deposition of spoil, or formation of new impermeable surfaces within the dripline of a Notable Tree that does not comply with a condition for a permitted activity is a <b>restricted discretionary</b> activity. <b>Discretion is restricted to:</b> i. Whether the activity is likely to damage the tree or endanger its health; ii. The extent of public benefit of the activity; iii. The extent to which the tree or trees contribute to the neighbourhood; iv. Any alternative methods which may be available to achieve the objectives of the application.
Links to: Objective 14G 3.1 Policy14G 4.1, 14G 4.2, 14G 4.3, 14G 4.4

# Appendix Notable Trees 1

NO	ADDRESS	LEGAL DISCRPTION	LOCATION	COMMON NAME (SPECIES)	STATEMENT OF SIGNIFICANCE	STEM SCORE
1	35 Athlone Crescent Avalon	Road Reserve	On Council berm, southern corner of Scanlan Street.	Northern Rata ( <i>Metrosideros robusta</i> )	Very healthy specimen. Over 80 years old.	<b>126</b>
2	2 Avalon Crescent Avalon	Road Reserve	On Council berm.	Cork Oak ( <i>Quercus suber</i> )	Planted by Thomas Mason in 1860 as part of 'Mason Gardens'. Excellent form, well balanced and symmetrical.	<b>153</b>
3	6 Avalon Crescent Avalon	LOT 3 DP 19679	Rear of property.	Totara ( <i>Podocarpus totara</i> )	Large, mature, very healthy specimen. Likely to be a remnant tree. Around 200 years old.	<b>150</b>
4	6 Avalon Crescent Avalon	LOT 3 DP 19679	Rear of property.	Wellingtonia / Giant Redwood ( <i>Sequoiadendron giganteum</i> )	Planted by Thomas Mason in 1859. Healthy tall tree that dominates the locality.	<b>147</b>
5	7 Avalon Crescent Avalon	LOT 2 DP 19841	Front of property, next to footpath.	Weeping Japanese Pagoda Tree ( <i>Sophora japonica 'Pendula'</i> )	Mature grafted tree. Planted by Thomas Mason in 1896. Oldest known specimen in NZ.	<b>135</b>
6	7A Avalon Crescent Avalon	LOT 1 DP 19841	Front of property.	Magnolia ( <i>Magnolia campbellii</i> )	Planted by Thomas Mason around 1860. Highly likely to be oldest known specimen in NZ.	<b>132</b>
7	9A Avalon Crescent Avalon	LOT 2 DP 86064	Along driveway.	Gold-Leaved Chestnut ( <i>Castanopsis cuspidata</i> )	Planted by Thomas Mason around 1860. Displays good structural strength and very healthy canopy.	<b>162</b>
8	12A Avalon Crescent Avalon	LOT 2 DP 25363	Rear of property.	Cork Oak ( <i>Quercus suber</i> )	Planted by Thomas Mason around 1860. Mature and healthy tree.	<b>144</b>
9	18A Avalon Crescent Avalon	LOT 2 DP 21901	Growing on boundary.	Maidenhair Tree ( <i>Ginkgo biloba</i> )	Very healthy mature tree showing excellent vigour. Likely to be planted around 1850 by Thomas Mason.	<b>129</b>
10	22 Avalon Crescent Avalon	LOT 1 DP 17026	Front of property.	Oak ( <i>Quercus</i> ) <i>Inspection required when in leaf for positive identification.</i>	Planted by Thomas Mason around 1860. Very good form, healthy, not compromised by pruning. ( <i>Currently determined as infrequent but may be rare or very rare depending on final classification.</i> )	<b>150</b>
11	Belmont Domain 711 Western Hutt Road Belmont	SEC 3 BLOCK IX SO 24042 HCC Reserve	Adjacent to Belmont Memorial Hall building.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Mature tree with healthy foliage and canopy. Around 100 years old.	<b>123</b>
12	Belmont Domain 711 Western Hutt Road Belmont	SEC 3 BLOCK IX SO 24042 HCC Reserve	Centre Island adjacent to Belmont Memorial Hall building.	Wellingtonia / Giant Redwood ( <i>Sequoiadendron giganteum</i> )	Memorial tree to Peter and Matilda Speedy. Overall healthy tree.	<b>120</b>
13	Bishop Park opposite 35 Marine Parade Eastbourne	Road Reserve	Adjacent to Bishop Park, opposite 35 Marine Parade.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Mature tree with reasonable form.	<b>120</b>
14	Bishop Park opposite 45 Marine Parade Eastbourne	Road Reserve	Adjacent to Bishop Park, opposite 45 Marine Parade.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Mature tree with reasonable health and vigour.	<b>132</b>



NO	ADDRESS	LEGAL DISCRIPTION	LOCATION	COMMON NAME (SPECIES)	STATEMENT OF SIGNIFICANCE	STEM SCORE
15	Bishop Park opposite 57 Marine Parade Eastbourne	Road Reserve	Adjacent to Bishop Park, opposite 57 Marine Parade.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Mature tree with reasonable health and well-balanced form.	<b>126</b>
16	Bishop Park opposite 61 Marine Parade Eastbourne	Road Reserve	Adjacent to Bishop Park, opposite 61 Marine Parade.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Mature tree with reasonable health.	<b>120</b>
17	Bishop Park opposite 71 Marine Parade Eastbourne	Road Reserve	Adjacent to Bishop Park, opposite 71 Marine Parade.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Mature tree with reasonable health.	<b>120</b>
18	9 Boulcott Street Boulcott School Boulcott	LOT 5 DP 8735	By driveway on the western aspect of school grounds. Tree in lawn area 20m back from the road.	Totara ( <i>Podocarpus totara</i> )	Good health and form. Around 100 years old.	<b>141</b>
19	9 Boulcott Street Boulcott School Boulcott	LOT 5 DP 8735	By driveway on the western aspect of school grounds. Tree closest to the main road.	Totara ( <i>Podocarpus totara</i> )	Very healthy tree showing good vigour. Around 100 years old.	<b>123</b>
20	11 Bracken Street Petone	Road Reserve	On Council berm.	Kermadec Pohutukawa ( <i>Metrosideros kermadecensis</i> ) <i>Possibly a hybrid</i>	Planted in 1918. Large spreading canopy, displaying very good form and health.	<b>126</b>
21	12 Britannia Street Petone	PT SEC 5 SO 11031	Front of property.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Large tree in excellent condition. Dominant tree in the area. Around 100+ years old.	<b>150</b>
22	Buick Street Petone	Road Reserve	Central median at Buick Street, south of Elizabeth Street, next to public toilet building.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature tree with excellent form and health. Around 100 years old.	<b>138</b>
23	Buick Street Petone	Road Reserve	Central median north of Elizabeth Street, 3 <sup>rd</sup> tree from the north.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature tree with nine well developed stems and well balanced spreading canopy.. Around 100 years old.	<b>123</b>
24	31 Connolly Street Boulcott	LOT 1 DP 49841	Front of property.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature tree showing excellent form and health. Well over 100 years old.	<b>144</b>
25	Eastern Hutt Road Reserve 156 Eastern Hutt Road Taita	LOT 19 DP 17961 HCC Reserve	Northern aspect of property.	Totara ( <i>Podocarpus totara</i> )	Solitary specimen in excellent form and health. Highly likely to be remnant. Estimated to be over 200 years old.	<b>183</b>
26	Fraser Street Hutt Central	Road Reserve	Western most and shortest tree. 1 <sup>st</sup> tree from pedestrian crossing on High Street	Phoenix Palm ( <i>Phoenix canariensis</i> )	80-100 years old. Group of palm trees creates a local landmark.	<b>129</b>
27	Fraser Street Hutt Central	Road Reserve	2 <sup>nd</sup> tree from pedestrian crossing on High Street.	Phoenix Palm ( <i>Phoenix canariensis</i> )	80-100 years old. Group of palm trees creates a local landmark.	<b>147</b>
28	Fraser Street Hutt Central	Road Reserve	3 <sup>rd</sup> tree from pedestrian crossing on High Street.	Phoenix Palm ( <i>Phoenix canariensis</i> )	80-100 years old. Group of palm trees creates a local landmark.	<b>147</b>

NO	ADDRESS	LEGAL DISCRIPTION	LOCATION	COMMON NAME (SPECIES)	STATEMENT OF SIGNIFICANCE	STEM SCORE
29	Fraser Street Hutt Central	Road Reserve	Eastern most tree. 4 <sup>th</sup> tree from pedestrian crossing on High Street.	Phoenix Palm ( <i>Phoenix canariensis</i> )	80-100 years old. Group of palm trees creates a local landmark.	<b>141</b>
30	130 Hair Street Wainuiomata	LOT 53 DP 16946	Front of property.	Black Beech ( <i>Fuscospira [Nothofagus] solandri</i> )	Large mature tree with good health and vigour. At least 150+ years old. Remnant of bush area, surrounded by bush reserve.	<b>120</b>
31	14 Harbour View Road Harbour View	Road Reserve	Uphill specimen, closest to roadside.	Black Beech ( <i>Fuscospira [Nothofagus] solandri</i> )	Mature specimen in overall healthy condition.	<b>129</b>
32	14 Harbour View Road Harbour View	Road Reserve	Downhill specimen, furthest away from roadside.	Black Beech ( <i>Fuscospira [Nothofagus] solandri</i> )	More dominant specimen with good health and foliage cover.	<b>135</b>
33	Harbour View Road / State Highway 2 Melling	Road Reserve	Opposite Melling Railway Station, growing by the stream next to a large Pohutukawa tree.	Silver Fir ( <i>Abies alba</i> )	Relatively rare specimen, healthy and reasonable form. Around 100 years old.	<b>132</b>
34	Harbour View Road / State Highway 2 Melling	Road Reserve	On the corner of Harbour View Road/ State Highway 2 opposite Melling Railway Station.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature spreading specimen, dominant tree cover in the area. Around 100+ years old.	<b>129</b>
35	18 Hautana Square Woburn	PT LOTS 9/10 & 11 DP 1547	Rear of property.	Ash ( <i>Fraxinus excelsior</i> )	Mature tree with well-balanced canopy. Planted by H.T Hawthorn in 1906.	<b>138</b>
36	610 High Street Boulcott	Pt SEC 35 SO 10494	Northern most specimen of three trees in close lineal group along Kings Crescent frontage.	Nikau ( <i>Rhopalostylis sapida</i> )	Over 100 years old, likely to be remnant growth.	<b>120</b>
37	610 High Street Boulcott	Pt SEC 35 SO 10494	Central specimen of three trees in close lineal group along Kings Crescent frontage.	Nikau ( <i>Rhopalostylis sapida</i> )	Over 100 years old, likely to be remnant growth.	<b>126</b>
38	610 High Street Boulcott	Pt SEC 35 SO 10494	Southern most specimen of three trees in close lineal group along Kings Crescent frontage.	Nikau ( <i>Rhopalostylis sapida</i> )	Over 100 years old, likely to be remnant growth.	<b>120</b>
39	615 High Street Boulcott	LOT 1 DP 7741	Front of property.	Totara ( <i>Podocarpus totara</i> )	Around 150-200 years old, likely to be a remnant tree. Good form.	<b>126</b>
40	638 High Street Hutt Hospital Boulcott	LOT 3 DP 11717	South of Labyrinth, adjacent to Norfolk Pine.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Large spreading mature tree. Around 150 years old.	<b>141</b>

NO	ADDRESS	LEGAL DISCRIPTION	LOCATION	COMMON NAME (SPECIES)	STATEMENT OF SIGNIFICANCE	STEM SCORE
41	638 High Street Hutt Hospital Boulcott	LOT 3 DP 11717	North of Labyrinth, between Oak tree to East and Redwood to West.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature tree with very good form, part of a large canopy cover formed by other similar sized surrounding trees. Around 150 years old.	<b>135</b>
42	638 High Street Hutt Hospital Boulcott	LOT 3 DP 11717	North of Labyrinth, adjacent to notable Pohutukawa.	Californian Redwood ( <i>Sequoia sempervirens</i> )	Mature specimen displaying good vigour. Well over 100 years old.	<b>129</b>
43	638 High Street Hutt Hospital Boulcott	LOT 3 DP 11717	South of Labyrinth, adjacent to notable Pohutukawa.	Californian Redwood ( <i>Sequoia sempervirens</i> )	Mature tree showing very good vigour and vitality. Estimated to be over 100 years old.	<b>123</b>
44	638 High Street Hutt Hospital Boulcott	LOT 3 DP 11717	North of Labyrinth at the end of walkway, adjacent to Pohutukawa.	English Oak ( <i>Quercus robur</i> )	Large spreading specimen. Around 150 years old.	<b>144</b>
45	638 High Street Hutt Hospital Boulcott	LOT 3 DP 11717	Adjacent to Labyrinth.	English Oak ( <i>Quercus robur</i> )	Large stable tree. Around 150 years old.	<b>138</b>
46	819 High Street Boulcott	LOT 2 DP 303206	Northern aspect of property by neighbouring driveway.	Nikau ( <i>Rhopalostylis sapida</i> )	Over 100 years old, likely to be remnant growth.	<b>138</b>
47	32 Hine Road Wainuiomata	Road Reserve	On Council berm.	Wellingtonia / Giant Redwood ( <i>Sequoiadendron giganteum</i> )	Mature tree with a good form and health. Around 100 years old	<b>129</b>
48	65 Hutt Road Petone	LOT 1 DP335616	Close to street frontage.	Mexican Palm / Fan Palm ( <i>Washingtonia robusta</i> )	Tall mature specimen, at least 100 years old. Landmark in the area, very visible.	<b>138</b>
49	274A Jackson Street Petone	PT SEC 6 HUTT DIST SO 36856	Adjacent to Police station driveway.	Kermadec Pohutukawa ( <i>Metrosideros kermadecensis</i> )	Reasonable form and health. 80+ years old.	<b>126</b>
50	274B Jackson Street Petone	LOT 1 DP 79272	Outside 274B Jackson Street historic jail/police station.	Kermadec Pohutukawa ( <i>Metrosideros kermadecensis</i> )	Reasonable form and health. 80+ years old.	<b>126</b>
51	274C Jackson Street Petone	LOT 2 DP 79272	Outside 274C Jackson Street, western most specimen.	Kermadec Pohutukawa ( <i>Metrosideros kermadecensis</i> )	Large, healthy tree showing good form. 80+ years old.	<b>138</b>
52	Kereru Road Days Bay	Road Reserve	Adjacent to tennis courts, 50m from intersection.	Macrocarpa ( <i>Cupressus macrocarpa</i> )	Good vigour and vitality. Well over 100 years old.	<b>135</b>
53	Kereru Road / Marine Drive Days Bay	Road Reserve	Centre of Kereru road at the intersection with Marine Drive.	Macrocarpa ( <i>Cupressus macrocarpa</i> )	Good vigour and vitality. Well over 100 years old. Creates a focal point and landmark.	<b>159</b>
54	46 Laings Rd Hutt Central	LOT 2 DP 1519	Front of property, near street frontage.	Nikau ( <i>Rhopalostylis sapida</i> )	Well over 100 years old. Oldest and tallest specimen in the garden.	<b>126</b>
55	47 Laings Road Hutt Central	LOT 3 DP 51721	Front of property.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted by Laing family. Well over 100 years ago. Healthy specimen which provides a focal point in the vicinity.	<b>147</b>

NO	ADDRESS	LEGAL DISCRPTION	LOCATION	COMMON NAME (SPECIES)	STATEMENT OF SIGNIFICANCE	STEM SCORE
56	61 Laings Road Hutt Central	LOT 3 DP 480039	Corner of Laings Road and Bloomfield Terrace.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted by Laing family. Well over 100 years ago. Healthy specimen which is readily visible and provides a focal point in the vicinity.	<b>174</b>
57	18 Lincoln Avenue Epuni	Road Reserve	On Council berm.	Maidenhair tree ( <i>Gingko biloba</i> )	Healthy tree showing good vigour. 80+ years old.	<b>120</b>
58	81 Ludlam Crescent Woburn	LOT 2 DP 48214		Pohutukawa ( <i>Metrosideros excelsa</i> )	<i>This tree has not been assessed but is currently protected and estimated to score over 120.</i>	<b>est. &gt;120</b>
59	71 Manuka Street Stokes Valley	LOT 66 DP 597	Front of property.	Wellingtonia/ Giant Redwood ( <i>Sequoiadendron giganteum</i> )	Well balanced and healthy specimen. Around 80 years old.	<b>138</b>
60	Marine Drive Days Bay	Road Reserve	Northern most tree growing along the beach frontage.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Excellent specimen, healthiest and best specimen in this avenue of trees.	<b>144</b>
61	Marine Drive Days Bay	Road Reserve	Second northern most tree growing along the beach frontage.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Displays healthy foliage cover.	<b>132</b>
62	Marine Drive Days Bay	Road Reserve	Growing by wharf entrance, beside bus stop and boat shed.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Large wide spreading tree.	<b>126</b>
63	Marine Drive Days Bay	Road Reserve	On north side of changing room facilities. Growing directly into the sandy beach.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Healthy, wide spreading canopy.	<b>126</b>
64	Marine Drive Days Bay	Road Reserve	On south side of changing shed. Growing directly into the sandy beach.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Good growth form with healthy foliage.	<b>126</b>
65	Marine Drive Days Bay	Road Reserve	Second tree to the south of the changing shed.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Compact growth form with healthy foliage.	<b>126</b>
66	153 Muritai Road Eastbourne	Road Reserve	On Council berm, outside the School.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Mature tree.	<b>120</b>
67	233A Muritai Road Eastbourne	Road Reserve	On Council berm.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Mature tree with good foliage cover.	<b>120</b>
68	2 Ngaio Street Eastbourne	Road Reserve	On Council berm.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Mature tree in healthy condition.	<b>120</b>
69	3 Ngaio Street Eastbourne	Road Reserve	On Council berm.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Mature tree in healthy condition.	<b>120</b>
70	2 Nikau Grove Woburn	LOT 49 DP 1155	Front of property.	Nikau ( <i>Rhopalostylis sapida</i> )	Semi mature tree planted as a seed in the early 50's.	<b>120</b>
71	Nikau Street / 420 Muritai Road Eastbourne	Road Reserve	On Nikau Street (outside 420 Muritai Road), close to Muritai Roa.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Mature tree with very dense canopy, good health and form.	<b>138</b>

NO	ADDRESS	LEGAL DISCRPTION	LOCATION	COMMON NAME (SPECIES)	STATEMENT OF SIGNIFICANCE	STEM SCORE
72	Nikau Street / 421 Muritai Road Eastbourne	Road Reserve	On Nikau Street, (outside 421 Muritai Road), close to Muritai Road.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Mature tree with good foliage cover.	<b>132</b>
73	Nikau Street / 424 Muritai Road Eastbourne	Road Reserve	On Nikau Street, (outside 424 Muritai Road), tree closer to Muritai Road.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Mature tree with very good dense formed canopy showing good health.	<b>138</b>
74	Nikau Street / 424 Muritai Road Eastbourne	Road Reserve	On Nikau Street (outside 424 Muritai Road), tree further from Muritai Road.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Mature and tall tree with good form and dense foliage cover.	<b>144</b>
75	9 Nikau Street Eastbourne	Road Reserve	On Council berm.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Mature, very healthy tree.	<b>132</b>
76	10 Nikau Street Eastbourne	Road Reserve	On Council berm.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Mature tree, very healthy and dense foliage cover.	<b>138</b>
77	19/19A Nikau Street Eastbourne	Lot 30 DP 981	Rear of property.	Kauri ( <i>Agathis australis</i> )	Commemorative tree. 'Planted by JH Heenan in 1920 as a memorial to Hugh Girdlestone, who was killed in action at Passchendaele.'	<b>123</b>
78	23 Nikau Street Eastbourne	Lot 34 DP 981	Front of property.	Kauri ( <i>Agathis australis</i> )	Commemorative tree. 'Planted by Sir Joseph H. Heenan of Wellington in August 1919 as a memorial to H. Marsden who was killed at Passchendaele.'	<b>123</b>
79	7 Norfolk Street Belmont	Lot 23 DP 10161	Front of property.	Copper Beech ( <i>Fagus sylvatica 'Purpurea'</i> )	Mature specimen displaying well balanced and spreading canopy. Well over 100 years old.	<b>123</b>
80	301 Normandale Road Normandale	LOT 16 DP 53631	Below Old Coach Road, on southern boundary adjacent to residential driveway.	Macrocarpa ( <i>Cupressus macrocarpa</i> )	Large specimen with spreading dominant canopy. Remnant tree from group that was planted between 1890 and 1900 as part of farm landscaping for shelter purposes.	<b>132</b>
81	301 Normandale Road Normandale	LOT 16 DP 53631	Closest to the Old Coach Road boundary fence line, above gully on northern aspect.	Macrocarpa ( <i>Cupressus macrocarpa</i> )	Large specimen with spreading dominant canopy.	<b>132</b>
82	301 Normandale Road Normandale	LOT 16 DP 53631	Northern most specimen, growing directly below Old Coach Road location.	Macrocarpa ( <i>Cupressus macrocarpa</i> )	Largest specimen on site with wide spreading canopy.	<b>138</b>
83	1 North Street Petone	Road Reserve	On Council berm.	Holm Oak / Evergreen Oak ( <i>Quercus ilex</i> )	Healthy specimen of uncommon evergreen species which has an excellent form and wide spread canopy. Planted in 1928.	<b>141</b>
84	39A Oroua Street Eastbourne	Road Reserve	On Council berm.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Mature tree, very good form and vigour.	<b>135</b>
85	3 Pharazyn Street Melling	Road Reserve	Northern most specimen, 5m south of Normandale Overbridge.	Wellingtonia / Giant Redwood ( <i>Sequoiadendron giganteum</i> )	Mature specimen, local landmark due to height. Over 100 years old.	<b>141</b>

NO	ADDRESS	LEGAL DISCRIPTION	LOCATION	COMMON NAME (SPECIES)	STATEMENT OF SIGNIFICANCE	STEM SCORE
86	3 Pharazyn Street Melling	LOT 1 DP 50967	Growing in lawn gardens, 30m south of Normandale Overbridge.	Wellingtonia / Giant Redwood ( <i>Sequoiadendron giganteum</i> )	Mature specimen, local landmark due to height. Over 100 years old.	<b>135</b>
87	16 Pharazyn Street Melling	PT LOT 39 DP 2153	Rear of property.	Northern Rata ( <i>Metrosideros robusta</i> )	Large mature tree. At least 120 years old, remnant specimen of valley floor. Excellent form and health.	<b>159</b>
88	5 Pilcher Crescent Naenae	Road Reserve	On Council berm.	Chinese Elm ( <i>Ulmus parvifolia</i> )	Planted in 1948. Very healthy, spreading specimen.	<b>120</b>
89	6 Railway Avenue (Hutt Central School) Hutt Central	LOTS 20-21 DP 1792	Main entrance off Railway Avenue, western most specimen.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Planted in the 1920's. Very healthy tree with dense foliage cover.	<b>120</b>
90	6 Railway Avenue Hutt Central School Hutt Central	LOTS 20-21 DP 1792	Main entrance off Railway Avenue, centre tree.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Planted in the 1920's. Very healthy tree with upright growth form.	<b>120</b>
91	6 Railway Avenue Hutt Central School Hutt Central	LOTS 20-21 DP 1792	Main entrance off Railway Avenue, eastern most specimen.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Planted in the 1920's. Very healthy specimen with dense canopy and good form.	<b>126</b>
92	3 Raroa Road Hutt Central	Road Reserve	On Council berm. In front of 3 Raroa Road. First tree from intersection of High Street and Raroa Road.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature tree with dense healthy canopy cover, good spread and balance. Around 80 years old.	<b>126</b>
93	3 Raroa Road Hutt Central	Road Reserve	On Council berm. In front of 3 Raroa Road. 2 <sup>nd</sup> tree from intersection of High Street and Raroa Road.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature tree showing very good vigour and vitality. Around 80 years old.	<b>126</b>
94	7 Raroa Road Hutt Central	Road Reserve	On Council berm. In front of 7 Raroa Road.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature, well balanced and healthy tree with very good form. Around 80 years old.	<b>120</b>
95	11 Raroa Road Hutt Central	Road Reserve	On Council berm. In front of 11 Raroa Road.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature healthy tree with very good form. Around 80 years old.	<b>120</b>
96	15 Raroa Road Hutt Central	Road Reserve	On Council berm. In front of 15 Raroa Road.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature tree with very good form, balance and vigour. Around 80 years old.	<b>126</b>
97	Raroa Road / 338 High Street Hutt Central	Road Reserve	On Council berm. In front of Raroa Road frontage of 338 High Street. Corner tree on High Street and Raroa Road on southern side.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature tree with good form. Around 80 years old.	<b>120</b>
98	Raroa Road / 338 High Street Hutt Central	Road Reserve	On Council berm. In front of Raroa Road frontage of 338 High Street. 2nd tree from corner of High Street and Raroa Road on southern side.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature tree displaying very good form and balance with good foliage cover and health. Around 80 years old.	<b>126</b>

NO	ADDRESS	LEGAL DISCRPTION	LOCATION	COMMON NAME (SPECIES)	STATEMENT OF SIGNIFICANCE	STEM SCORE
99	6 Raroa Road Hutt Central	Road Reserve	On Council berm. In front of 6 Raroa Road.	Pohutukawa ( <i>Metrosideros excelsa</i> ) (	Mature tree with spreading canopy. Very healthy with good density of foliage. Around 80 years old.	<b>126</b>
100	12 Raroa Road Hutt Central	Road Reserve	On Council berm. In front of 12 Raroa Road.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature smaller tree with very good form and compact dense canopy. Around 80 years old.	<b>126</b>
101	16 Raroa Road Hutt Central	Road Reserve	On Council berm. In front of 16 Raroa Road.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature tree, well balanced, healthy canopy. Around 80 years old.	<b>132</b>
102	20 Raroa Road Hutt Central	Road Reserve	On Council berm. In front of 20 Raroa Road.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature tree with good form and canopy cover with healthy foliage. Around 80 years old.	<b>126</b>
103	Raroa Road / 19 Cornwall Street Hutt Central	Road Reserve	In front of Raroa Road frontage of 19 Cornwall Street. 2 <sup>nd</sup> tree from corner of Cornwall Street and Raroa Road on southern side.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature tree, small and compact specimen. Around 80 years old.	<b>120</b>
104	4 Rata Street Eastbourne	Road Reserve	On Council berm.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Mature tree with a good balance and form. Planted around 1915.	<b>126</b>
105	Rata Street / Oroua Streets Eastbourne	Road Reserve	On Council berm.	Pohutukawa ( <i>Metrosideros excelsa</i> )	First ANZAC memorial tree in NZ. Planted in memorial of the landing of NZ troops at Gallipoli.	<b>132</b>
106	Riddiford Gardens Laings Road Hutt Central	PT LOT 4 DP 664 HCC Reserve	Between halls and carpark, north of Opahu Stream	Common Lime ( <i>Tilia x europea</i> ) <i>To be confirmed when in leaf.</i>	Mature and healthy tree. Likely to be an original Riddiford Garden planting and of over 100 years.	<b>132</b>
107	Riddiford Gardens Queens Drive Hutt Central	PT SEC 25 HUTT DISTRICT (SO 10492) HCC Reserve	Outside War Memorial Library western foyer.	Totara ( <i>Podocarpus totara</i> )	Remnant tree that has survived for around 150 years. Very good form and excellent health.	<b>159</b>
108	1 Rimu Street Eastbourne	Road Reserve	On Council berm. Near the corner with Muritai Rd.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Mature high profile tree. Displays very good helath and vitality.	<b>156</b>
109	3-9 Rimu Street Eastbourne	Road Reserve	On Council berm.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Mature high profile tree with very healthy foliage cover.	<b>156</b>
110	11 Rimu Street Eastbourne	Road Reserve	On Council berm.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Planted between 1911 and 1918. Mature tall tree displaying good health and vigour.	<b>150</b>
111	235 Riverside Drive Waterloo	LOT 1 DP 22681	Rear of property.	English Oak ( <i>Quercus robur</i> )	Healthy spreading tree, not impacted by presence of other trees. Over 100 years old.	<b>129</b>
112	73 Rutherford Street Hutt Central	Road Reserve / LOT 2 DP 50907	Partly on Council berm / partly on private property.	English Elm ( <i>Ulmus procera</i> )	Local landmark due to its height. Well over 100 years old.	<b>138</b>
113	1 Scanlan Street Avalon	Road Reserve	On Council berm.	Northern Rata ( <i>Metrosideros robusta</i> )	Over 80 years old tree with good overall health.	<b>120</b>
114	Speldhurst Park 222 Stokes Valley Road Stokes Valley	LOT 1 DP 40223 HCC Reserve	Closest to Stokes Valley Road on the northern boundary of the park.	English Oak ( <i>Quercus robur</i> )	120 years old very healthy and large spreading tree dominates the northern side of the park.	<b>168</b>

NO	ADDRESS	LEGAL DISCRPTION	LOCATION	COMMON NAME (SPECIES)	STATEMENT OF SIGNIFICANCE	STEM SCORE
115	Speldhurst Park 222 Stokes Valley Road Stokes Valley	LOT 1 DP 40223 HCC Reserve	In the centre of the park.	English Oak ( <i>Quercus robur</i> )	120 years old healthy specimen with wide spreading canopy.	<b>147</b>
116	Speldhurst Park 222 Stokes Valley Road Stokes Valley	LOT 1 DP 40223 HCC Reserve	One of two closely growing trees found close to the southern fence-line, it is the eastern most specimen.	English Oak ( <i>Quercus robur</i> )	100 years old mature tree with a healthy crown and associated foliage.	<b>138</b>
117	Speldhurst Park 222 Stokes Valley Road Stokes Valley	LOT 1 DP 40223 HCC Reserve	One of two closely growing trees found close to the southern fence-line, it is the western most specimen.	English Oak ( <i>Quercus robur</i> )	100 years old mature tree.	<b>132</b>
118	Speldhurst Park 222 Stokes Valley Road Stokes Valley	LOT 1 DP 40223 HCC Reserve	Directly to the east of the largest Oak tree.	Red Oak ( <i>Quercus rubra</i> )	100 years old healthy and mature tree.	<b>120</b>
119	188 Eastern Hutt Road Taita College Taita	PT SEC 61 SO 20010	Southern end of group of trees on playing field at road frontage.	European Beech ( <i>Fagus sylvatica</i> ) <i>To be confirmed when in leaf</i>	Large mature tree showing very good vigour and vitality. Over 100 years old.	<b>147</b>
120	Tennyson Street Petone	Road Reserve	Central median, northern most tree.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Smaller tree with very good form and health. Planted in 1928.	<b>120</b>
121	Tennyson Street Petone	Road Reserve	Central median, 2 <sup>nd</sup> tree from north.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Tall and healthy tree. Planted in 1928.	<b>120</b>
122	Tennyson Street Petone	Road Reserve	Central median, 4 <sup>th</sup> tree from north.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Shorter but more spreading tree. Healthy showing good vigour and vitality. Planted in 1928.	<b>120</b>
123	Tennyson Street Petone	Road Reserve	Central median, 2 <sup>nd</sup> tree from south.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Large dominating tree with healthy spreading canopy. Planted in 1928.	<b>120</b>
124	Tennyson Street Petone	Road Reserve	Central median, southern most tree.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Very healthy tree displaying good form. Planted in 1928.	<b>126</b>
125	Victoria Street Reserve Victoria Street / Cuba Street Petone	PT LOT 115 & 116 DP 50 HCC Reserve	One of nine trees creating a single common canopy, on western side of group of trees.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Large spreading dominant tree with large girth producing 8 main trunks. Very healthy specimen with good form. Around 80 years old.	<b>120</b>
126	Victoria Street Reserve Victoria Street / Cuba Street Petone	PT LOT 115 & 116 DP 50 HCC Reserve	One of nine trees creating a single common canopy, on eastern side, close to Victoria Waste Water Pumping Station.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Tree with large spreading canopy and 7 main trunks. Healthy tree with good form. Around 80 years old.	<b>120</b>
127	19 Udy Street Petone	LOT 7 DP 4820	Rear of property.	Southern Rata ( <i>Metrosideros umbellata</i> )	Relatively rare species. Very healthy with good form and vigour, dominant canopy. Over 100 years old.	<b>132</b>
128	Waddington Drive Reserve Waddington Drive Naenae	LOT 1 DP 47527 HCC Reserve	Larger of two specimens.	European Beech ( <i>Fagus sylvatica</i> )	Original planting from the Balgownie Estate built in 1900.	<b>153</b>



NO	ADDRESS	LEGAL DISCRPTION	LOCATION	COMMON NAME (SPECIES)	STATEMENT OF SIGNIFICANCE	STEM SCORE
129	33/53 Wai-iti Crescent Woburn	LOT 2 DP 73265		English Oak ( <i>Quercus robur</i> )	<i>This tree has not been assessed but is currently protected and estimated to score over 120.</i>	<b>est. &gt;120</b>
130	76 Waiwhetu Road / 28 Guthrie Street, Waterloo	LOT 2 DP 22915	Street frontage of Waiwhetu Road.	Northern Rata ( <i>Metrosideros robusta</i> )	Large mature specimen. Multi-stemmed and highly visible. Over 100 years old.	<b>138</b>
131	232 Waiwhetu Road Waterloo	LOT 1 DP 14986	Tallest specimen on property, near the driveway, 12m from entrance.	Nikau ( <i>Rhopalostylis sapida</i> )	Over 100 years old, likely to be remnant growth.	<b>126</b>
132	232 Waiwhetu Road Waterloo	LOT 1 DP 14986	Second tallest specimen, 5m from road frontage and 3m from driveway.	Nikau ( <i>Rhopalostylis sapida</i> )	Over 100 years old, likely to be remnant growth.	<b>123</b>
133	10 Walter Road Point Howard	LOT 2 DP 61016	One of four mature Oak trees forming a single common canopy effect. Tree growing next to driveway.	English Oak ( <i>Quercus robur</i> )	Mature healthy tree. Integral part of this grouping. Over 100 years old.	<b>135</b>
134	14 Walter Road Point Howard	LOT 2 DP 29259	One of four mature Oak trees forming a single common canopy effect. Growing on the fence line with 18/20 Walter Rd.	English Oak ( <i>Quercus robur</i> )	Largest tree in the group in terms of canopy spread and girth of trunk. Over 100 years old.	<b>123</b>
135	18/20 Walter Road Point Howard	Road reserve	One of four mature Oak trees forming a single common canopy effect. On Council berm.	English Oak ( <i>Quercus robur</i> )	Displaying good health and vigour. Over 100 years old.	<b>129</b>
136	207/1 Waterloo Road Hutt Central	LOT 4 DP 7907	Front of property.	Nikau ( <i>Rhopalostylis sapida</i> )	Healthy tree growing in reasonably exposed location. Over 100 years old.	<b>120</b>
137	61 Whites Line East Waiwhetu	LOT 1 DP 322484	Rear of property, close to dwelling.	Northern Rata ( <i>Metrosideros robusta</i> )	Mature tree with distinct canopy formation. Good form, health and vigour.	<b>129</b>
138	Williams Park 611B Marine Drive Days Bay	PT SEC 33 SO 17210 HCC Reserve	At the back of duck pond. Northern most specimen closest to the cafe building.	Macrocarpa ( <i>Cupressus macrocarpa</i> )	Large mature specimen with spreading canopy. Over 100years old.	<b>123</b>
139	Williams Park 611B Marine Drive Days Bay	PT SEC 33 SO 17210 HCC Reserve	At the back of duck pond. Dominant central specimen.	Macrocarpa ( <i>Cupressus macrocarpa</i> )	Healthy specimen, good vigour and vitality. Largest specimen of the group. Over 100 years old.	<b>147</b>
140	Williams Park 611B Marine Drive Days Bay	PT SEC 33 SO 17210 HCC Reserve	At the back of duck pond. Southern most specimen.	Macrocarpa ( <i>Cupressus macrocarpa</i> )	Healthy specimen, good vigour and vitality. Smallest specimen of the group. Over 100+ years old.	<b>141</b>
141	Williams Park 611B Marine Drive Days Bay.	PT SEC 33 SO 17210 HCC Reserve	Rear of 'Menzshed" adjacent to Kereru Road.	Macrocarpa ( <i>Cupressus macrocarpa</i> )	Multi-stemmed healthy specimen. Planted around the turn of the century.	<b>129</b>

NO	ADDRESS	LEGAL DISCRIPTION	LOCATION	COMMON NAME (SPECIES)	STATEMENT OF SIGNIFICANCE	STEM SCORE
142	150 Woburn Road Woburn	LOT 1 DP 6028	Front of property.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Excellent specimen. Planted in the 1840's by A Ludlam. One of the oldest and largest Pohutukawa trees in the Hutt environs. Hugh girth, wide spreading canopy, excellent health. Local landmark.	<b>162</b>
143	154 Woburn Road Woburn	LOT 3 DP 5877	American Embassy grounds. On western boundary.	Tulip Tree ( <i>Liriodendron tulipifera</i> )	One of the original plantings of Ludlam Estate / Bellevue Gardens. Spreading tree with large girthed trunk. Around 150 years old.	<b>126</b>
144	160 Woburn Road Woburn	Pt Lot 4 DP 5877	American Embassy grounds. Central feature in main lawn.	Tulip Tree ( <i>Liriodendron tulipifera</i> )	One of the original plantings of Ludlam Estate / Bellevue Gardens. Large spreading form with excellent branch structure. Aged around 150 years old.	<b>159</b>
145	160 Woburn Road Hutt Central	PT LOT 5 DP 5877	American Embassy grounds. Close to street frontage.	Norfolk Island Pine ( <i>Araucaria heterophylla</i> )	Healthy specimen with good form and vigour. Height creates a local focal point. Planted by Alfred Ludlam. Between 100 and 150 years old.	<b>153</b>
146	160 Woburn Road Woburn	Pt Lot 4 DP 5877	American Embassy grounds.	Pohutukawa ( <i>Metrosideros excelsa</i> )	Excellent large spreading specimen displaying excellent health.	<b>147</b>
147	1 York Avenue Manor Park	Road reserve	On Council berm.	Red Oak ( <i>Quercus rubra</i> )	Large rounded specimen showing excellent symmetry and balance. Around 80-90 years old.	<b>126</b>

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## Part 5: Section 32 Evaluation

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## SECTION 32 EVALUATION

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## **Introduction**

1. The Resource Management Act 1991 (RMA) requires Hutt City Council (“Council”) to carry out an evaluation of proposed Plan Change 36 Notable Trees and Vegetation Removal (“the Plan Change”) under Section 32.
2. This report presents:
  - The Need for the Plan Change
  - Scope of the Plan Change
  - Background
  - Resource Management Issues
  - Statutory and Policy Context
  - Objectives of the Plan Change
  - Options for Achieving the Objectives
  - Conclusion
  - Consultation Undertaken
  - Documents Referenced

## **The Need for the Plan Change**

3. The review of the City of Lower Hutt District Plan (“the Plan”) Chapter 14G Trees and related amendments is required for 2 reasons:
  - 3.1. The RMA requires Plan provisions to be reviewed at least every 10 years. The Plan became operative in 2003. The Notable Trees provisions were partly reviewed in 2011 (Plan Change 23) in response to the Resource Management Amendment Act 2009.
  - 3.2. The Resource Management Amendment Act 2013 introduced new requirements and definitions associated with tree protection. The amendments also invalidate (from 4 September 2015) the current Plan provisions that protect trees that are not individually identified and are located on urban environment allotments as defined in the RMA. The Plan needs to be updated to meet the RMA’s new requirements.

## **Scope of the Plan Change**

4. The Plan Change is a complete review of Chapter 14G Notable Trees and consequential changes. The Plan Change meets the requirements of the RMA by reviewing the vegetation removal provisions that affect residential zones.
5. The Plan Change intends to update the following parts of the Plan:
  - Chapter 14G Notable Trees including replacing Appendix Trees 1 and deleting Appendix Trees 2
  - Chapter 4A General Residential Activity Area
  - Chapter 4B Special Residential Activity Area
  - Chapter 4D Hill Residential Activity Area

- Chapter 4E Landscape Protection Residential Activity Area
  - Chapter 3 Definitions
  - Planning Maps to show the locations of Notable Trees
  - Consequential amendments.
6. The updates need to ensure the following:
- 6.1. The contents of the Chapters comply with the RMA.
  - 6.2. The Chapters' provisions including affected objectives, policies and rules have been tested in terms of section 32 of the RMA so that the costs and benefits of available provisions have been evaluated and the provisions selected are the best way of meeting the purpose of the RMA.
  - 6.3. The list of Notable Trees protected in the Plan has been updated as a result of consultation with residents of Hutt City and assessment of heritage, cultural and amenity values.
  - 6.4. Blanket protection provisions for nikau on properties fitting the RMA's definition of urban environment allotments have been removed from the Plan. Any nikau that remain protected in the Plan have been individually assessed and listed as Notable Trees.
  - 6.5. Blanket protection provisions for vegetation on residential properties fitting the RMA's definition of urban environment allotments have been removed.
  - 6.6. Provisions managing vegetation removal on sites more than 4000m<sup>2</sup> in Hill Residential Activity Areas and Landscape Protection Residential Activity Areas have been retained and amended to address soil stability, amenity and biodiversity.
7. It should be noted that those nikau and vegetation that were previously covered by blanket protection and are now individually listed by this proposal will be legally protected from the day of notification of this plan change.
8. Other changes to residential zones are outside the scope of the plan change.
9. The identification and management of significant natural areas are outside the scope of the plan change.

## Background

10. At its 18 August 2014 meeting, the Policy and Regulatory Committee resolved<sup>1</sup> to instruct officers to prepare a draft proposed plan change and section 32 evaluation. At its 13 October 2014 meeting the Policy and Regulatory Committee resolved<sup>2</sup> as follows:

*The Policy and Regulatory Committee agrees to endorse the following options on four key issues:*

***Remnant Nikau Palms direction***

*Option a: specifically identify as many remnant nikau palm as possible, listing them in a second appendix to the Trees Chapter.*

***Voluntary or mandatory protection for trees on private property***

*Option a: status quo: no protection if not wanted by land owner at time of plan change. Full protection of tree if wanted by land owner (and agreed by Council as Notable) at time of plan change, carrying on through successive owners of the*

property.

**Costs and budget for maintenance of Notable Trees**

*Option a: status quo: council fully pays for all maintenance of Notable Trees*

**Consistency direction – protection of Notable Trees on public land**

*Option b: larger focus on protecting significant trees on public land.*

11. In July and August 2014 Council ran the *Great Hutt Trees* promotion. The promotion<sup>3</sup> invited nominations of trees for consideration as Notable. Council responded to the nominations by undertaking an initial assessment to identify those trees that warranted further investigation and assessments. Following this initial assessment letters were sent to the tree owners<sup>4</sup> asking if they wished to have their tree or trees assessed by an arborist and considered for listing as Notable in the Plan.
12. *Great Hutt Trees* led to nominations from 45 people of 216 individual trees or groups of trees. The nominations included trees on private properties as well as trees on public land including street trees. A preliminary assessment of all nominations undertaken by Council's consultant arborist excluded 109 nominations on the basis that they could not reach the threshold of Notable. The remaining nominations, as well as certain trees nominated in earlier submissions and trees identified in the Royal New Zealand Institute of Horticulture Notable Tree Register, were assessed by the arborist using the Standard Tree Evaluation Method (STEM). Where a group of trees was involved, each tree in the group was individually assessed. 36 of those trees nominated and formally documented were already listed in the District Plan.
13. In a second round of assessments all trees currently protected in the District Plan that were not covered by the initial assessment as well as individual trees on public land and individual nikau identified by Council's Parks and Gardens division were evaluated by Council's consultant arborist using STEM.
14. Overall a total of 248 individual trees were STEM assessed and formally documented<sup>5</sup>.
15. As a result of the assessment and Council's proposed STEM threshold 79 individual trees are proposed for addition to the list of Notable Trees protected by the District Plan. Three trees that no longer exist as well as 37 trees that do not meet the threshold of Notable are proposed to be removed from the list. Most of those trees that do not meet the threshold are currently protected as a part of a group of trees. The proposed list of Notable trees contains 147 trees.
16. The Plan Change includes changing the format of the list of Notable Trees to replace the listing of groups of trees by listing all trees individually.
17. All trees considered in the process are documented<sup>6</sup>, including nomination and arboricultural assessment results.
18. Council staff consulted with Mana Whenua in face to face meetings with Port Nicholson Block Settlement Trust and Wellington Tenth's Trust representatives, also providing photographs and maps of the location of nikau previously protected in the Plan<sup>7</sup>. The Mana Whenua response<sup>8</sup> was provided from the Wellington Tenth's Trust, which indicated that no nikau were associated with significant cultural sites and therefore no nikau need to be protected in the Plan solely for cultural significance to Mana Whenua.
19. Consultation is also being carried out during the preparation of the Plan Change with the following statutory authorities in accordance with Schedule 1 of the RMA, 1991:
  - Greater Wellington Regional Council;
  - Ministry for the Environment;
  - Upper Hutt City Council;

- Porirua City Council;
  - South Wairarapa District Council;
  - Wellington City Council;
  - Te Runanga o Toa Rangatira;
  - Port Nicholson Block Settlement Trust;
  - Wellington Tenth Trust.
20. The review has led to proposed Plan Change 36 Notable Trees and Vegetation Removal.
21. The Scale and Significance Assessment of the Plan Change<sup>9</sup> concluded that the scale and significance of the Plan Change is high for both Notable Trees and Vegetation Removal.
22. Section 32(1) of the RMA requires that, before the Council publicly notifies a proposed change to the District Plan, it must examine:
- (a) *the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and*
  - (b) *whether the provisions in the proposal are the most appropriate way to achieve the objectives by—*
    - (i) *identifying other reasonably practicable options for achieving the objectives; and*
    - (ii) *assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*
    - (iii) *summarising the reasons for deciding on the provisions;*
23. The evaluations report must also contain a level of detail that:
- (c) *corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.*
24. When assessing efficiency and effectiveness of the provisions in achieving the objectives of the proposed plan change the report must under s32(2) address the following:
- (a) *identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—*
    - (i) *economic growth that are anticipated to be provided or reduced; and*
    - (ii) *employment that are anticipated to be provided or reduced; and*
  - (b) *if practicable, quantify the benefits and costs referred to in paragraph (a); and*
  - (c) *assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.*
25. If the proposal will amend an existing plan, then s32(3) applies as follows:
- If the proposal (an amending proposal) will amend a standard, statement, regulation, plan, or change that is already proposed or that already exists (an existing proposal), the examination under subsection (1)(b) must relate to—*
- (a) *the provisions and objectives of the amending proposal; and*
  - (b) *the objectives of the existing proposal to the extent that those objectives—*
    - (i) *are relevant to the objectives of the amending proposal; and*



(ii) *would remain if the amending proposal were to take effect.*

26. The benefits and costs are defined in section 2 of the RMA as including benefits and costs of any kind, whether monetary or non-monetary.
27. Section 32 applies to the entire policy and plan development and change process from issue identification to decision release. Therefore, s32 is applicable:
  - 27.1. When objectives are identified and assessed
  - 27.2. When examining policies, rules, or other methods
  - 27.3. After the draft plan or provision is prepared
  - 27.4. When the decision is made to notify
  - 27.5. In the officer 's report on submissions
  - 27.6. During deliberations by the council hearings committee
  - 27.7. Before the final decision being released.
28. A Section 32 evaluation is an iterative process, requiring a regular review of earlier steps and conclusions when necessary.

### **Resource Management Issues**

29. Trees may be valued highly by communities for many reasons including visual amenity, shade, shelter, wildlife habitat, food, timber, carbon sequestration, pollutant absorption, runoff control and soil stabilisation. Notable Trees may be of particular value for providing visual amenity, landmarks or connections to the past or to significant cultural sites.
30. The resource management issues to be addressed are:
  - 30.1. The removal or modification of Notable Trees may adversely affect the City's heritage, cultural or amenity values.
  - 30.2. Vegetation removal in residential zones may adversely affect visual amenity and soil stability.
  - 30.3. The existing Plan provisions infer that vegetation removal in residential zones may adversely affect "the intrinsic values of ecosystems".
31. The resource management issues are discussed further below under subheadings.

### **Notable Trees**

32. Notable Trees are found throughout the City, with most located in the areas of earliest settlement.
33. The Plan (Chapter 14G Trees) currently protects, via policies and rules, 105 Notable Trees (individual trees and groups of trees individually identified in Appendix Trees 1) and all nikau in the areas defined in the maps in Appendix Trees 2 as Valley Floor and Eastern Bays. The Valley Floor and Eastern Bays maps were added in Plan Change 23 in response to Resource Management Amendment Act 2009.
34. The Resource Management Amendment Act 2013 means that the Plan's "blanket protection" provisions for Valley Floor and Eastern Bays nikau become invalid on 4 September 2015. Transitional provisions in the RMA provide that if a proposed plan change is notified before 4 September 2015 the proposed rules have legal effect from 4 September 2015.
35. The Plan Change proposes to continue to list and protect in the Plan individual Notable

Trees. The list is proposed to be updated with trees (including nikau) that have been:

- 35.1. Nominated for assessment (usually by the community);
  - 35.2. Assessed as Notable (a score of 120 or more) by a qualified, experienced arborist using the Standard Tree Evaluation Method (STEM); or
  - 35.3. Assessed as culturally significant by an authorised representative of Mana Whenua, and
  - 35.4. Listed with the agreement of the landowner.
36. During consultation Mana Whenua indicated that no nikau were associated with cultural sites and therefore no nikau required protection in the District Plan solely for cultural significance to Mana Whenua.
  37. Council will assume responsibility for the maintenance of listed trees on both private and public land.

### ***Vegetation Removal in Residential Zones***

38. The Plan currently controls the removal of all vegetation in four of the Plan's five residential zones (Historic Residential Activity Area is excepted):
  - Chapter 4A General Residential Activity Area
  - Chapter 4B Special Residential Activity Area
  - Chapter 4D Hill Residential Activity Area
  - Chapter 4E Landscape Protection Residential Activity Area.
39. The Plan's definition of "vegetation" was added in Plan Change 23 in response to Resource Management Amendment Act 2009.
40. The Resource Management Amendment Act 2013 means that the Plan's "blanket protection" provisions for trees in residential zones on properties fitting the RMA's definition of "urban environment allotment" become invalid on 4 September 2015. Transitional provisions in the RMA provide that if a proposed plan change is notified before 4 September 2015 the proposed rules have legal effect from 4 September 2015.
41. The four affected residential zones cover approximately 4300 hectares, 11% of the City's 38,000 hectares. The residential zones contain approximately 36,000 properties, 90% of the City's 40,000 properties.
42. Between 2005 and 2015, 30 resource consent applications were received for vegetation removal in residential zones (Table 1). Most of the applications were associated with other consent requirements, mainly subdivision or earthworks applications.

**Table 1 Resource Consent Applications for Vegetation Removal in Residential Zones 2005-2015**

<b>Activity Area</b>	<b>Number of Consent Applications</b>
General Residential	13
Special Residential	0
Hill Residential	13
Landscape Protection Residential	4
<b>Total</b>	<b>30</b>

43. The Plan Change proposes to remove controls on vegetation removal in the General Residential Activity Area and the Special Residential Activity Area.
44. The Plan Change proposes also to amend the provisions in the Hill Residential Activity Area and Landscape Protection Residential Activity Area as follows:
- 44.1. Exotic vegetation removal on lots more than 4000m<sup>2</sup> is permitted subject to conditions relating to site stability
  - 44.2. Indigenous vegetation removal up to 500m<sup>2</sup> on lots more than 4000m<sup>2</sup> is permitted subject to conditions relating to site stability
  - 44.3. Indigenous vegetation removal over 500m<sup>2</sup> on lots more than 4000m<sup>2</sup> is restricted discretionary with discretion restricted to consideration of visual amenity, site stability and the intrinsic values of ecosystems.
45. The areal extent of “more than 4000m<sup>2</sup>” draws from the RMA’s definition of “urban environment allotment” and is chosen to ensure that the revised blanket vegetation provisions comply with the RMA and do not apply to urban environment allotments:
- urban environment allotment or allotment means an allotment within the meaning of section 218—*
- (a) *that is no greater than 4000m<sup>2</sup>; and*
  - (b) *that is connected to a reticulated water supply system and a reticulated sewerage system; and*
  - (c) *on which there is a building used for industrial or commercial purposes or as a dwellinghouse; and*
  - (d) *that is not reserve (within the meaning of section 2(1) of the Reserves Act 1977) or subject to a conservation management plan or conservation management strategy prepared in accordance with the Conservation Act 1987 or the Reserves Act 1977.*

## **Objectives of the Plan Change**

### ***Notable Trees***

46. The Plan Change has a single objective for individually identified Notable Trees:
- Trees with notable heritage, cultural or amenity values are retained for their natural life.*

### ***Vegetation Removal in Residential Zones***

47. No changes are required to the objectives of the affected residential zones to achieve the objectives of the Plan Change. The objectives are presented and discussed below.

## **Policy Framework**

48. The following sections discuss the national, regional and local policy framework that provides the context for the proposed Plan change.

## **Resource Management Act 1991**

49. A section 32 evaluation includes analysis of how the proposed Plan change achieves the purpose and principles contained in Part 2 (sections 5-8) of the RMA.

50. Section 5 sets out the purpose of the RMA, which is to promote the sustainable management of natural and physical resources. Section 5 states:
- Sustainable Management means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while –*
- (a) *Sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and*
  - (b) *Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
  - (c) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*
51. The Plan Change will ensure the Plan’s objectives, policies and rules for managing Notable Trees have been tested in terms of section 32 (as it now stands) and the provisions selected are the best way of meeting the purpose of the RMA.
52. The list of Notable Trees protected in the Plan will be updated through consultation followed by objective assessment of heritage, cultural and amenity values. The listed Notable Trees will be protected, providing for the social and cultural wellbeing of current and future generations. Council’s policy is that trees will only be listed as Notable by agreement with the landowner. This recognises that Notable Trees may contribute to but are not essential to high levels of amenity.
53. Council will assume the management responsibility and associated costs for listed trees recognising that the community benefits from the protection of privately owned Notable Trees and preventing all the costs being incurred by the property owners. This is consistent with providing for economic wellbeing.
54. The proposed removal of blanket protection provisions complies with the RMA and avoids financial costs being imposed without robust assessment of individual trees. The Plan Change also removes or moderates extensive vegetation removal rules on residential land.
55. In achieving the purpose of the RMA, Council needs to recognise and provide for the Matters of National Importance identified in section 6:
- In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:*
- (a) *the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*
  - (b) *the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*
  - (c) *the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*
  - (d) *the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:*

- (e) *the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:*
- (f) *the protection of historic heritage from inappropriate subdivision, use, and development:*
- (g) *the protection of protected customary rights.*

56. The Plan Change is relevant to Matters of National Importance (e) and (f) in regard to the protection of trees assessed as Notable because they are culturally significant to Maori. Council has consulted Mana Whenua in the development of the proposed Plan Change including inviting Mana Whenua to identify and assess individual trees that are culturally significant to Maori. Notable Trees may also have heritage importance to people other than Maori.

57. The Plan change must also have particular regard to the Other Matters referred to in section 7:

*In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—*

- (a) *kaitiakitanga:*
- (aa) *the ethic of stewardship:*
- (b) *the efficient use and development of natural and physical resources:*
- (ba) *the efficiency of the end use of energy:*
- (c) *the maintenance and enhancement of amenity values:*
- (d) *intrinsic values of ecosystems:*
- (e) *[Repealed]*
- (f) *maintenance and enhancement of the quality of the environment:*
- (g) *any finite characteristics of natural and physical resources:*
- (h) *the protection of the habitat of trout and salmon:*
- (i) *the effects of climate change:*
- (j) *the benefits to be derived from the use and development of renewable energy.*

58. Other Matters (c) and (f) are relevant to the Plan Change in regard to the protection of trees assessed as Notable because of their contribution to amenity values and the maintenance and enhancement of the quality of the environment. Other Matter (d) is relevant to the Plan Change in regard to the provisions restricting the removal of indigenous vegetation in certain areas to avoid adverse effects on the intrinsic values of ecosystems.

59. Section 8 Treaty of Waitangi states:

*In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).*

60. As noted above, the approach initially included the potential to protect Notable Trees identified and assessed by Mana Whenua as culturally significant.

## Resource Management Amendment Act 2013

61. The Resource Management Amendment Act 2013 clarified provisions for blanket tree protection, which were first introduced in the Resource Management Amendment Act 2009. Section 76 states:

*(4A) A rule may prohibit or restrict the felling, trimming, damaging, or removal of a tree or trees on a single urban environment allotment only if, in a schedule to the plan,—*

*(a) the tree or trees are described; and*

*(b) the allotment is specifically identified by street address or legal description of the land, or both.*

*(4B) A rule may prohibit or restrict the felling, trimming, damaging, or removal of trees on 2 or more urban environment allotments only if—*

*(a) the allotments are adjacent to each other; and*

*(b) the trees on the allotments together form a group of trees; and*

*(c) in a schedule to the plan,—*

*(i) the group of trees is described; and*

*(ii) the allotments are specifically identified by street address or legal description of the land, or both.*

*(4C) In subsections (4A) and (4B),—*

*group of trees means a cluster, grove, or line of trees*

*urban environment allotment or allotment means an allotment within the meaning of section 218—*

*(a) that is no greater than 4000 m<sup>2</sup>; and*

*(b) that is connected to a reticulated water supply system and a reticulated sewerage system; and*

*(c) on which there is a building used for industrial or commercial purposes or as a dwellinghouse; and*

*(d) that is not reserve (within the meaning of section 2(1) of the Reserves Act 1977) or subject to a conservation management plan or conservation management strategy prepared in accordance with the Conservation Act 1987 or the Reserves Act 1977.*

*(4D) To avoid doubt, subsections (4A) and (4B) apply—*

*(a) regardless of whether the tree, trees, or group of trees is, or the allotment or allotments are, also identified on a map in the plan; and*

*(b) regardless of whether the allotment or allotments are also clad with bush or other vegetation.*

62. Any blanket tree protection rules on sites fitting the definition of urban environment allotment will be treated as invalid from 4 September 2015 if no amendments are made to them. The current rules that protect remnant nikau palms and the rules that manage vegetation removal in residential areas are affected by the above section 76 of the RMA.

63. The provisions of section 76 mean that the Plan's "blanket protection" provisions for nikau

and tree removal on properties that fit the RMA's definition of "urban environment allotment" become invalid on 4 September 2015. Transitional provisions in the RMA provide that if a proposed plan change is notified before 4 September 2015 the proposed rules have legal effect from 4 September 2015.

## Regional Policy Statement for the Wellington Region

64. The Regional Policy Statement (RPS) identifies the significant resource management issues for the region and outlines the policies and methods intended to achieve the integrated sustainable management of the region's natural and physical resources.
65. The chapters of the RPS relevant to the Plan Change are Section 3.11 Soil and Minerals, Section 3.5 Historic Heritage and Section 3.6 Indigenous Ecosystems.
66. Section 3.11 Soil and Minerals recognises that poorly executed vegetation removal can lead to erosion and increased sedimentation of waterways. RPS Policy 15: *Minimising the effects of earthworks and vegetation disturbance – district and regional plans* states:
- Regional and district plans shall include policies, rules and/or methods that control earthworks and vegetation disturbance to minimise:*
- (a) *Erosion; and*
  - (b) *Silt and sediment runoff into water, or onto land that may enter water, so that aquatic ecosystem health is safeguarded.*
67. The explanation of RPS Policy 15 includes the statement:
- Large scale earthworks and vegetation disturbance on erosion prone land in rural areas and many small scale earthworks in urban areas – such as driveways and retaining walls – can cumulatively contribute large amounts of silt and sediment to stormwater and water bodies. This policy is intended to minimise erosion and silt and sedimentation effects associated with these activities.*
68. The Plan Change relaxes the regulatory control of vegetation disturbance in urban environment allotments. This is a requirement of the RMA. As is discussed below in the benefit-cost analysis, urban residential properties typically contain dwellings, accessory buildings and minor structures and paved areas. The remaining areas of properties are typically vegetated in a mixture of mown grass, vegetable and flower gardens and native and exotic trees, irrespective of regulatory controls on the removal of vegetation. The part removal of regulation is not anticipated to lead to significant loss of vegetation or onset of erosion. Vegetation removal in steeper topography (Hill Residential Activity Area and Landscape Protection Activity Area) is currently also controlled by rules relating to soil stability. That is proposed to continue. Controls on earthworks in the Plan and controls on earthworks and vegetation removal in the Regional Soil Plan and forthcoming Regional Natural Resource Plan will remain. The Plan Change is consistent with RPS Policy 15.
69. Section 3.5 Historic Heritage notes that:
- Historic heritage is not just about history, but also culture, archaeology, architecture, science and technology. For Maori, places of cultural and historic heritage are integral to wellbeing.*
70. Policies 21 and 22 are about identifying places, sites and areas with historic heritage values and then protecting those values from inappropriate subdivision, use and development.
71. The Plan Change's assessment criteria for Notable Trees include cultural values. Specific

provision is made for grading trees as Notable because they are culturally significant to Mana Whenua.

72. Section 3.6 Indigenous Ecosystems notes that the region's remaining indigenous ecosystems are under threat. Policy 47 *Managing effects on indigenous ecosystems and habitats with significant indigenous biodiversity values* requires that, during consideration of a district plan change, particular regard be given to:

- (a) *maintaining connections within, or corridors between, habitats of indigenous flora and fauna, and/or enhancing the connectivity between fragmented indigenous habitats;*
- (b) *providing adequate buffering around areas of significant indigenous ecosystems and habitats from other land uses;*
- (c) *managing wetlands for the purpose of aquatic ecosystem health;*
- (d) *avoiding the cumulative adverse effects of the incremental loss of indigenous ecosystems and habitats;*
- (e) *providing seasonal or core habitat for indigenous species;*
- (f) *protecting the life supporting capacity of indigenous ecosystems and habitats;*
- (g) *remediating or mitigating adverse effects on the indigenous biodiversity values where avoiding adverse effects is not practicably achievable; and*
- (h) *the need for a precautionary approach when assessing the potential for adverse effects on indigenous ecosystems and habitats.*

73. Of particular note is (h) – the need for a precautionary approach. The Plan's vegetation removal provisions in residential zones contain policies and rules that seek to protect "the intrinsic values of ecosystems". Information on ecosystems is uncertain and the policies and rules are not well linked to the issues and objectives of the residential zones. However, the Plan Change will continue the precautionary approach to give effect to Policy 47 until Chapter 14E Significant Natural Resources is reviewed and an associated plan change is operative.

### **District Plans in Wellington Region**

74. Section 74(2)(c) of the RMA requires Council to consider the extent to which this Plan Change needs to be consistent with the plans or proposed plans of adjacent territorial authorities.

75. Since the provisions of the RMA for managing Notable Trees are prescriptive, other district plans that meet the requirements of the RMA are likely to have similar provisions.

76. Other district plans in the Wellington region do not have blanket protection provisions for nikau or vegetation in residential zones.

### **Hutt City Council Policies and Strategies**

77. Hutt City Council has a number of relevant strategies and plans that detail the priorities for the City in regards to trees and vegetation. These are discussed briefly below.

### **Neighbourhood Reserves Management Plan**

78. The objectives and policies of the Neighbourhood Reserves Management Plan focus on



the development carried out on neighbourhood reserves, the use of neighbourhood reserves and the management and administration of these reserves.

79. Objective 7.3.1 (v) recognises that neighbourhood reserves may be home to large specimen trees. The Plan Change protects large specimen trees that are of notable quality.

### **Environmental Sustainability Strategy 2015 – 2045**

80. The Environmental Sustainability Strategy gives direction for Council to protect, enhance or repair the environment. This helps Council to play its part in ensuring the city is in a sound state for current and future generations. The Strategy identifies seven key focus areas: water, waste, transport, land use, biodiversity, energy and risk and resilience. Each focus area is led by three overarching strategic goals – lead, protect and enhance.
81. The Plan Change does not conflict with the Environmental Sustainability Strategy.

### **Urban Forest Plan**

82. The Urban Forest Plan describes green assets in the city and explains their significance and purpose from an asset management point of view. The Urban Forest Plan manages the vegetation Council is responsible for and includes trees in streets, urban parks, reserves, cemeteries and sports grounds as well as natural areas.
83. The Plan Change aligns with the Urban Forest Plan in noting that trees may contribute to the neighbourhood identity and be important to Mana Whenua. The Urban Forest Plan also references the historical importance of trees planted by significant land owners such as Alfred Ludlam.
84. The Urban Forest Plan includes the following relevant objectives:
- Objective 1.7: to have large, magnificent, outstanding trees*
  - Objective 1.10: to use recognised arboricultural methods and industry best practice to manage trees in Hutt City’s urban parks.*
  - Objective 1.12: Council values the contribution made by quality street trees and will encourage and enable others to do the same.*
85. Council policy in the Urban Forest Plan includes to “consider protecting outstanding individual specimen trees in urban parks as part of any plan change” and, in the context of street trees, to “look at opportunities to include additional Notable Trees in the District Plan”.

## **Objectives of the Plan Change**

### **Notable Trees**

86. The Plan Change has a single objective for Notable Trees:
- Trees with notable heritage, cultural or amenity values are retained for their natural life.*
87. This objective is proposed to replace the following 2 existing objectives:
- To identify and provide for the protection of Notable Trees.*
  - To provide for the protection of all remnant nikau palms located on the valley floor and in the Eastern Bays of the City as identified in Appendix Trees 2.*
88. The proposed objective is a clearer statement of the intent to protect trees that have been

identified and assessed as Notable. Notable nikau can also come under the proposed objective – no separate objective for nikau is required.

89. The appropriateness of the proposed objective is considered below.
90. The proposed objective directly addresses the community's aspirations to protect Notable Trees as important elements of the City's natural and physical resources. The objective responds to the resource management issue that the removal or modification of Notable Trees may adversely affect the City's heritage, cultural or amenity values.
91. The proposed objective sets the reasonable and useful goal of retaining Notable Trees, and realistically acknowledges that trees have finite lifespans.
92. The proposed objective is achievable through readily understood and available policies and methods. These are discussed below.
93. The proposed objective is broad and no additional objectives are required.
94. Alternative objectives could relate to protecting Notable Trees in certain areas only. However, the STEM procedure takes into account tree location so more complex policy settings would be unnecessarily complicated for no benefits.

### **Vegetation Removal in Residential Zones**

95. The 4 affected residential zones have similar objectives of maintaining character and amenity.
96. In the General Residential Activity Area the relevant objective is 4A 1.1.1:  
*To maintain and enhance the amenity values and residential character of the General Residential Activity Area of the City*
97. In the Special Residential Activity Area the relevant objective is 4B 1.1.1:  
*To maintain and enhance residential areas of the City which possess special amenity values.*
98. In the Hill Residential Activity Area the relevant objective is 4D 1.1.1:  
*To maintain and enhance the distinct characteristics and amenity values associated with the hillside residential areas of the City.*
99. In the Landscape Protection Residential Activity Area the relevant objective is 4E 1.1.1:  
*To ensure the character and amenity values of undeveloped steep hillside areas are maintained and enhanced.*
100. The residential zone objectives focus on maintaining the character and amenity values of each zone. Vegetation is seen as contributing to that character and amenity. Therefore the Plan Change does not seek to amend the above objectives. The Plan Change can be achieved by changing policies and rules to meet the requirements of the RMA, while still giving effect to the existing objectives.

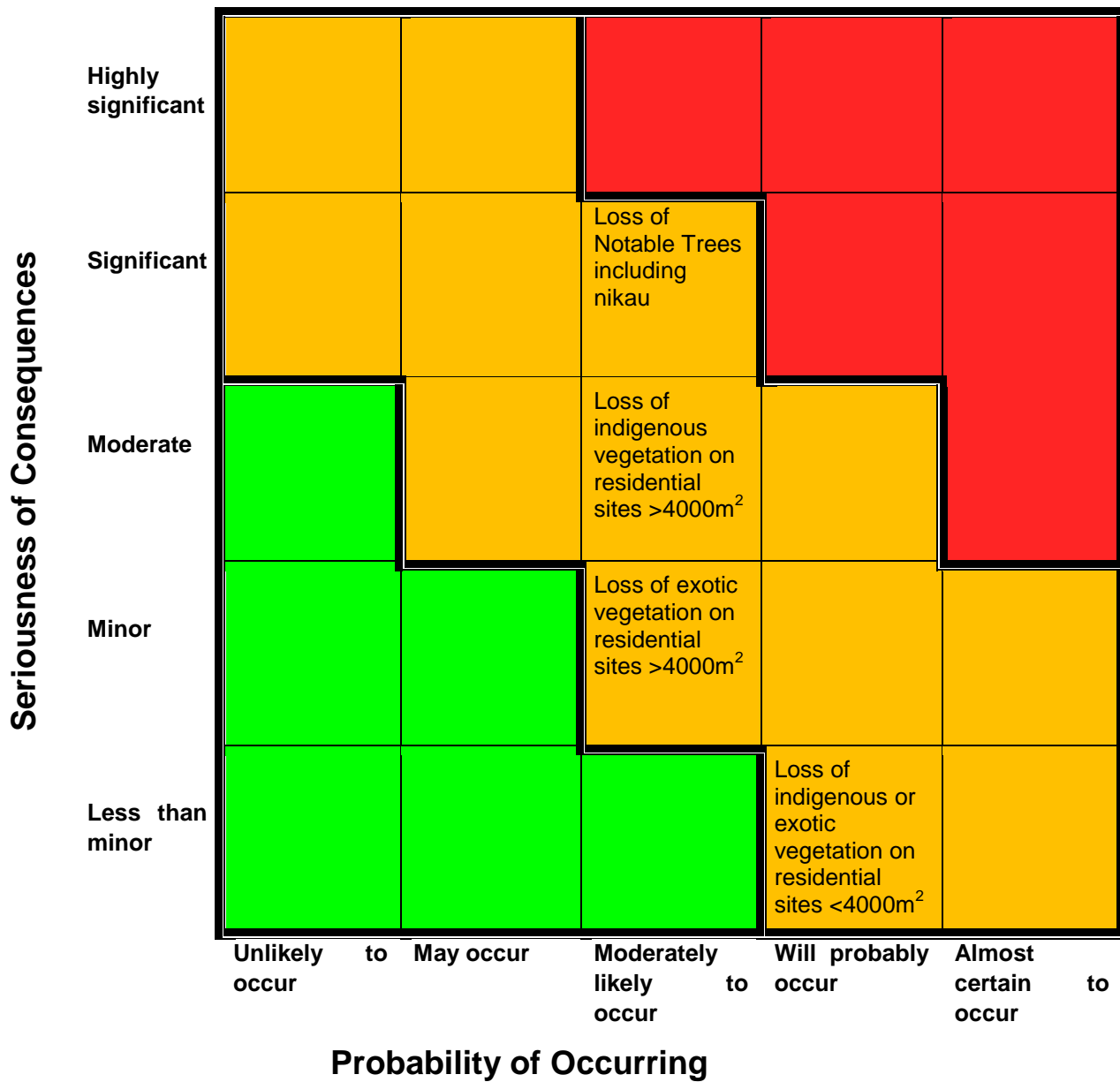
### **Options for Achieving the Objectives**

101. To help guide option selection to achieve the objectives, this report considers the issues in terms of a Risk Matrix (Figure 1 below).
102. Risk is a function of the probability of an occurrence and the seriousness of the consequences should it occur.
103. In the Risk Matrix the issues associated with the Plan Change are placed according to

their probability of occurrence and the consequence of that occurrence. Issues in the green zone (lower left) may not require action. Issues in the red zone (top right) almost certainly require action. Issues in the orange zone (top left to lower right) may require action.

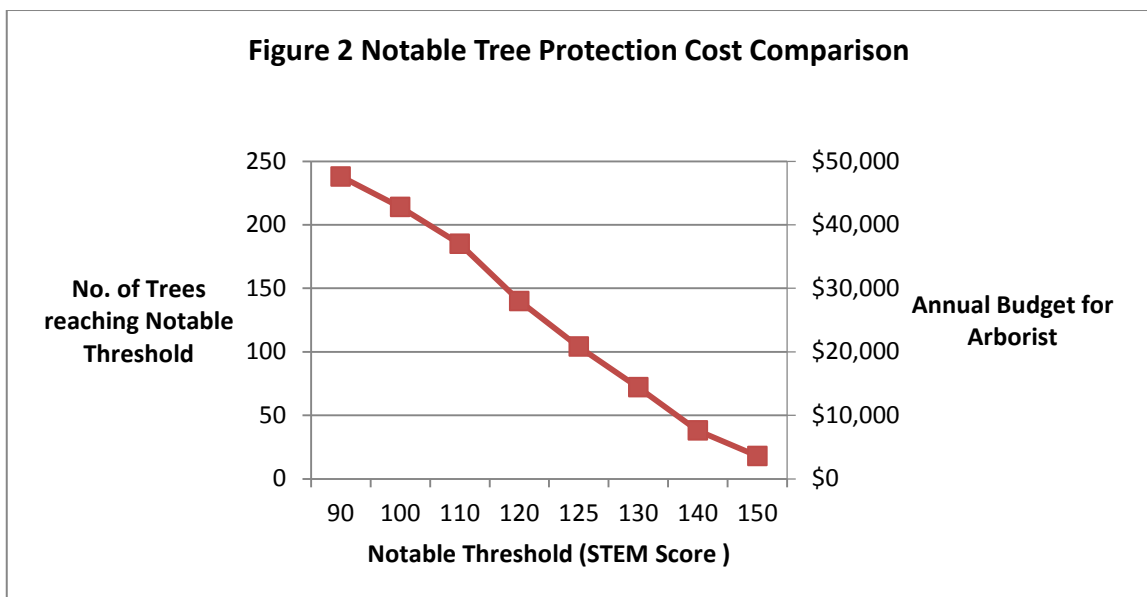
104. The loss of Notable Trees including nikau scores in the orange zone of the Risk Matrix, suggesting that action may be necessary. Without action there is a moderate chance that Notable Trees including nikau will be affected.
105. The loss of Notable Trees can be significant because they typically take at least several decades to be replaced in terms of amenity values and may be irreplaceable for their heritage values. A typical Notable Tree is at least decades old and is often associated with a particular place or person.
106. The loss of vegetation in residential areas also scores in the orange zone of the Risk Matrix, suggesting that action may be necessary. Vegetation removal has a moderate to high probability of occurring, with higher probability on smaller sites. The consequences range from less than minor on smaller sites to moderate for loss of indigenous vegetation on larger sites. Vegetation removal in residential zones is often an accepted consequence of urban intensification. Vegetation in the form of trees is often replaced by built development and smaller and lower vegetation. Trees and vegetation in parks and streets tend to become more important as private open space diminishes.
107. The Risk Matrix scores are considered in the Option analysis that follows.

Figure 1 Risk Matrix



**Notable Trees**

- 108. Before looking at the 4 main options for achieving the proposed objective, Figure 2 *Notable Tree Protection Cost Comparison* below summarises some information on costs. The data is relative and illustrative rather than absolute and precise.
- 109. Figure 2 shows a horizontal (x) axis with increasing Notable thresholds: the further along the axis, the higher the STEM score a tree requires to be listed as Notable. The left hand vertical (y) axis shows that, unsurprisingly, the higher the STEM score required, the fewer trees reach the Notable threshold. As shown in the right hand (y) axis, the fewer trees listed as Notable, the lower the annual arborist costs to Council.
- 110. The District Plan’s current list of Notable Trees is not based on a particular STEM score threshold. The current list of 54 Notable Trees or Groups of Notable Trees (covering 105 individual trees) costs around \$21,000 annually in arborist costs, an average of \$200 per tree. The cost increase to Council would depend on the chosen threshold and the number of trees added. Figure 2 is calibrated against the \$200 per tree cost level and shows the current spend of \$21,000 for 105 trees equates to a STEM score Notable threshold of about 125. Increasing the Notable threshold would reduce the number of protected trees and the associated costs. Council proposes to set the Notable threshold at 120, with the result that approximately 150 Notable trees will be listed and protected in the Plan at an annual cost of around \$30,000.



- 111. Council should choose a Notable threshold that relates the costs of protection to the level of community benefit gained. A specimen grade 4m karaka sapling costs about \$3500 to purchase from a plant nursery. A 6m pohutukawa is about \$5000. Additional costs would be associated with transporting, planting and establishing the trees. The trees would then have to grow successfully for at least several decades before beginning to approach a significant STEM score. The monetary value of a Notable Tree is likely to be at least several tens of thousands of dollars, not including the additional and difficult to quantify benefits the trees may provide in the way of amenity and heritage.
- 112. If a conservative average figure of \$20,000 is assigned to Notable trees, then 150 protected trees are valued at \$3 million. Replacing 150 Notable trees (removed because of an absence of regulatory protection) with specimens conservatively priced at \$3,000

each would cost \$450,000. The \$30,000 annual cost of maintaining 150 Notable trees is 0.1% of their value and less than 7% of the cost of replacing them with saplings that would then take decades to become potentially Notable.

113. There are 4 main options for achieving the proposed objective:

113.1. **Option NT 1** is the Do Nothing option of leaving the Plan as it is. This would continue the protection of the existing list of Notable Trees under existing provisions. The blanket protection provisions for nikau outside the RMA defined “urban environment allotment” would lapse on 4 September 2015 as set down in the RMA.

113.2. **Option NT 2** is the complete removal of regulatory protection of Notable Trees in the Plan

113.3. **Option NT 3** is update the list of Notable Trees including individually identified nikau as appropriate and continue the intent of existing protection provisions.

113.4. **Option NT 4** is the use of regulatory methods alternative to Plan regulation. Possibilities include heritage protection orders or protective covenants under the Conservation Act

114. The options are identified and assessed below.

<b>Option NT 1 - Do Nothing</b>	
<b>Opportunities for Economic Growth and Employment</b>	
NT1.1	Retains Notable Trees as a potential hindrance to development and is therefore negative for economic growth and employment
NT1.2	Potential for Notable Trees to be a tourist attraction and therefore positive for economic growth and employment
NT1.3	Would leave the Plan in a confusing, unsatisfactory state due to invalid provisions, which could lead to misdirection or increased transaction costs for Plan users, hindering economic growth
<b>Benefits</b>	
NT1.4	No Plan change required. Avoids significant administrative costs.
NT1.5	Benefits of Notable Trees accrue to individual land owners and the community. The costs of managing the trees are assumed by Council on behalf of the community.
<b>Costs</b>	
NT1.6	Doing nothing has significant ongoing risks as identified below.
NT1.7	Fails to fully meet objective because it does not update the list of Notable Trees so may omit some important trees.
NT1.8	In 2014/15 the fee for a simple non-notified resource consent application is \$1200. An application to remove a Notable Tree would be likely to be notified, incurring significantly higher consent costs.
NT1.9	Leaves the Plan containing invalid provisions leading to confusion, misinterpretation and increased costs to Plan users and administrators.
NT1.10	Annual costs to protect Notable Trees include: general maintenance, maintenance as a

<b>Option NT 1 - Do Nothing</b>	
	<p>result of storm damage, arborist assessments and resource consents. Council's current budget for Notable Tree maintenance is managed by the Parks and Gardens Division and is \$20,000 total, with an average of \$200 spent per tree. Leaving the list of Notable Trees as it is would maintain the existing costs.</p> <p>NT1.11 Potentially Notable Trees would not be added to the list of protected trees.</p>
<b>Risk of Acting or Not Acting</b>	
	<p>NT1.12 The loss of Notable Trees including nikau scores in the orange zone of the Risk Matrix, suggesting that action may be necessary (and therefore the Option NT 1 Do Nothing is not appropriate). Without regulatory protection there is a moderate chance that Notable Trees including nikau will be affected. The consequences of the effects may be serious because once a Notable Tree is removed it cannot readily be replaced.</p>
<b>Efficiency and Effectiveness</b>	
	<p>NT1.13 The efficiency of Option NT 1 is low because the costs significantly outweigh the benefits.</p> <p>NT1.14 The effectiveness of Option NT 1 is low because the objective is not met.</p>
<b>Overall Assessment of Option NT 1</b>	
	<p>NT1.15 Option NT 1 is not recommended since it does not fully achieve the objective and leaves the Plan in a confusing, unsatisfactory state. Efficiency and effectiveness are low.</p>

<b>Option NT 2 - Complete removal of regulatory protection of Notable Trees</b>	
<b>Opportunities for Economic Growth and Employment</b>	
	<p>NT2.1 Removes Notable Trees as a potential hindrance to development and is therefore positive for economic growth and potential employment opportunities</p>
<b>Benefits</b>	
	<p>NT2.2 Reduces regulatory intervention. Urban trees in general are highly valued for many reasons. The vast majority of trees are retained by their owners without any regulatory intervention. Notable Trees on private land would be retained or not at the discretion of their owners.</p> <p>NT2.3 Avoids consent fees for owners of Notable Trees. In 2014/15 the fee for a simple non-notified resource consent application is \$1200.</p> <p>NT2.4 No ongoing maintenance costs to Council</p>
<b>Costs</b>	
	<p>NT2.5 Fails to achieve the objective</p> <p>NT2.6 Requires Plan change to implement. Promoting a change in the absence of community</p>

<b>Option NT 2 - Complete removal of regulatory protection of Notable Trees</b>	
	support could lead to a more protracted, more expensive process
NT2.7	Benefits of trees accrue to individual land owners and the community but maintenance and other costs fall to individual land owners
NT2.8	Non-regulatory methods e.g. education and financial incentives to tree owners may be useful supplementary measures but they leave the protection of the tree at the discretion of the owner
<b>Risk of Acting or Not Acting</b>	
NT2.9	The loss of Notable Trees including nikau scores in the orange zone of the Risk Matrix, suggesting that action may be necessary (and therefore Option NT 2 is not appropriate). Without regulatory protection there is a moderate chance that Notable Trees including nikau will be affected. The consequences of the effects may be serious because once a Notable Tree is removed it cannot readily be replaced
<b>Efficiency and Effectiveness</b>	
NT2.10	The efficiency of Option NT 2 is low because while the costs are low, the benefits are even lower.
NT2.11	The effectiveness of Option NT 2 is low because the objective is not met
<b>Overall Assessment of Option NT 2</b>	
NT2.12	Option NT 2 is not recommended since it does not achieve the objectives

<b>Option NT 3 - Update the List of Notable Trees incl. Individually Identified Nikau</b>	
<b>Opportunities for Economic Growth and Employment</b>	
NT3.1	Retains Notable Trees as a potential hindrance to development and is therefore negative for economic growth and employment
NT3.2	Potential for Notable Trees to be a tourist attraction and therefore positive for economic growth and employment
<b>Benefits</b>	
NT3.3	Achieves the objective
NT3.4	The method is certain, well understood by Council and the community and can be efficiently delivered
NT3.5	The removal of blanket protection provisions affecting nikau removes sweeping, uncertain regulation that imposes significant costs without clear benefits. Urban trees in general are highly valued for many reasons. The vast majority of trees are retained by their owners without any regulatory intervention. Nikau (except individual Notable Trees) on private land in residential zones would be managed at the discretion of their owners (except potentially when associated with indigenous vegetation removal on sites over 4000m <sup>2</sup> in the Hill Residential Activity Area and Landscape Protection Residential Activity Area zones). These larger sites would retain blanket indigenous



<b>Option NT 3 - Update the List of Notable Trees incl. Individually Identified Nikau</b>	
	vegetation protection provisions and the associated consent costs.
NT3.6	The permitted activity approach where Council assumes responsibility for maintenance and removal for safety reasons avoids the imposition of maintenance and consent costs onto landowners. In 2014/15 the fee for a simple non-notified resource consent application is \$1200.
NT3.7	The Council policy of listing Notable Trees only with the agreement of the tree owner promotes a workable tree maintenance regime including property access, regular tree inspections and maintenance trimming. It also promotes a plan change process that avoids costly opposition from affected landowners.
NT3.8	Benefits of Notable Trees accrue to individual land owners and the community. The costs of managing the trees are assumed by Council on behalf of the community.
NT3.9	Removes invalid provisions from the Plan.
<b>Costs</b>	
NT3.10	The process of engaging the community to invite tree nominations costs Council several thousand dollars
NT3.11	Assessing the nominated trees costs Council several thousand dollars
NT3.12	Annual costs to protect Notable Trees include: general maintenance, maintenance as a result of storm damage, arborist assessments. Council's current annual budget for Notable Tree maintenance is managed by the Parks and Gardens Division and is \$20,000 total, with an average of \$200 spent per tree. If the Notable Tree list increased (from the current 54 listings covering 105 trees), either the budget would need to be increased to cover the maintenance costs for each tree or the average spend per tree would need to decrease. If the proposed plan change is made operative, a total of approximately 150 Notable Trees would be protected, possibly leading to an increased total cost to council of approximately \$30,000 annually.
NT3.13	Landowners would incur consent costs for applications to remove trees when personal or property safety was not at risk.
NT3.14	The Council policy of listing Notable Trees only with the agreement of the tree owner could mean that some trees with the potential to be Notable are protected at the discretion of their owners.
NT3.15	Requires plan change to implement. Promoting a change with community support could lead to less protracted, less expensive process
<b>Risk of Acting or Not Acting if Information is Uncertain or Insufficient</b>	
NT3.16	The loss of Notable Trees including nikau scores in the orange zone of the Risk Matrix, suggesting that action may be necessary (and therefore Option NT 3 may be appropriate). Without regulatory protection there is a moderate chance that Notable Trees including nikau will be affected. The consequences of the effects may be serious because once a Notable Tree is removed it cannot readily be replaced
<b>Efficiency and Effectiveness</b>	
NT3.17	The efficiency of Option NT 3 is high because while the costs are higher than less

<b>Option NT 3 - Update the List of Notable Trees incl. Individually Identified Nikau</b>	
	interventionist options, the benefits outweigh the costs.
NT3.18	The effectiveness of Option NT 3 is high because the objectives are achieved.
<b>Overall Assessment of Option NT 3</b>	
NT3.19	Option NT 3 achieves the objective and provides the best available mix of private and community benefits. It also removes significant regulatory costs and brings the Plan into line with current legislation. The Risk Matrix supports taking action.

<b>Option NT 4 - Use of Regulatory Methods Alternative to Plan Regulation</b>	
<b>Opportunities for Economic Growth and employment</b>	
NT4.1	Retains Notable Trees as a potential hindrance to development and is therefore negative for economic growth and employment
NT4.2	Potential for Notable Trees to be a tourist attraction and therefore positive for economic growth and employment
<b>Benefits</b>	
NT4.3	May achieve the objective
NT4.4	Removes invalid provisions from the Plan.
NT4.5	Council could choose to protect Notable Trees on reserves using the provisions of the Reserves Act 1977. All trees located on reserve land are protected under Section 42 of the Reserves Act. Any cutting or destroying of bush or trees requires a special permit or, on recreation, government purpose or local purpose reserves, the approval of the administering body of the reserve (generally Council). Unauthorised removal or wilful damage of any tree, shrub, fern or plant on any reserve is an offence under Section 94.
NT4.6	The protection is backed up by Council's Parks and Reserves Bylaw 2007. Unauthorised removal or damage of trees or plants is an offence.
NT4.7	The community may perceive less certainty about the level of protection afforded to trees protected solely by the Reserves Act. For example, the reserve status of land is able to be revoked.
NT4.8	Council could increase the protection provided to trees, and the clarity and transparency of that protection, by including specific tree protection provisions in its reserve management plans or in other policy, e.g. its Urban Forest Plan.
NT4.9	Trees in road reserve could be protected effectively by a specific tree policy e.g. its Urban Forest Plan. The Urban Forest Plan could list and describe individual outstanding trees and set out how they should be managed. This approach would give Council strong control over the trees' management in consultation with the community without the need for the onerous administrative procedures of the RMA.

## Costs

- NT4.10 **Heritage orders** are a legal tool with a formal contestable process. The formal process can be expensive and may not be in line with the interests of affected property owners. The issuing of a heritage order may trigger the need for Council to reimburse the owner for additional costs relating to the order and if contested the Environment Court may order the heritage protection authority (in this case Council) to acquire the property or remove the order.
- NT4.11 The heritage order method is uncertain and less well understood by Council and the community and would be difficult to deliver efficiently
- NT4.12 A heritage order process would still require the identification and assessment of Notable Trees, at a cost to Council of several thousand dollars.
- NT4.13 **Covenants** may be registered on Certificates of Registration (property titles). Covenants are usually permanently registered against the land title and place conditions on the management and use of the land. Once in place, they are legally binding and provide legal protection. Covenants are often voluntary but may be imposed by Council as a condition of a land use or subdivision consent. Covenants can be initiated and requested by the land owner to ensure long term protection of a tree.
- NT4.14 The maintenance of trees subject to heritage orders or covenants would be less certain and possibly more costly. Costs may be more likely to fall on landowners alone, rather than shared with the community benefitting from the trees.

## Risk of Acting or Not Acting if Information is Uncertain or Insufficient

- NT4.15 The loss of Notable Trees including nikau scores in the orange zone of the Risk Matrix, suggesting that action may be necessary (and therefore Option NT 4 may be appropriate). Without regulatory protection there is a moderate chance that Notable Trees including nikau will be affected. The consequences of the effects may be serious because once a Notable Tree is removed it cannot readily be replaced.
- NT4.16 The risk of acting to pursue heritage orders or covenants may be significant since the process is potentially onerous for each tree and the outcomes are uncertain.

## Efficiency and Effectiveness

- NT4.17 The efficiency of Option NT 4 is low because the costs are high and are likely to be higher than the benefits.
- NT4.18 The effectiveness of Option NT 4 is low because the outcomes are uncertain and the objective may not be met

## Overall Assessment of Option NT 4

- NT4.19 Option NT 4 is not a recommended option. It imposes additional administration costs and uncertainty relative to the known District Plan regulatory approach.

## Vegetation Removal in Residential Zones

115. There are 3 identified options for achieving the proposed objectives (which are the existing objectives for the respective residential zones):
- 115.1. **Option VC 1** is the Do Nothing option of leaving the Plan as it is. This would allow the blanket protection provisions for vegetation in residential zones outside the RMA defined “urban environment allotment” to lapse on 4 September 2015 as set down in the RMA.
  - 115.2. **Option VC 2** is the complete removal of regulatory protection of vegetation in residential zones.
  - 115.3. **Option VC 3** is to remove controls on vegetation removal in the General Residential Activity Area and the Special Residential Activity Area. In addition, the option is to amend the provisions in the Hill Residential Activity Area and Landscape Protection Residential Activity Area as follows:
    - Exotic vegetation removal on lots more than 4000m<sup>2</sup> is permitted subject to conditions relating to site stabilisation
    - Indigenous vegetation removal up to 500m<sup>2</sup> on lots more than 4000m<sup>2</sup> is permitted subject to conditions relating to site stabilisation
    - Indigenous vegetation removal over 500m<sup>2</sup> on lots more than 4000m<sup>2</sup> is restricted discretionary with discretion restricted to consideration of visual amenity, site stability and the intrinsic values of ecosystems.

<b>Option VC 1 - Do Nothing</b>	
<b>Opportunities for Economic Growth and employment</b>	
VC1.1	Fewer vegetation removal rules as a potential hindrance to development and is therefore positive for economic growth and potential employment opportunities
VC1.2	Leaving the Plan in a confusing, unsatisfactory state due to the presence of invalid provisions could lead to misdirection or increased transaction costs for Plan users, hindering economic growth
<b>Benefits</b>	
VC1.3	No plan change is required. This avoids significant administrative costs.
VC1.4	The removal of blanket protection provisions removes sweeping, uncertain regulation that imposes significant costs without clear benefits. Vegetation in general is highly valued for many reasons. Vegetation is retained by its owners without any regulatory intervention. Vegetation (except individual Notable Trees) on private land in residential zones would be managed at the discretion of its owners. No resource consent costs would be incurred. In 2014/15 the fee for a simple non-notified resource consent application is \$1200.
<b>Costs</b>	
VC1.5	Leaves the Plan containing invalid provisions leading to confusion, misinterpretation and increased costs to Plan users and administrators.
VC1.6	Resource consent would still be required for removing more than 500m <sup>2</sup> of vegetation on properties not fitting the RMA’s definition of “urban environment allotment”.

<b>Option VC 1 - Do Nothing</b>	
<b>Risk of Acting or Not Acting if Information is Uncertain or Insufficient</b>	
VC1.7	The Risk Matrix suggests there is a moderate to high probability of the loss of vegetation in residential areas, with higher probability on smaller sites. The consequences range from less than minor on smaller sites to moderate for loss of indigenous vegetation on larger sites. Option VC 1 does not address the risk around the loss of indigenous vegetation on larger sites.
<b>Efficiency and Effectiveness</b>	
VC1.8	The efficiency of Option VC 1 is low because while the costs are low the benefits are even lower.
VC1.9	The effectiveness of VC 1 is low because the objectives are not met.
<b>Overall Assessment of Option VC 1</b>	
VC1.10	Option VC 1 is not recommended because it leaves the Plan in a confusing, unsatisfactory state with invalid provisions.

<b>Option VC 2 - Complete Removal of Vegetation Protection in Residential Zones</b>	
<b>Opportunities for Economic Growth and Employment</b>	
VC2.1	Removes regulatory protection of vegetation in residential zones as a potential hindrance to development and is therefore positive for economic growth and potential employment opportunities
<b>Benefits</b>	
VC2.2	Reduces regulatory intervention. Vegetation in general is highly valued for many reasons. The vast majority of vegetation is retained by its owners without any regulatory intervention. Vegetation in residential zones would be retained or not at the discretion of its owners.
VC2.3	Avoids consent fees - In 2014/15 the fee for a simple non-notified resource consent application is \$1200.
VC2.4	No ongoing costs to Council
<b>Costs</b>	
VC2.5	Fails to achieve objective
VC2.6	Requires plan change to implement. Promoting a change in the absence of community support could lead to a more protracted, more expensive process
<b>Risk of Acting or Not Acting if Information is Uncertain or Insufficient</b>	
VC2.7	The Risk Matrix suggests there is a moderate to high probability of the loss of vegetation in residential areas, with higher probability on smaller sites. The consequences range from less than minor on smaller sites to moderate for loss of indigenous vegetation on larger sites. Option VC 2 does not address the risk around

<b>Option VC 2 - Complete Removal of Vegetation Protection in Residential Zones</b>	
	the loss of indigenous vegetation on larger sites.
<b>Efficiency and Effectiveness</b>	
VC2.8	The efficiency of Option VC 2 is low because while the costs are low, the benefits are even lower.
VC2.9	The effectiveness of Option VC 2 is low because the objectives are not met
<b>Overall Assessment of Option VC 2</b>	
VC2.10	Option VC 2 is not recommended since it does not achieve the objectives

<b>Option VC 3 – Remove Vegetation Removal Controls in General and Special Residential Activity Areas and Amend Vegetation Removal Controls in Hill Residential and Landscape Protection Activity Areas</b>	
<b>Opportunities for Economic Growth and employment</b>	
VC3.1	Removes heavy handed regulation, potentially enabling economic activity and employment opportunities
<b>Benefits</b>	
VC3.2	Meets the requirements of the RMA
VC3.3	Removes invalid provisions from the Plan
VC3.4	Amends or removes policies that do not relate to the stated objective and do not relate to any stated resource management issue
VC3.5	May better manage vegetation removal on urban residential land. Provisions better targeted to where significant adverse effects are more likely to occur
VC3.6	The precautionary approach of retaining controls on extensive indigenous vegetation removal on larger sites meets the purpose of the RMA and the requirements of the Regional Policy Statement
VC3.7	The removal of blanket protection provisions removes sweeping, uncertain regulation that imposes significant costs without clear benefits. Vegetation in general is highly valued for many reasons. Most vegetation is retained by its owners without any regulatory intervention. Vegetation (except individual Notable Trees) on private land in residential zones would be managed largely at the discretion of its owners, with consent costs being incurred only for larger scale (>500m <sup>2</sup> ) removal of indigenous vegetation in Hill Residential and Landscape Protection Activity Areas.
<b>Costs</b>	
VC3.8	Requires plan change to implement.
VC3.9	Consent costs would be incurred only for larger scale (>500m <sup>2</sup> ) removal of indigenous vegetation on sites >4000m <sup>2</sup> in Hill Residential and Landscape Protection Activity Areas. In 2014/15 the fee for a simple non-notified resource consent application is

<b>Option VC 3 – Remove Vegetation Removal Controls in General and Special Residential Activity Areas and Amend Vegetation Removal Controls in Hill Residential and Landscape Protection Activity Areas</b>	
	\$1200
VC3.10	Alternative regulatory methods could include heritage protection orders or land covenants. The processes for implementing these are likely to be lengthy with significant costs. District Plan provisions may also be required to work with or complement the alternative methods so the overall costs are likely to be greater than District Plan regulation alone.
VC3.11	In 2014/15 the fee for a simple non-notified resource consent application is \$1200.
<b>Risk of Acting or Not Acting if Information is Uncertain or Insufficient</b>	
VC3.12	The Risk Matrix suggests there is a moderate to high probability of the loss of vegetation in residential areas, with higher probability on smaller sites. The consequences range from less than minor on smaller sites to moderate for loss of indigenous vegetation on larger sites. Option VC 3 responds to the differing levels of risk around the types of indigenous vegetation and size of sites.
<b>Efficiency and Effectiveness</b>	
VC3.13	The efficiency of Option VC 3 is high because unnecessary regulation and associated costs are removed.
VC3.14	The effectiveness of Option VC 3 is moderate because the objectives are met.
<b>Overall Assessment of Option VC 3</b>	
VC3.15	Option VC 3 fulfils the requirements of the RMA and provides an appropriate management regime for vegetation in residential zones.

***Selection of Options***

- 116. Option NT 3 and Option VC 3 are the recommended options to form the Plan Change.
- 117. Option NT 3 achieves the objective and provides the best available mix of private and community benefits. It also removes significant regulatory costs and brings the Plan into line with current legislation.
- 118. Option VC 3 fulfils the requirements of the RMA and provides an appropriate management regime for vegetation in residential zones.

## **Conclusion**

119. The Plan Change has been evaluated under the requirements of Section 32 and is the best available means to achieve the objectives for the management of Notable Trees and the sustainable management purpose of the RMA.

## **Consultation Undertaken**

120. The consultation undertaken in preparing the Plan Change was outlined in the earlier in this report.
121. This section will be updated following the results of the consultation on the Plan Change.

## **Documents Referenced**

1. Policy and Regulatory Committee Report TRIM 14/852
2. Policy and Regulatory Committee Report TRIM 14/1289
3. *Great Hutu Trees* promotion TRIM DIV/14/6085)
4. Letter to tree landowners TRIM DIV/14/6153
5. STEM assessments TRIM DIV/15/2179
6. Tree spreadsheet TRIM DOC/14/145283
7. Nikau photographs and map TRIM DIV/15/3165
8. Letter from Mana Whenua re nikau TRIM DOC/15/82374
9. Scale and Significance Assessment TRIM DOC/15/80725



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## Part 5: Submission Form

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# Submission on publicly notified Proposed District Plan Change

Clause 6 of the First Schedule, Resource Management Act 1991



To: Chief Executive, Hutt City Council

1. **This is a submission from:**

Full name	<i>Last</i>		<i>First</i>	
Company/organisation				
Contact <i>if different</i>				
Address	<i>Number</i>	<i>Street</i>		
	<i>Suburb</i>			
	<i>City</i>		<i>Postcode</i>	
Address for Service <i>if different</i>	<i>Postal Address</i>		<i>Courier Address</i>	
Phone	<i>Day</i>		<i>Evening</i>	
Fax			<i>Mobile</i>	
Email				

2. This is a **submission** on the following proposed change to the City of Lower Hutt District Plan:

**Proposed District Plan Change No:**

**Title of Proposed District Plan Change:**

3. The specific provisions of the proposal that my submission relates to are:

*Please give details:*

*(Please use additional pages if you wish)*

4. My submission is:

*Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:*

*(Please use additional pages if you wish)*

5. I seek the following decision from Hutt City Council:

*Give precise details:*

*(Please use additional pages if you wish)*

6. I  **wish**  **do not wish** to be heard in support of my submission.  
*(please tick one)*

7. If others make a similar submission,  
I  **will**  **will not** consider presenting a joint case with them at the hearing.  
*(please tick one)*

Signature of submitter:  
*(or person authorised to sign on behalf of submitter)*

	<i>Date</i>
--	-------------

Personal information provided by you in your submission will be used to enable Hutt City Council to administer the submission process and will be made public. You have the right under the Privacy Act 1993 to obtain access to and to request correction of any personal information held by the Council concerning you.

Submission number   
OFFICE USE ONLY