

Queenstown Lakes District Proposed District Plan – Stage 1

Section 42A Hearing Report For Hearing commencing: 27th June 2016

Report dated: 1st June 2016

Report on submissions and further submissions **Chapter 32 Protected Trees**

File Reference: Chp. 32 S42A

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I also have referred to, and relied on the following evidence filed alongside this section 42A report:

Mr David Spencer (Arborist) – dated 1 June 2016; and
Mr Philip Blakely (Landscape Architect) – dated 1 June 2016.

1. EXECUTIVE SUMMARY

1.1 The framework, structure and majority of the provisions in the Proposed District Plan (**PDP**) Protected Trees Chapter 32 (**notified Chapter**) should be retained as outlined and supported in the section 32 assessment (attached as **Appendix 3**). However, some changes are considered appropriate, and these are shown in the Revised Chapter attached as **Appendix 1** to this evidence. A number are minor changes, or wording changes that provide better expression and greater realisation of the purpose of the RMA. I have assessed changes of substance in terms of section 32AA of the RMA (see **Appendix 4**).

1.2 I consider that the Revised Chapter is more effective and efficient than the notified chapter, and also than the further changes sought by submitters that I have rejected. I consider that the Revised Chapter better meets the purpose of the Resource Management Act 1991 (**RMA**). The key reasons for this conclusion include:

- a. The Revised Chapter framework and style is concise and accessible.
- b. The Revised Chapter provisions clarify the issues and the application better.
- c. The Revised Chapter diagram for root protection zones in spreading canopy trees better captures the unusual directions in which trees can grow.
- d. The Revised Chapter assessment matters better capture the variety of issues that activities on or around protected trees can create.
- e. The Revised Chapter has included or removed specific tree listings to the schedules based on the matters raised by submitters.

2. INTRODUCTION

2.1 My name is Rachael Maree Law. I am employed by the Council as a Policy Planner. I have held this role since January 2016. I am a Graduate member of

the New Zealand Planning Institute and I hold the qualifications of Bachelor of Resource and Environmental Planning from Massey University in Palmerston North and a Masters of European Studies: Transnational and Global Perspectives from Katholieke Universiteit (KU) Leuven in Leuven in Belgium.

3. CODE OF CONDUCT

3.1 Although this is a Council hearing, I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.

3.2 I am authorised to give this evidence on the Council's behalf.

4. SCOPE

4.1 My evidence addresses the submissions and further submissions received on the notified chapter. The key issues raised in submissions can be grouped under the following broad topics:

- a. the definition and application of the *root protection zone*;
- b. the assessment matters are not considered to be comprehensive enough; and
- c. submissions on specific listings.

4.2 The Table in **Appendix 2** outlines whether individual submissions are accepted, accepted in part, rejected, considered to be out of scope or deferred to another hearing stream. Where I recommend substantive changes to provisions I assess those changes in terms of s 32AA of the RMA (see **Appendix 4**).

4.3 Although this evidence is intended to be a stand-alone document and also meet the requirements of s 42A of the RMA, a more in-depth understanding can be obtained from reading the Protected Trees s 32 report which is attached at **Appendix 3**. The s 32 report also contains links to further

Appendices and these, along with Monitoring reports can be found on the Council's website at www.qldc.govt.nz.

- 4.4 Submissions associated with other areas of the PDP but are out of scope of this chapter are deferred to the appropriate chapter and hearing. **Appendix 2** indicates whether a submission or further submission has been deferred to another hearing stream.¹
- 4.5 This evidence analyses submissions for the benefit of the Hearings Panel to make recommendations on the Protected Trees Chapter 32.
- 4.6 I have read, referred to and relied on the evidence of Mr David Spencer, and that of Mr Philip Blakely, both dated 2 June 2016.

5. BACKGROUND – STATUTORY AND NON-STATUTORY DOCUMENTS

- 5.1 The **s 32 report** at pages 2 to 5 provides a detailed overview of the higher order planning documents applicable to the Protected Trees Chapter. I summarise here the documents that have been considered in the preparation of this chapter.
- 5.2 **The RMA** – in particular the purpose and principles in Part 2, which emphasise the requirement to sustainably manage the use, development and protection of the natural and physical resources for current and future generations, taking into account the 'four well beings' (social, economic, cultural and environmental).
- 5.3 **The Local Government Act 2002** - in particular section 14, Principles relating to local authorities. Sub-sections 14(c), (g) and (h) emphasise a strong intergenerational approach, considering not only current environments, communities and residents but also those of the future. They demand a future focussed policy approach, balanced with considering current needs and interests. Like the RMA, the provisions also emphasise the need to take into account social, economic and cultural matters in addition to environmental ones.

¹ Example: FS1270 relates to a rezoning issue and is deferred to the hearing on mapping, FS1030 relates to a provisions issue in another chapter and has been deferred to the Rural Hearing.

5.4 **Iwi Management Plans** - when preparing or changing a district plan, section 74(2A)(a) of the RMA states that Councils must "*take into account*" any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district. Two iwi management plans are relevant:

- a. *The Cry of the People, Te Tangi a Tauira: Ngāi Tahu ki Murihiku* Natural Resource and Environmental Iwi Management Plan 2008 (MNRMP 2008); and
- b. *Kāi Tahu ki Otago* Natural Resource Management Plan 2005 (KTKO NRMP 2005).

5.5 **Operative Otago Regional Policy Statement 1998 (Operative RPS)** - Section 75(3) of the RMA requires that a district plan prepared by a territorial authority must "*give effect to*" any regional policy statement. In particular:

- a. Under section 3.4 *Natural and Physical Features*, Arrowtown's streetscape is specifically mentioned as a distinctive characteristic feature which highlights the Region's historical and cultural past, allowing scope for the protection of the trees in the Arrowtown Residential Historic Management Zone (**ARHMZ**).²
- b. Objectives 5.4.2 and 5.4.3 relate to avoiding degradation of Otago's natural and physical resources from land-use activities and the protection of the outstanding natural features and landscapes of the region. While the protected trees cannot be considered outstanding natural features they do contribute (in particular in Arrowtown) to the *features and landscapes that give the Otago region its distinctive character and particular identity*,³ which contribute to the principal reasons for Policy 5.5.6 – recognising and providing for the protection of Otago's outstanding natural features and landscapes.
- c. The Operative RPS contains a number of objectives and policies that both promote and potentially discourage tree protection. Policy 9.5.2 seeks to promote and encourage efficiency in the development and use of Otago's infrastructure, while Policy 9.5.3 promotes and

² See ORC Operative RPS Section 3.4 *Natural and Physical Features* page 22.

³ See ORC Operative RPS Section 5 *Land Policy 5.5.6 Explanation and Principal Reasons for Adopting* page 56.

encourages the sustainable management of Otago's transport network. While not in themselves directly adverse to the protection of vegetation, the operation, maintenance and development of infrastructure can be hindered by rules and provisions that seek to protect vegetation.

- d. Objective 9.4.1 seeks to promote sustainable management of the built environment to provide for amenity values and conserve and enhance the environmental and landscape quality while recognising and protecting heritage values. Objective 9.4.3 seeks to minimise the adverse effects of the built environment on the natural and physical resources. Policy 9.5.4 seeks to minimise the adverse effects of urban development and settlement, including structures, on Otago's environment through *avoiding remedying or mitigating:*

(d) significant irreversible effects on

(v) Heritage values, or

(vi) Amenity Values

- e. Policy 9.5.5(a) allows for the identification of amenity levels to the community – *features which contribute to the community's quality of life.*⁴

These objectives and policies set a basis to manage trees that contribute to the District's amenity and heritage values.

- 5.6 **Proposed Otago Regional Policy Statement 2015 (PRPS)** – Section 74(2) of the RMA requires that a district plan prepared by a territorial authority shall "*have regard to*" any proposed regional policy statement. The PRPS was notified for public submissions on 23 May 2015, and contains the following objectives and policies relevant to the management of trees:

Objective 2.1 – The values of Otago's natural and physical resources are recognised, maintained and enhanced.

⁴ See ORC Operative RPS Section 9 policy 9.5.5 *Explanation and Principal Reasons for Adopting* page 128.

Policy 2.1.7 Recognising the values of natural features, landscapes and seascapes. Recognise the values of natural features, [and] landscapes...are derived from the following attributes...

a) Biophysical attributes, including:

iii. Vegetation (indigenous and introduced);

b) Sensory attributes, including:

ii. Aesthetic values;

iv. Wild or scenic values;

c) Associative attributes, including:

i. Whether the values are shared and recognised;

iii. Historical and heritage associations.

Objective 2.2 – Otago's significant and highly-valued natural resources are identified and protected or enhanced.

Policy 2.2.5 Identifying special amenity landscapes and highly valued natural features. Identify areas and values of special amenity landscape or natural features which are highly valued for their contributions to the amenity or quality of the environment, but which are not outstanding...

Policy 2.2.6 Managing special amenity landscapes and highly values natural features. Protect or enhance the values of special amenity landscapes and highly valued natural features, by:

- a) Avoiding significant adverse effects on those values which contribute to the special amenity of the landscape or high value of the natural feature; and*
- b) Avoiding, remedying or mitigating other adverse effects on other values; and*
- c) Assessing the significance of adverse effects on those values, as detailed in Schedule 3; and*
- d) Recognising and providing for positive contributions of existing introduced species to those values; and*
- f) Encouraging enhancement of those values.*

Objective 4.2 – Historic Heritage resources are recognised and contribute to the region's character and sense of identity.

Policy 4.2.2 Identifying historic heritage

- c) cultural values, including*
 - i. identity;*
 - ii. Public esteem;*
 - iii. Commemorative;*

Policy 4.2.3 Managing historic heritage values. Protect and enhance the values of places and areas of historic heritage, by:

- c) Avoiding adverse effects on those values which contribute to the area or place being of regional or national significance.*

Objective 4.5 – Adverse effects of using and enjoying Otago's natural and built environment are minimised.

Policy 4.5.2 Applying an adaptive management approach. Apply an adaptive management approach, to address adverse effects that might arise and that can be remedied before they become irreversible by:

- a) Setting appropriate indicators for effective monitoring of those adverse effects; and*
- b) Setting thresholds to trigger remedial action before the effects result in irreversible damage.*

These objectives and policies set a basis to manage trees that contribute to the character of the District. The hearing of submissions for the PRPS was held in November 2015 and, at the time of preparing this evidence, the Hearing Panel was deliberating the submissions. A decision on the submissions has not yet been issued by the Regional Council.

- 5.7 **Council's District Tree Policy, September 2010** – this policy document outlines the Council's position in relation to protection and management of trees on both public and private land (though the policies and objectives within only apply to those on public land), highlighting their worth in reinforcing the character and identity of the District. The Tree Policy recognises the importance of and provides strategic planning for the long-term continuity of the tree resource on public land in the District.

5.8 **Council's Monitoring Report: Heritage Trees, December 2011** – this report monitored the efficiency and effectiveness of the ODP heritage trees provisions. It outlines the history of and the provisions of the ODP for the protection of heritage trees.⁵ This report analyses the efficiency and effectiveness of the ODP heritage tree provisions⁶ and summarises the issues that result from these, with recommendations for the District Plan.⁷

6. BACKGROUND – OVERVIEW OF THE ISSUES

6.1 The purpose of Chapter 32 Protected Trees is to protect the trees in the District that have been identified as providing significant benefits to the District. Trees provide many benefits. In general these are in the following areas: aesthetically, environmentally, climatologically, ecologically, economically and socially. They assist in improving the negative effects of urban environments such as: air pollution, noise, water quality and run-off, shade, wind exposure and erosion.⁸

6.2 Trees have an important role reinforcing the local identity and character of the District and the older specimens in particular contribute to the natural and cultural heritage of the District.⁹ Socially and economically they add to the amenity values of a place or property, potentially increasing property value. From an ecological standpoint trees provide important habitats for birds and insects, and, by absorbing, filtering and purifying air and water they are fundamental to the life-supporting capacity of the District.¹⁰

6.3 Trees in urban spaces can create physical problems; these include interfering with underground and overhead services, disruption to foundations, difficulty of access, leaf fall blocking drains and storm water channels, excessive shading and obstruction of views. Trees in close proximity to buildings and services can cause issues associated with the root system affecting foundations and pipes. More often than not however, these perceived adverse effects generated by trees are more than outweighed by the substantial environmental and aesthetic benefits they provide.¹¹

⁵ Refer to the *Monitoring Report: Heritage Trees*, Policy and Planning, QLDC (December 2011) Page 4.

⁶ Refer to the *Monitoring Report: Heritage Trees*, Policy and Planning, QLDC (December 2011) Page 11-20.

⁷ Refer to the *Monitoring Report: Heritage Trees*, Policy and Planning, QLDC (December 2011) Pages 21-22.

⁸ Refer to the QLDC District Tree Policy pages 7-8.

⁹ Refer to the QLDC District Tree Policy page 7.

¹⁰ Refer to the QLDC District Tree Policy page 8.

¹¹ Refer to the QLDC District Tree Policy page 8.

6.4 The s32 assessment¹² identified the following issues with the ODP chapter, resulting in substantial changes to the framework, structure, objectives and provisions in the notified Chapter:

- a. Lack of effective and efficient management of protected trees:
 - (i) the ODP refers to significant trimming but does not define it;
 - (ii) the ODP is vague on the difference between maintenance and trimming and does not have appropriate provisions for avoiding damage to the root system of trees. Furthermore it does not identify a difference between trimming of a hedge or tree;
 - (iii) the ODP schedule of trees were not accurately surveyed or plotted on the maps;
 - (iv) the ODP contains overlapping policies.

- b. Identification and management of trees:
 - (i) the 2009 RMA (Simplifying and Streamlining) Amendment Act revoked the ARHMZ rules that provided blanket protection, in the ODP.

6.5 The notified chapter has vastly improved the identification of the scheduled trees. The PDP drafting stage included surveys of the trees, including their health, species and exact location, improving the integrity of the trees in the schedule. These surveys were done using the Systematic Tree Evaluation Method (**STEM**). Through this survey any tree with a STEM score of 120 or greater has been identified as qualifying as a protected tree. The PDP provisions have provided clearer parameters and provisions as to what constitutes an activity to a scheduled tree. The introduction of Character Trees in the notified chapter in the ARHMZ has been in an effort to maintain the ability to protect the distinct character of Arrowtown while not undermining the integrity of the protected trees. Table 2 of the notified chapter builds on the introduction of the character trees. The trees located within the road and public places collectively make a significant contribution to the amenity, character

¹² Refer to Appendix 3.

and heritage values of the ARHMZ, and under the changes to the RMA are able to be protected through a 'blanket' rule.

- 6.6 After considering the submissions I believe that these issues are still live, to some extent. The new definitions of *dripline* and *protected root zone* have been submitted upon, likewise with various protected and character trees in the schedule. As mentioned above, the blanket tree rules in the ODP were no longer applicable after 4 September 2015 as the Resource Management Act (Simplifying and Streamlining) Amendment Act 2009 removed the ability for councils to impose 'blanket' tree protection rules. Since the notification of the PDP and immediate effect of the rules therein as per Section 4 of Schedule 12 of the RMA, Council has processed five resource consents to remove trees under the PDP rules.¹³

7. ANALYSIS OF SUBMISSIONS

- 7.1 27 submissions or further submissions with 139 points of submission were received on the notified chapter.
- 7.2 The RMA, as amended in December 2013, no longer requires a report prepared under s 42A or the Council decision to address each submission point but, instead, requires a summary of the issues raised in the submissions.
- 7.3 Some submissions contain more than one issue, and will be addressed where they are most relevant within this evidence.
- 7.4 I have set out my analysis of the provisions by issue and then by respective components of the notified Chapter, using the following headings:
- a. Issue 1 – the definition of root protection zone
 - b. Issue 2 – inclusion of network operators as permitted agents
 - c. Issue 3 – specific tree listings, removal or inclusion
 - d. Issue 4 – responsibility to maintain protected trees/hedges
 - e. Issue 5 – consultation
 - f. Issue 6 – Submission 809 – Council Parks and Recreation Team
 - (i) Rules 32.4.4, 32.4.5, 32.4.19 and 32.4.20
 - (ii) Rule 32.4.10

¹³ This figure does not include consents applied for and subsequent withdrawal due to no longer requiring consent for the activity under the PDP rules e.g. minor trimming, or removal of a tree under old blanket tree rules.

- (iii) Rule 32.4.12
 - (iv) Rule 32.4.1
 - (v) Urgent works without delay
 - (vi) 32.5 assessment matters
- g. Issue 7 – Submission 359 – Manor Holdings Limited – Rules, Policies and Objectives

8. ISSUE 1 – THE DEFINITION OF THE ROOT PROTECTION ZONE

8.1 Submitter 809 (Parks and Recreation Team at Council (**Parks Team**)) requests that the diagram depicting the root protection zone for a spreading canopy tree be amended. The reasons include that the diagram in the notified version does not accurately show that the root protection zone should be taken from the end point of the furthest extending branch. The notified diagram is shown in **Figure 1**, the proposed diagram by the Parks Team as **Figure 2**.

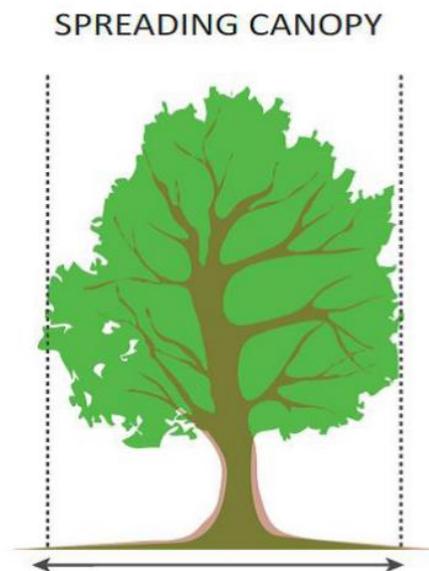
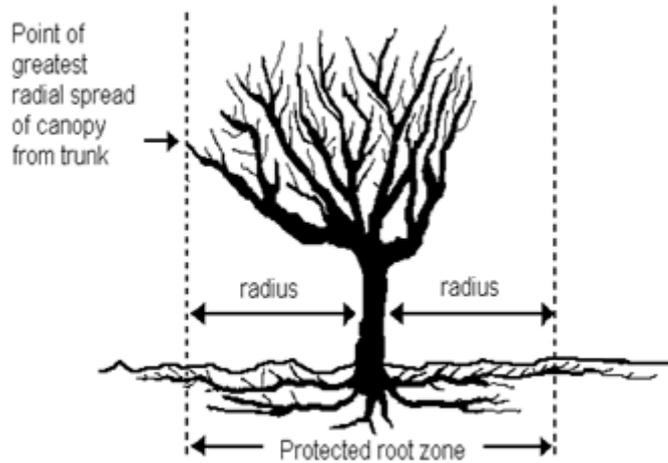


Figure 1: Spreading Canopy diagram as shown in the notified Chapter 32 Protected Trees



Radius = The greatest distance between the trunk and the outer edge of the canopy

Figure 2: Spreading canopy diagram proposed by the Parks Team

8.2 I refer to and rely on the evidence of Mr David Spencer in responding to this submission.¹⁴ Mr Spencer indicates in his evidence that trees can grow inconsistently, with many long branches on one side of the trunk and smaller or less growth on the other side.¹⁵ This is not representative of how the roots grow underground. Thus a radius taken from the extent of the narrower/smaller branches on one side of the trunk will be likely to be within what is accepted to be the root protection zone. The diagram indicated by the Parks Team represents this matter in a much clearer manner than the notified diagram. I accept the submission of the Parks Team on this matter and recommend that the diagram contained in the PDP be modified to the version contained within **Appendix 1**.

8.3 Submitters 179, 191, 421, 781 (Vodafone New Zealand Limited, Spark New Zealand Trading Limited, Two Degrees Mobile Limited, Chorus New Zealand Limited (**Network Companies**)) with support from FS1121 Aurora Energy Limited sought that the definition of root protection zone, and those who are permitted to work within it, be changed.

8.4 The Network Companies seek that the definition of a root protection zone be changed to provide greater clarity and submit that doing so will create consistency with other district plans throughout New Zealand. Below is the

¹⁴ Refer to evidence of Mr David Spencer, dated 1 June.

¹⁵ Refer to evidence of Mr David Spencer, dated 1 June, paragraph [6.6].

notified version of the definition contained in 32.3.2.1 in regards to the root protection zone, with the amendments sought by the Network Companies shown:¹⁶

- a. Root protection zone; means for a tree with a spreading canopy, the area beneath the canopy spread of a tree, measured at ground level from the surface of the trunk, with a radius to the outer most extent of the spread of the tree's branches, and for a *columnar tree*, means *the area beneath the canopy extending to a radius 2m beyond the outermost extent of the spread of a tree's branches ~~half the height of the tree~~*. As demonstrated by the diagrams below.

8.5 In responding to this submission point I refer to and rely on the evidence of Mr David Spencer.¹⁷ Mr Spencer states that changing the definition as per the relief sought by the Network Companies would result in an inadequate root protection zone, which could result in adverse effects to the health of some trees. He further mentions that the definition sought by the Network Companies is not consistent with a number of other Council's district plans throughout the country.

8.6 Based on the evidence of Mr Spencer, I find the notified version of the root protection zone to be both consistent with other councils in New Zealand¹⁸ and more appropriate for the protection of the trees listed in the schedule in chapter 32. I recommend the rejection of this submission point.

9. ISSUE 2 – INCLUSION OF NETWORK OPERATORS AS PERMITTED AGENTS

9.1 The Network Companies with support from FS1121 (Aurora Energy Limited) seek that permitted activity Rule 32.4.9 on Table 2 of the chapter 32 be amended, as follows:¹⁹

Trees in streets and public spaces within the Arrowtown Residential Historic Management Zone. Not Scheduled as a Protected Tree.

¹⁶ Changes sought by submitter to notified chapter are shown in underlined text for additions and ~~strike through text~~ for Deletions.

¹⁷ Refer to evidence of Mr David Spencer, dated 1 June paragraphs [6.1] - [6.6].

¹⁸ Refer to PDP 32.3.2.1. For comparison refer Waipa District Council proposed Definitions Chapter page 32 *root protection zone*; Wellington City Council *A Guide to Working Around Trees* Jan 2013 pages 1-2, Dunedin City Council 2GP Definitions Chapter page 39 *Dripline*, and Auckland Council Unitary Plan Part 4 Definitions *Protected root zone*.

¹⁹ Changes sought by submitter to notified chapter are shown in underlined text for additions and ~~strike through text~~ for Deletions.

32.4.9 Tree trimming carried out by the Council, network utility operators or ~~its~~ their agents.

- 9.2 The change is sought to provide network operators with the ability to maintain the integrity of their utilities networks and services without the need to obtain resource consent to trim, maintain or remove trees as required.
- 9.3 As highlighted in paragraph [6.3], trees can cause problems by interfering with services. However, paragraphs [6.1] – [6.3] also discuss the benefits of trees to the environment and the District. The rule in question does not apply to scheduled trees, it applies to trees in the ARHMZ, a zone that is characterised by and places substantial value on its character trees.
- 9.4 In order for adequate protection to be given to trees in public areas of the ARHMZ it is important that the responsibility of undertaking the removal or significant trimming of trees in the public areas of the ARHMZ as a permitted activity be restricted to the Council and its agents. The Council is primarily responsible for the management of trees in public spaces and has an interest in the conservation of those trees.²⁰ I do not consider the inclusion of this provision appropriate under rule 32.4.9.
- 9.5 However, it is reasonable and appropriate for other persons, including the Network Utility Operators, to undertake minor trimming, where required, as a permitted activity. Minor trimming is defined in provision 32.3.2.3 of the PDP. Allowing the network operators to carry out minor trimming to trees and hedgerows on roads and public spaces within the ARHMZ would improve the operational efficiency of the network without compromising the health of the tree or hedgerow within this zone. Accordingly, I recommend a new provision be added in Table 2 under the heading *Works by any other person or party*, as shown in **Appendix 1**, that confirms that persons including network operators can undertake minor trimming to trees and hedgerows. I consider that this proposed rule adequately provides for the protection of trees in public spaces within the ARHMZ, whilst allowing the Network Companies some flexibility in terms of permitted minor trimming.

²⁰ Refer to the QLDC District Tree Policy September 2010 page 1.

10. ISSUE 3 – SPECIFIC TREE LISTINGS, REMOVAL OR INCLUSION

10.1 The Council (#383) in its corporate submission has made a number of submissions relating to errors on the planning maps and within the text of Chapter 32. The submitter pointed out that 81 trees that were surveyed as part of pre-notification STEM assessments and that did not score above the threshold of 120 on the STEM evaluation were marked in the PDP planning maps in error, and requested their removal of those notations from the planning maps. The submitter also identified a small number of trees that did score above the threshold of 120 on the STEM evaluation and were included in the planning maps, but were left out of the schedule in 32.8. The submitter requests for these trees to be included in the schedule. The submitter also identified formatting errors within Chapter 32. I agree that the errors identified by the Council in its corporate submission need to be amended and recommend that submission 383 be accepted subject to a number of minor errors that I have identified in the text of that submission.²¹

Removal of trees from schedule

10.2 The following trees, have been submitted on with request to **remove** them from the schedule of protected or character trees:

Character Trees		
Tree number	Location	Submitter
6 Hawthorne hedge <i>Crataegus monogyna</i>	Lot 1 DP 23743	560 (Spruce Grove Trust)
34 Walnut <i>Juglans regia</i>	Lot 4 DP 7794	49 (Alan Stewart)

Protected Trees		
Tree number	Location	Submitter
193 Sycamore <i>Acer psuedoplatanus</i>	Crown Land Block II Mid Wakatipu Survey District	607 (Te Anau Developments Limited)

²¹ These errors relate to minor cross-reference errors. For example, submission point 88 seeks that tree 8, with a STEM score less than 120, be removed from Map 33. This tree, (the coordinates given and the STEM score have been checked and found to be correct) is actually located on map 17. There are approximately 18 such errors in the submission text. There are also two errors seeking that trees be removed from the planning maps needlessly. For example submission point 102 seeks that tree 579 be removed from map 13 on the basis that the STEM score is less than 120 (the coordinates given and the STEM score have been checked and found to be correct). This tree is not on the proposed planning maps.

206/209 <i>Macrocarpa Cupressus macrocarpa/Lombardy poplar Populus nigra 'italica'</i>	Section 125 Block 1 Shotover SD/various on Speargrass Flat Road.	455 (W & M Grant)
240 Cider gum <i>Eucalyptus gunnii</i>	Lot 2 DP 361132	359 (Manor Holdings Limited & Body Corporate 364937)
573 <i>Eucalyptus Eucalyptus globulus</i>	Section 2 Blk X TN of Wanaka	579 (Gem Lake Limited)
603 Redwood <i>Sequoiadendron giganteum</i>	Lot 1 DP 18842	39 (George Frederick Ritchie)
1005 Copper Beech <i>Fagus sylvatica purpurea</i>	Lot 4 DP 7794	49 (Alan Stewart)
1002 Western red-cedar <i>Thuja plicata</i>	Pt Lot 2 DP 16609	223 (Sam Gent), 329 (Kerry Hapuku)

10.3 These trees have been assessed by Mr Spencer and Mr Blakely depending on their areas of expertise. I have relied on their expert evidence²² in making my recommendation in regards to the relief sought by submitters on the matter of the exclusion of these trees from the relevant schedules in Chapter 32.

32.7 Character Tree - Item 6

10.4 Item 6 is a Hawthorne hedge (*Crataegus monogyna*) located on the section Lot 1 DP 23743. Spruce Grove Trust (#560) requested item 6 to be removed from 32.7 Schedule of Character Trees.

10.5 The Hawthorn hedge is located at 16 Wiltshire Street in the ARHMZ. Spruce Grove Trust have sought that an additional Arrowtown Town Centre Transition Overlay (**ATCTO**) be established to the south of Arrow Lane and bounded by Berkshire and Wiltshire Streets, covering the site. On this basis they request that the Hawthorn hedge be removed from its protected status as it is perceived by the submitter to have a limiting effect on their property, should their submission to establish a new ATCTO be accepted. The issue of a new transition overlay is not within the scope of the Protected Trees Chapter, and will be addressed in the Mapping Hearing. I am basing my assessment of the protected status of this hedge as it is currently zoned.

²² Refer to evidence of Mr David Spencer dated 1 June 2016, section 9 and evidence of Philip Blakely dated 1 June 2016, section 6.



Figure 3: Indicated in bright green are the scheduled tree items in the area. The green line in the lower section of the image is the Hawthorn hedge item 6 on the schedule of character trees.

10.6 I rely on the evidence of Mr Philip Blakely²³ in addressing this submission point. Mr Blakely assessed the trees in terms of their contribution to the character and amenity of the street scape and wider environment, their contribution to heritage values of the ARHMZ and whether the species are typical of early Arrowtown plantings.²⁴ Mr Blakely has assessed the hedge and found that it contributes to streetscape, amenity and heritage values and provides significant benefits for Arrowtown and the visitors to the town. In my opinion, the protected status of the hedge does not limit the use of the property at 16 Wiltshire Street as it currently is zoned ARHMZ, the objectives of this zone being concerned with retaining, maintaining and enhancing the residential character, amenity values and the trees and vegetation.²⁵ Objective 10.2.3 specifies that the zone should provide for community activities best suited to residential environment. Further, the area surrounding 16 Wiltshire Street is very typical of the residential area of Arrowtown and the Hawthorn hedge adds to the historic image of the area.

²³ Refer to evidence of Mr Philip Blakely, and Mr David Spencer, both dated 1 June.

²⁴ Refer to evidence of Mr Philip Blakely, dated 1 June, at paragraph [5.5]

²⁵ Refer to ARHMZ Chapter 10 Objectives 10.2.1, 10.2.5.

10.7 The hedge referenced to in the schedule as item 34 (character trees) was found by Mr Blakely to be contributing to the historic character and amenity values of the ARHMZ. I do not consider that it limits the use of the property in an overly adverse way, nor has the submitter stated specifically how this hedge encumbers the use of the property. I consider that the removal of this hedge would make a negative change to this environment and would adversely impact upon the character and amenity values of its location and surrounds. For these reasons the removal should be subject to an assessment by the Council. I recommend this submission point is rejected.

32.7 Character Tree - Item 34

10.8 Item 34 consists of a Copper Beech (*Fagus sylvatica 'Purpurea'*) and a Walnut (*Juglans regia*) tree located on the section Lot 4 DP 7794, owned by Mr Alan and Mrs Judith Stewart. Alan Stewart (submission 49) submitted to have these trees removed from 32.7 Schedule of Character Trees. There were no reasons included in the submission.

10.9 I rely on the evidence of Mr Philip Blakely²⁶ in addressing this submission point. Mr Blakely found that the trees contribute to the character and amenity of the streetscape and wider environment, and to be typical of the early plantings in Arrowtown. He found that there was a solid basis for protecting the trees.

10.10 On the basis that Mr Blakely has assessed these trees and found them to be worthy of protection, and as Mr Stewart has not provided any evidence to support his submission to remove these trees from the schedule, I find no basis to accept this submission. I consider that the removal of these trees would make a negative change to this environment and would adversely impact upon the character and amenity values of their location and surrounds. For these reasons the removal should be subject to an assessment by the Council. I recommend this submission point is rejected.

32.8 Schedule of Protected Trees District Wide – Item 193

10.11 Item 193 is a Sycamore tree (*Acer psuedoplatanus*) located on the Crown owned esplanade strip between the lake and the front of the section 15 Blk III

²⁶ Refer to evidence of Mr Philip Blakely, dated 1 June at paragraphs [6.6] – [6.9].

Mid Wakatipu SD, owned by Te Anau Developments Limited. Te Anau Developments Limited (#607) submitted to have this tree removed from the Schedule of Protected trees. This tree was assessed by Mr Spencer in 2015. He found it to have a STEM score of 126²⁷ with no observed potential conflicts. A tree must score 120 on the STEM evaluation or higher to be deemed worthy of protection.

- 10.12 As the Council has already assessed this tree and found it to be worthy of protection and Te Anau Developments have not provided any reason or evidence to support their submission to remove this tree from the schedule, I find no basis to accept this submission. In summary I reject this submission point.

32.8 Schedule of Protected Trees District Wide - Items 206/209

- 10.13 The submission of W and M Grant (#455) refers to both items 206 and 209 but is inconsistent in terms of the relief sought. In the first instance the submission seeks for tree 206 to be removed from 32.8 Schedule of Protected Trees District Wide but the later discussion of the reasons for this position refers to tree 209.

- 10.14 Item 206 is a Macrocarpa tree (*Cypressus macrocarpa*), which was located on land legally described as Section 125 Block 1 Shotover SD, owned by W and M Grant. This tree is listed in the ODP list of protected items, but is not listed in the PDP. This is because this tree no longer exists. Only a stump remains on the site.²⁸

- 10.15 Item 209 contains a number of Lombardy poplar trees (*Populus nigra 'italica'*) located on both sides of Speargrass Flat Road between the intersections with Dalefield Road and Lower Shotover Road. I contacted the submitter's agent to confirm which of the trees in item 209 the submission relates to in particular. However, I received no confirmation on the matter.

- 10.16 I believe that this submission is in fact in relation to item 206. In which case, the submission was made in error, as this tree is not contained within 32.8 Schedule of Protected Trees District Wide and therefore does not need to be removed from this list. On this basis, I suggest that this submission be rejected.

²⁷

Refer to Appendix 5. STEM assessments.

²⁸

Council's arborist has been out on site to confirm this tree does not exist.

32.8 Schedule of Protected Trees District Wide - Item 240

- 10.17 Item 240 contains two Cider Gum trees (*Eucalyptus gunnii*) located on section Lot 2 DP 361132, owned by Manor Holdings Limited. Manor Holdings Limited and Body Corporate 364937 (# 359) (**Manor Holdings**) submitted to have this item removed from 32.8 Schedule of Protected Trees. The reasons given include the nuisance of leaf litter and possible safety risks of damage to persons or property from falling branches.
- 10.18 As highlighted in paragraph [6.3], trees in urban areas, can cause problems to buildings and services. However, as discussed in paragraphs [6.1] – [6.3], trees provide significant benefits to the environment and the District. The Council has protected trees of significant stature, so that present and future generations may continue to benefit from them.
- 10.19 In addressing this submission I rely on the evidence from Mr David Spencer.²⁹ Mr Spencer has carried out a site visit and a STEM assessment of the trees contained in item 240. These trees were found to have a STEM score of 192 and 180, significantly higher than the 120 threshold.³⁰ Further, Mr Spencer has used the Quantified Tree Risk Assessment (**QTRA**) method to assess the risk to the building owned by Manor Holdings Limited caused by the overhanging tree limbs. Mr Spencer found the risk to be within tolerable limits. Furthermore, I consider that the rules contained within the Revised Chapter enable tree owners to undertake works on their trees to sufficiently mitigate the nuisance and risks relating to leaf fall and overhanging limbs. Under rule 32.4.1 minor trimming of a protected tree is a permitted activity. While the pruning of a large limb could not be considered minor trimming, it would be possible to obtain resource consent under Rule 32.4.2 to prune back this limb.
- 10.20 The trees contained in item 240 have been assessed and found by Mr Spencer to be worthy of protection in the District Plan. The risks identified by the owner to the buildings have been assessed as tolerable, and there are provisions in the plan to enable the owners to further mitigate this risk without removing the trees. I therefore find no cause to remove these trees from the schedule of protected trees. I consider that the removal of these trees would make a negative change to this environment and would adversely impact upon

²⁹ Refer to evidence of Mr David Spencer, dated 1 June, paragraph [9.1] – [9.3].
³⁰ Refer to Appendix 5. STEM assessments.

the character and amenity values of its location and surrounds. For these reasons the removal should be subject to an assessment by the Council. I recommend this submission point is rejected.

32.8 Schedule of Protected Trees District Wide - Item 573

- 10.21 Item 573 contains a Eucalyptus tree (*Eucalyptus globulus*) located on the Section 2 Blk X TN of Wanaka, owned by Gem Lake Limited. Gem Lake Limited (#579) submitted to have this tree removed from 32.8 Schedule of Protected Trees. The reasons include that Council have authorised resource consent for its removal (RM140223).
- 10.22 Regardless of whether Gem Lake Limited has resource consent to remove this tree or not, the tree has not been removed and still has significance to the District having been reassessed by the Council Arborist and found to have a STEM score of 180.³¹ On the whole, this tree was found to have an amenity score of 105 (the STEM score assesses the tree giving it a numerical value based on a number of features that make up the tree). This amenity score was higher than many other trees that have a higher STEM score overall.³² While I acknowledge and accept that the tree can be removed in accordance with the resource consent, I consider that the reference to the tree should remain in 32.8 Schedule of Protected Trees to provide for the possibility that the resource consent is not given effect to. If the tree is removed in accordance with the resource consent then the schedule and relevant planning maps can be updated through the clause 16 or 20 processes available through Schedule 1 of the RMA.

32.8 Schedule of Protected Trees District Wide - Item 603

- 10.23 Item 603 is a Redwood tree (*Sequoiadendron giganteum*) located on section Lot 1 DP 18842, owned by Mr George and Mrs Robin Ritchie. Mr George Ritchie (#39) requested to have this tree removed from 32.8 Schedule of Protected Trees. His reason is that the tree is potentially too large for the High Density Residential zone in which it is located and as a result it poses potential safety risks, which he or the Council may be liable for.

³¹ Refer to Appendix 5. STEM assessments.

³² Tree 561 has an amenity score of 81, yet a STEM score of 198 due to it being in excellent health compared to this tree, 573, being in good health.

- 10.24 This tree has been assessed by Mr Spencer. He found that it had a STEM score of 168.³³ By the Council's assessment method this renders the tree worthy of protection under the District Plan. Mr David Spencer also assessed the risks from the tree using a QTRA method.³⁴ The greatest danger identified is from the potential risk of the tree falling into the road. The road (Lakeside Road in Wanaka) is an arterial road and, based on statistics taken in 2011-2012, receives an Average Daily Traffic (**ADT**) of 2000-4000³⁵ in traffic volume. The risk of this event occurring was determined by Mr Spencer as tolerable. As this risk is tolerable, I do not consider there are any safety reasons to remove the protected status of this tree.
- 10.25 Mr Spencer also identified the risk of pieces of deadwood falling onto the neighbouring house. Mr Spencer assessed that only a large piece of wood would cause damage to the house. He found that there was an average chance of this occurring. However, as the damage would be minimal he considered this to be a low risk event. Overall, Mr Spencer assessed the risk of falling deadwood to be tolerable and not significant enough to remove the protected status of this tree.
- 10.26 In his submission Mr Ritchie refers to the issue of liability for damages to property or persons resulting from a protected tree on his property. It is my view that the rules in Chapter 32 enable owners of land, upon which protected trees sit, to adequately maintain these trees. Rule 32.4.1 makes the minor trimming of a protected tree a permitted activity. In most cases minor trimming will be sufficient to maintain trees to a safe degree without the need to apply for consent. Where significant trimming is required to maintain a tree to a safe standard, residents can apply for a discretionary resource consent under rule 32.4.2.
- 10.27 Overall, item 603 has been assessed worthy of protection in the District Plan. The tree is in good health and the risks of damage to persons or property were assessed to be tolerable and unlikely to occur, especially with appropriate tree maintenance. Rules 32.4.1 and 32.4.2 provide residents with the ability to adequately manage the risks relating to protected trees. I therefore find no cause to remove this tree from 32.8 Schedule of Protected Trees. I consider that the removal of this tree would make a negative change to this environment and would adversely impact upon the character and amenity

³³ Refer to Appendix 5. STEM assessments.

³⁴ Refer to evidence of Mr David Spencer, dated 1 June, paragraph [9.14] – [9.15].

³⁵ As per road count statistics taken 2011-12.

values of its location and surrounds. For these reasons the removal should be subject to an assessment by the Council. I recommend this submission point is rejected.

32.8 Schedule of Protected Trees District Wide -Item 1002

- 10.28 Item 1002 is Western Red-Cedar tree (*Thuja plicata*) located on the boundaries of section Lot 2 DP 9213 (owned by Ms Samantha Gent) and Pt Lot 2 DP 16609 (owned by Ms Kerry Hapuku). Ms Samantha Gent (submission 223³⁶) and Ms Kerry Hapuku (submission 329) have submitted to have this tree removed from 32.8 Schedule of Protected Trees. The reasons include the damage to the footpath and foundations of the house located at 5 Berkshire Street (Lot 2 DP 9213) and the perceived potential shading and limiting building options available at 22 Wiltshire Street (Pt Lot 2 DP 16609). Ms Kerry Hapuku also referred to nuisance caused by leaf fall and the potential of branches rubbing on the house, along with some safety issues from falling debris.
- 10.29 I refer to the evidence of Mr David Spencer,³⁷ who has assessed this tree and found it to have a STEM score of 138,³⁸ which by the Council's assessment method makes it worthy of protection under the District Plan. Mr Spencer acknowledges that leaf fall and branches rubbing on the house are both issues which can be alleviated through proper tree maintenance, which is a permitted activity in accordance with Rule 32.4.1. The safety concerns raised by submitters 223 and 329 likewise have been assessed by Mr Spencer using a QTRA method. He found that the risks were Broadly Acceptable, which is the lowest level achievable through the QTRA method.³⁹
- 10.30 Referring to the photos supplied by Kerry Hapuku in her submission, it is evident that the growth of the tree has resulted in the damage of the footpath at 5 Berkshire Street. However, it is possible to obtain a discretionary activity resource consent in accordance with Rule 32.4.3 to carry out works within the root protection zone of the tree in order to mitigate the damage to the footpath caused by the tree. It is possible that this could be carried out without causing undue damage to the tree. If it is not possible to alleviate the damage caused

³⁶ Submitter 223 mistakenly refers to tree 2001, not 1002.

³⁷ Refer to evidence of Mr David Spencer, dated 1 June, paragraph [9.16] – [9.22].

³⁸ Refer to Appendix 5. STEM assessments.

³⁹ Refer to evidence of Mr David Spencer, dated 1 June, paragraph [5.10] – [5.18].

by the tree without damaging the tree itself, the landowner could apply for a discretionary activity resource consent to remove the tree.

10.31 Likewise for Ms Hapuku, the building of a structure at 22 Wiltshire Street (currently a vacant site) could require works in the root protection zone of the tree, as it is located on the boundary of the property. Works within the root protection zone of a protected tree is a discretionary activity under Rule 32.4.3 of the PDP. There is potential to apply for and obtain resource consent to carry out works in the root protection zone in a manner that would prevent damage to the tree whilst enabling development of the site, thus protecting its presence in Arrowtown and the benefits it provides to the area, which is the overall purpose of protecting trees.

10.32 The tree is highly visible from Buckingham Street, the Arrowtown Town Centre and Buckingham Green, which is considered to be the Arrowtown village green. The tree is a dominating specimen when viewed from Buckingham Green and therefore it significantly contributes to the heritage and character of Arrowtown as experienced from the green and the main street. Furthermore, the tree is highly visible from several other residential streets in Arrowtown and serves as a local landmark. The tree is shown in **Figure 4** below. I consider that the removal of this tree would make a negative change to this environment and would adversely impact upon the character and amenity values of its location and surrounds. For these reasons the removal should be subject to an assessment by the Council. For these reasons, and those outlined above, I reject these submissions.



Figure 4: Looking south from Buckingham Green. Tree 1002 is highly visually prominent.

32.8 Schedule of Protected Trees District Wide - Item 1005

10.33 This tree reference is to a Copper Beech (*Fagus sylvatica 'Purpurea'*) tree located on section Lot 4 DP 7794, owned by Mr Alan and Mrs Judith Stewart. Alan Stewart (submission 49) submitted to have this tree removed from the 32.8 Schedule of Protected Trees. There were no reasons included in the submission.

10.34 Tree 1005 was found to have a STEM score of 138,⁴⁰ which by the Council's assessment method makes it worthy of protection under the District Plan. I also refer to and rely on the evidence from Mr David Spencer,⁴¹ who has assessed this tree. According to Mr Spencer, there is no merit from the perspective of the quality of the tree, to remove it from the protected tree schedule.

10.35 As Mr Spencer has assessed this tree and found it to be worthy of protection, and as Mr Stewart has not provided any evidence to support his submission to

⁴⁰ Refer to Appendix 5. STEM assessments.

⁴¹ Refer to evidence of Mr David Spencer, dated 1 June, paragraph [9.23].

remove this tree from the schedule, I find no basis to accept this submission. I consider that the removal of this tree would make a negative change to this environment and would adversely impact upon the character and amenity values of its location and surrounds. For these reasons the removal should be subject to an assessment by the Council. I recommend this submission point is rejected.

32.8 Schedule of Protected Trees District Wide - Item 275

10.36 The following trees have been submitted on with request to **include** them in the schedule of protected trees:

Tree number/name	Location	Submitter number
275 Deciduous Larch <i>Larix decidua</i> , and Brewer's Spruce <i>Picea breweriana</i>	Lot 1 DP 18109 Blk VII Shotover SD	365 Simon Beale (and others ⁴²) FS1258 Ayrburn Farm Estate Limited (oppose)

10.37 These trees have been assessed by Mr Spencer. I have relied on his expert evidence⁴³ in making my recommendation in regards to the relief sought by Simon Beale (#365) (accept in part) and Ayrburn Farm Estate Limited (#FS1258) (reject in part).

10.38 This tree reference is to an avenue of Deciduous Larches (*Larix decidua*) and Brewer's Spruces (*Picea breweriana*) located along the long driveway heading in towards the Ayrburn Homestead at 343 Arrowtown-Lake Hayes Road, legal description Lot 1 DP 18109 Blk VII Shotover SD. The trees are listed in the ODP in the Inventory of Protected Features, Historic Trees, as reference number 275⁴⁴ and referenced on ODP Planning Map 26. For Mr Beale (and others⁴⁵) this line of Spruces and Larches represents an integral part of the historic setting of the Ayrburn Homestead.⁴⁶ Mr Beale considers the avenue of Spruces and Larches to be a unique heritage and botanical feature regionally.

⁴² The submission 365 is a joint one with Simon Beale, Lewis Beale, Peter Beadle and John Blair.

⁴³ Refer to evidence of Mr David Spencer, dated 1 June.

⁴⁴ Refer to ODP Appendix 3 Inventory of Protected Features page 23

⁴⁵ The submission 365 is a joint one with Simon Beale, Lewis Beale, Peter Beadle and John Blair.

⁴⁶ The Ayrburn Homestead is a protected feature under the ODP (Appendix 3 page 8) and PDP (chapter 26 page 20) reference number 110

10.39 I refer to the evidence of Mr Spencer⁴⁷ who has been onsite and assessed the avenue of trees using the STEM method. The trees were found to have STEM scores⁴⁸ ranging between 114 and 138 with an average STEM score across the avenue of trees as 126. For the most part these trees are over the threshold for a tree worthy of protection of 120 that Council has decided upon. The STEM assessment does not allow for the trees to be assessed and valued on their benefits as a group, only individually. As such, although the smaller trees add to the aesthetic integrity of the whole avenue, but ultimately score under 120, I cannot recommend their inclusion in the schedule. The trees as an avenue represent a special and unique tree feature in the District, and were omitted from the notified version of 32.8 Schedule of Protected by error.

10.40 A further submission by Ayrburn Farm Estate Limited (#FS1030) requests that the submission by Mr Beale (365) be rejected on the basis that the trees are old and likely to pose a danger to persons. Mr Spencer has carried out a QTRA assessment on these trees, and found the risk as Broadly Acceptable and therefore the risk is as low as is reasonably practical for those persons using the driveway and for those using the Arrowtown-Lake Hayes Road. Furthermore, it is my view that the provisions of the Revised Chapter enable owners of protected trees to maintain their trees without undue nuisance. Under Rule 32.4.1 minor trimming of a protected tree is a permitted activity, which allows residents with protected trees on their property to maintain them to a safe degree without the need to apply for consent, thus further limiting the risks of damages to property or persons associated with trees such as falling branches.

10.41 For these reasons I believe that the trees that have STEM scores over 120 should be included in the Schedule of Protected trees. Submission 365 is accepted in part, subsequently further submission FS1030 is rejected in part.

11. ISSUE 4 – RESPONSIBILITY TO MAINTAIN PROTECTED TREES/HEDGES

11.1 Michael Farrier (#752) seeks that Council include a provision in the PDP for routine maintenance of protected trees by Council. Trees that are on Council land or in the road reserves that are on the schedule of protected trees will be maintained by Council, as the responsible party, using the relevant provisions in Chapter 32 of the PDP. For those trees that are located on Council land or

⁴⁷ Refer to evidence of Mr David Spencer, dated 1 June paragraph [9.4] – [9.10].
⁴⁸ Refer to Appendix 5. STEM assessments.

in the road reserves that **are not** in the schedule, Council applies the QLDC District Tree Policy⁴⁹ in regards to the maintenance and replacement planting of these trees. For trees located on private property, the responsibility is on the property owner to maintain the protected tree.

- 11.2 The main purpose of Chapter 32 is to provide a regulatory framework to protect trees. The Council Tree Policy addresses the relief sought by Mr Farrier. For these reasons I recommend the rejection of this submission point.

12. ISSUE 5 – CONSULTATION

- 12.1 Jacqueline Sly (#387) seeks that a provision be added to the chapter in the form of an objective requiring Council to consult with affected parties prior to listing of scheduled trees. Council already practices informal consultation with private land owners and such a process policy is not considered necessary. For example, a letter was sent to all landowners with trees identified as potentially being worthy of protection during the drafting stages of the PDP when Council was identifying potential trees to be added to the schedule. This informal consultation highlighted to landowners that these trees were going to be assessed and that new provisions were proposed by way of Chapter 32.
- 12.2 Further, the notification of the PDP and the PDP review process provides a formal avenue for Council consultation in regards to the protection of trees. Consultation requirements are covered within both the RMA and the LGA, and the inclusion of an objective of the nature sought by Ms Sly is out of scope of both a District Plan and what can be considered for an objective. For these reasons I recommend the rejection of this submission.

13. ISSUE 6 – SUBMITTER 809 – COUNCIL PARKS AND RECREATION TEAM

- 13.1 I have considered Issue 6, the submission of the Parks Team, as a separate issue due to the nature of the submission and relief sought. Specifically identifying this submitter in a separate issue discussion does not mean I have given the submitter more weight over the submissions of other submitters, advocacy groups or those of landowners affected by the provisions.

⁴⁹ Refer to QLDC's District Tree Policy, September 2010; section 4.0 Policies and Procedures for Management of Trees and section 6.0 Succession Planting.

13.2 Instead, the submission of the Parks Team has been assessed on its own because of the wide reaching amendments that are sought to the Chapter 32 Protected Trees and I have responded to it separately to provide clarity and efficiency in the drafting of this evidence. The basis of the requested amendments appears to be focused on making the protected trees provisions more robust.

Rules 32.4.4, 32.4.5, 32.4.19 and 32.4.20

13.3 The Parks Team requested that the current rules regarding trimming of and removal of protected (notified Chapter 32, Table 1) and character (notified Chapter 32, Table 3) trees and hedgerows be updated in regards to the qualifications of arborists approved to supervise the works. The relief sought is shown in the table below for ease of reading.⁵⁰ The relief sought on the rules 32.4.4 and 32.4.5 in Table 1 (the relief sought for these rules is supported in part by FS1121 Aurora Energy) relating to protected trees have the exact same wording and activity status as Rules 32.4.19 and 32.4.20⁵¹ in Table 3 relating to character trees. As such I will assess these submission points together here.

Table 1	Protected Trees Activities involving protected trees listed in Schedule 32.8 shall be subject to the following rules.	Non-compliance
32.4.4	Maintenance of protected hedgerows comprising the trimming of not greater than 50% of the canopy provided such work is supervised by a <u>suitably qualified professional arborist experienced in the management of amenity trees and</u> first approved by the Queenstown Lakes District Council <u>prior to commencement of the works.</u>	P
32.4.5	The removal or significant trimming of a protected tree where the tree is dead, diseased or damaged and likely to cause an imminent hazard to life or property. Prior to the removal or significant trimming, persons must provide to the Council a report from a <u>suitably qualified professional arborist experienced in the management of amenity trees detailing</u> outlining the reasons <u>and justification</u> for removal or significant trimming. Works must not commence prior to the Council confirming the permitted activity status of the removal or significant trimming of a protected tree.	P

⁵⁰ Changes sought by submitter to notified chapter are shown in underlined text for additions and ~~strike through text~~ for Deletions.

⁵¹ Now 32.4.20 and 32.4.21 respectively after the recommended addition of Rule 32.4.13 in Table 2, as discussed through issue 2 above.

- 13.4 I believe that this idea of improving the quality of the arborist engaged for the works has merit. It could be detrimental to the trees if Council were to allow an arborist with a small amount of experience to carry out trimming activities or the removal of protected or character trees and hedgerows. However, in my opinion, the following sentence I propose below (sentence a) carries the essence of the relief sought by the Parks Team (sentence b), in a more concise manner:
- a. a qualified and experienced arborist
 - b. a suitably qualified professional arborist experienced in the management of amenity trees
- 13.5 Council, through identifying a pre-approved list of compliant arboricultural contractors in the District,⁵² has for the most part alleviated the risk of residents engaging arborists with little experience in managing amenity trees. The idea of adding *and experienced*, however, I believe has merit. In the aim of being as concise as possible within the PDP without lowering the level of protection for the scheduled items in PDP chapter 32, I accept in part the submission point on this matter from the Parks Team. The recommended changes to the rule are shown in **Appendix 1**.
- 13.6 The Parks Team further submits on rules 32.4.4 and 32.4.19 seeking the following addition to the end of the last sentence: *prior to commencement of the works*. I believe that this is a needless reiteration of the phrase, which is already present in the notified version of the rule: *first approved by the Queenstown Lakes District Council*. If an action is first approved by Council then it will logically occur prior to the commencement of the works. For these reasons this submission point is rejected.
- 13.7 The Parks Team submits on rules 32.4.5 and 32.4.20 and requests that the reports that the Council requires as a condition to the significant trimming or removal of scheduled items remaining a permitted activity should *detail* the reasons and *provide justification*, as opposed to *outlining* them as the notified version requires. These wording changes are minor in my opinion, whether *outlining reasons* or *detailing reasons* the substance of or level of the report Council would be receiving from the arborists would not change; furthermore

⁵²

Council's list of compliant arboricultural contractors can be found following this link:
<http://www.qldc.govt.nz/services/sustainable-environment/trees/compliant-arboricultural-contractors/>.

providing justification is needless reiteration of the phrase *outlining reasons*. For these reasons this submission point is rejected.

- 13.8 In accordance with the submissions discussed, I have adjusted the rules in Tables 1 and 3 (Rules 32.4.4, 32.4.5, 32.4.19 and 32.4.20) of the revised chapter.⁵³ A s 32AA evaluation of these changes is attached at **Appendix 4**.

Rule 32.4.10

- 13.9 The Parks Team requests Rule 32.4.10 be expanded to include any works within the root protection zone of a tree less than 4m in height. This rule applies to trees in streets and public places and therefore applies to trees under Council's control. Council and its agents are responsible in their management of the trees, as such adding the 4m height limit will create undue control over trees, which Council and its agents work with according to internal policies⁵⁴ that meet Council's standards. The relief sought by the Parks Team on this matter is largely achieved through their requested amendment to rule 32.4.12, which I have accepted and discuss below. For these reasons I reject this submission point.

Rule 32.4.12

- 13.10 The Parks Team submits on permitted rule 32.4.12, requesting the rule be expanded to include *the removal, significant trimming or works within the root protection zone of any tree greater than 4m in height*. This rule applies to trees in streets and public places and therefore applies to trees under Council's control. In responding to this submission I rely on the evidence of Mr David Spencer.⁵⁵
- 13.11 Mr Spencer highlights that works within the root protection zones of trees can damage root systems and alter the growth of the trees, making it, from an arboricultural perspective, an important aspect to be controlled in order to maintain the health of the tree. For this reason, I accept this submission point. Updated rule 32.4.12 is shown in **Appendix 1**.

⁵³

See Appendix 1.

⁵⁴

See QLDC Tree Policy.

⁵⁵

Refer to evidence of Mr David Spencer, dated 1 June paragraphs [8.1] – [8.3].

Rule 32.4.1

13.12 The Parks Team submits on permitted Rule 32.4.1 with support from FS1121 (Aurora Energy), requesting the rule be limited to allowing minor trimmings only once per calendar year. While I understand that over-pruning is a danger to trees, I believe this is covered under Rule 32.4.2 in which significant trimming is a discretionary activity. The definitions of these are quite clear. This opinion is similar to that of Mr Spencer. In his evidence Mr Spencer specifies that the definition of Significant Trimming and rule 32.4.2 adequately prevents further trimming without first seeking consent from Council.⁵⁶ Trees require different styles and frequency of trimmings in order to maintain them to a healthy and aesthetically pleasing level than do hedges. Thus, whilst once per calendar year may suffice for some trees, this may not be enough for hedges. Mr Spencer discusses this in his evidence at paragraph 7.2. For these reasons I reject this submission point.

Urgent works without delay

13.13 The Parks Team (with support from FS1121 Aurora Energy) seeks to add the following to rules 32.4.5 and 32.4.20 which refer to the removal or significant trimming of trees which are failing, both protected and character trees respectively.

Should it be identified that a tree presents an imminent hazard, any work that is considered necessary to immediately abate the hazard may proceed at once, though evidence shall be submitted to council identifying the urgency for the works.

13.14 It is my opinion that the inclusion of this text is needless, as these issues would be addressed through the s330 *Emergency Works* of the RMA.

330 Emergency works and power to take preventive or remedial action

(1) *Where—*

(b) *any natural and physical resource or area for which a local authority or consent authority has jurisdiction under this Act; or*

⁵⁶ Refer to evidence of Mr David Spencer, dated 1 June paragraphs [7.1] – [7.2].

is, in the opinion of the person, authority, network utility operator, or lifeline utility, affected by or likely to be affected by—

- (d) an adverse effect on the environment which requires immediate preventive measures; or*
- (e) an adverse effect on the environment which requires immediate remedial measures; or*
- (f) any sudden event causing or likely to cause loss of life, injury, or serious damage to property—*

the provisions of sections 9, 12, 13, 14, and 15 shall not apply to any activity undertaken by or on behalf of that person, authority, network utility operator, or lifeline utility to remove the cause of, or mitigate any actual or likely adverse effect of, the emergency.

(1A) Subsection (1) applies whether or not the adverse effect or sudden event was foreseeable.

(2) Where a local authority or consent authority—

- (b) has jurisdiction under this Act in respect of any natural and physical resource or area—*

which is, in the reasonable opinion of that local authority or consent authority, likely to be affected by any of the conditions described in paragraphs (d) to (f) of subsection (1), the local authority or consent authority by its employees or agents may, without prior notice, enter any place (including a dwellinghouse when accompanied by a constable) and may take such action, or direct the occupier to take such action, as is immediately necessary and sufficient to remove the cause of, or mitigate any actual or likely adverse effect of, the emergency.

(2A) Sections 9, 12, 13, 14, and 15 do not apply to any action taken under subsection (2).

(3) As soon as practicable after entering any place under this section, every person must identify himself or herself and inform the occupier of the place of the entry and the reasons for it.

330A Resource consents for emergency works

(1) Where an activity is undertaken under section 330, the person (other than the occupier), authority, network utility operator, or lifeline utility who or which undertook the activity shall advise the

appropriate consent authority, within 7 days, that the activity has been undertaken.

- (2) *Where such an activity, but for section 330, contravenes any of sections 9, 12, 13, 14, and 15 and the adverse effects of the activity continue, then the person (other than the occupier), authority, network utility operator, or lifeline utility who or which undertook the activity shall apply in writing to the appropriate consent authority for any necessary resource consents required in respect of the activity within 20 working days of the notification under subsection (1).*
- (3) *If the application is made within the time stated in subsection (2), the activity may continue until the application for a resource consent and any appeals have been finally determined.*

13.15 I find that the inclusion of the text as sought by the Parks Team and Aurora Energy Limited would be needless reiteration of s 330 and 330A of the RMA, and for this reason I reject the submission point.

32.5 Assessment matters

13.16 The Parks Team seeks to change the following assessment matters:

Matters of discretion for restricted discretionary activities are restricted to the following:

Significant trimming, removal, destruction or damage:

- a. *32.5.1.2 The efficient and sustainable use of land and resources, including the allowance for reasonable unrestricted natural sunlight ~~in~~ where practicable and sufficient clearance to allow for routine property dwellings and building maintenance.*
- b. *32.5.1.4 The merits of any proposed mitigations ~~substitute or compensating~~ tree planting measures or landscaping.*

Works within the root protection zone:

- c. *32.5.1.6 Potential effects on the health ~~and~~ structural stability of the tree or hedgerow both in the short and long term.*
- d. *32.5.1.7 Whether arboricultural industry recognised and accepted best practice methods ~~will be used~~ adhered to.*
- e. *32.5.1.8 Whether any viable and practicable alternatives are available.*

- 13.17 Assessment matter 32.5.1.2, as notified, is intended to allow consideration of the appropriate use of the property so that the protected tree does not unduly prevent the owners from enjoyment of their property. In responding to this submission point I have consulted with the Parks Team regarding their intent behind the proposed changes. Upon further reflection I agree with the Parks Team that the assessment matters could potentially allow for more removals and significant trimmings of protected trees than intended. I therefore accept in part their submission point. The recommended changes are shown in assessment matters 32.5.1.2 and 32.5.1.7 in **Appendix 1**. I believe that the changes I have recommended give effect to the relief sought by the Parks Team in a clearer and targeted way, whilst avoiding any unintended consequential changes.
- 13.18 The notified version of assessment matter 32.5.1.4 is intended to allow for the contemplation of using environmental compensation. Upon further reflection, the intention of identifying environmental compensation could be misconstrued as other forms of compensation that might not result in the maintenance of significant trees. For example, financial compensation, instead of the enhancement, protection or planting of significant trees elsewhere on the site. I consider that the types of activities in which 'environmental compensation' would be contemplated are addressed as part of s 5 of the RMA as to whether an activity would 'remedy' adverse effects on the environment, as part of 'avoiding, remedying or mitigating adverse effects'. I therefore do not consider the phrase 'compensation' to be appropriate in this context. Therefore, I have amended the assessment matter as set out in **Appendix 1**. A s32AA evaluation is attached at **Appendix 4**. I accept in part the submission point on assessment matter 32.5.1.4.
- 13.19 I believe that the relief sought by the Parks Team on the notified version of the assessment matter 32.5.1.6 creates better clarification. I accept in part this submission point. The changes made to this assessment matter are set out in **Appendix 1**.
- 13.20 The Parks Team's also seek to add the following as an assessment matter:

Matters of discretion for restricted discretionary activities are restricted to the following:

Significant trimming, removal, destruction or damage:

- f. 32.5.1.6 Whether the removal of a tree or trees will potentially have an adverse effect on nearby trees to be retained.

13.21 I believe that the relief sought by the Parks Team through the addition of this assessment matter is largely already covered by the assessment matter 32.5.1.5 which requires Council officers to consider the cumulative effects of tree removal. I recommend the rejection of this submission.

14. ISSUE 7 – SUBMISSION 359 – RULES, POLICIES AND OBJECTIVES

14.1 I have considered Issue 7, the submission of the Manor Holdings Limited and Body Corporate 364937 (**Manor Holdings**) as it relates to the provisions in the notified chapter, as a separate issue due to the nature of the submission and relief sought. Specifically identifying this submitter in a separate issue discussion does not mean I have given the submitter more weight over the submissions of other submitters, advocacy groups or those of landowners affected by the provisions.

14.2 The submission of Manor Holdings has been highlighted as a specific issue because of the wide reaching opposition that is sought to the notified chapter and I have responded to it separately to provide clarity and efficiency in the drafting of this evidence. The basis of the requested amendments appear to be focused on the objectives, policies and rules as they relate to the management of protected trees.

14.3 This submission by Manor Holdings (generally) opposes all the provisions in the notified version of Chapter 32 as they related to protected trees. These provisions specifically opposed are:

- a. Objective 32.2.1 *Protect scheduled trees and groups of trees from avoidable removal or damage;*
- b. Policy 32.2.1.1 *Identify and schedule in the District Plan the District's protected trees;*
- c. Policy 32.2.1.2 *Protect scheduled trees from avoidable removal, removal of the protected tree status or inappropriate trimming or destruction, recognising them as an important part of the character, amenity and heritage values of the District;*

- d. Policy 32.2.1.3 *Recognise where genuine circumstances exist, the removal or significant trimming of protected trees may not be avoidable because the values of the tree for which it was protected have significantly deteriorated, or the tree is causing a hazard to life or property;*
- e. Policy 32.2.1.4 *Permit works and maintenance to be undertaken on protected trees where the work will assist in maintaining the health of the tree;*
- f. Rule 32.4.2 *Significant trimming, removal, damage or destruction of a protected tree or hedgerow is a Discretionary Activity;*
- g. Rule 32.4.3 *Any works within the root protection zone of a protected tree is a Discretionary Activity.*

14.4 On the basis that Council has already assessed these provisions through the s 32 report⁵⁷ and found them to be meeting the requirements of the RMA, and as Manor Holdings has not provided any evidence to support their submission to oppose these provisions, nor specified the relief sought when opposing the provisions (whether to delete them, reword them etc), I find no basis to accept this submission. In summary I reject this submission point. I also refer to and adopt my views on specific provisions otherwise submitted on and addressed above, in this s42A report.

15. CONCLUSION

- 15.1 On the basis of my analysis within this evidence, I recommend that the changes within the Revised Chapter in **Appendix 1** be accepted.
- 15.2 The changes will improve the clarity and administration of the PDP, contribute towards achieving the objectives of the PDP and Strategic Direction goals in an effective and efficient manner and give effect to the purpose and principles of the RMA.



Rachael Law
Policy Planner
1 June 2016

⁵⁷ See Appendix 3.

Appendix 1. Recommended Revised Chapter

PROTECTED TREES 32

Key:

Recommend changes to notified chapter are shown in underlined text for additions and ~~strike through text~~ for deletions. Dated 2 June 2016.

32 Protected Trees

32.1 Purpose

Trees have an important environmental, heritage and cultural role and collectively endow the rural and urban landscape with distinctive environmental quality and character.

The purpose of these provisions is to protect trees that have been identified as having high botanical, amenity and heritage values from avoidable removal. The provisions also recognise and provide for the retention and maintenance of trees that contribute to the amenity, character and heritage values of the Arrowtown Residential Historic Management Zone.

The focus is on the protection of trees from inappropriate removal or trimming, and to manage works within the root protection zone. However, it is recognised that there may be circumstances when substantial pruning or removal are unavoidable due to poor health or damage.

Pursuant to Section 4 of Schedule 12 of the RMA, the rules in Table 1 have immediate legal effect for the following Protected Trees identified in Schedule 32.8 of this chapter: 1001 to 1017 inclusive.

Pursuant to Section 4 of Schedule 12 of the RMA, the rules in Tables 2 and 3 have immediate legal effect.

32.2 Objective and Policies

32.2.1 Objective - ~~Protect~~ Scheduled trees and groups of trees are protected from avoidable removal or damage

Comment [RL1]: Grammatical clarification as per Fourth Procedural Minute dated 8 April

Policies

- 32.2.1.1 Identify and schedule in the District Plan the District's protected trees.
- 32.2.1.2 Protect scheduled trees from avoidable removal, removal of the protected tree status or inappropriate trimming or destruction, recognising them as an important part of the character, amenity and heritage values of the District.
- 32.2.1.3 Recognise where genuine circumstances exist, the removal or significant trimming of protected trees may not be avoidable because the values of the tree for which it was protected have significantly deteriorated, or the tree is causing a hazard to life or property.
- 32.2.1.4 Permit works and maintenance to be undertaken on protected trees where the work will assist in maintaining the health of the tree.

32.2.2 Objective - ~~Protect~~ Trees in streets and public spaces within the Arrowtown Residential Historic Management Zone are protected, recognising their contribution to amenity and heritage values.

Comment [RL2]: Grammatical clarification as per Fourth Procedural Minute dated 8 April

Policies

- 32.2.2.1 Provide efficiencies to the Council where it is responsible for the conservation, maintenance and management of trees within streets and public spaces.

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- 32.2.2.2 Recognise that trees within streets and public spaces provide a significant contribution to the amenity, heritage and biodiversity values of the Arrowtown Residential Historic Management Zone.
- 32.2.2.3 Protect trees within streets and public places in the Arrowtown Residential Historic Management Zone while acknowledging the primary function of streets and public spaces.

32.2.3 Objective – ~~Protect and manage~~ Character trees and groups of trees within the Arrowtown Residential Historic Management Zone are managed and protected to ensure the amenity and heritage values of the zone is maintained.

Comment [RL3]: Grammatical clarification as per Fourth Procedural Minute dated 8 April

Policies

- 32.2.3.1 Identify and schedule in the District Plan trees and groups of trees within the Arrowtown Residential Historic Management Zone that contribute to the zone's unique character and heritage values.
- 32.2.3.2 Protect or enhance Arrowtown's unique character and amenity by recognising the contribution trees and groups of trees make to Arrowtown's landscape, cultural identity and historic heritage values.
- 32.2.3.3 Acknowledge the important role trees and groups of trees have in contributing to the character and historic heritage of Arrowtown, despite that on an individual basis a tree or group of trees may not be significant in stature.
- 32.2.3.4 Have regard to the reasonable and efficient use of land anticipated in the Arrowtown Residential Historic Management zone, while ensuring the removal or modification of trees or groups of trees does not lead to the cumulative loss of Arrowtown's heritage character and amenity values.

32.3 Other Provisions and Rules

32.3.1 District Wide

Attention is drawn to the following District Wide chapters. All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes
24 Signs (18 ODP)	25 Earthworks (22 ODP)	26 Historic Heritage
27 Subdivision	28 Natural Hazards	29 Transport (14 ODP)
30 Utilities and Renewable Energy	31 Hazardous Substances (16 ODP)	33 Indigenous Vegetation
34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings	36 Noise
37 Designations	Planning Maps	

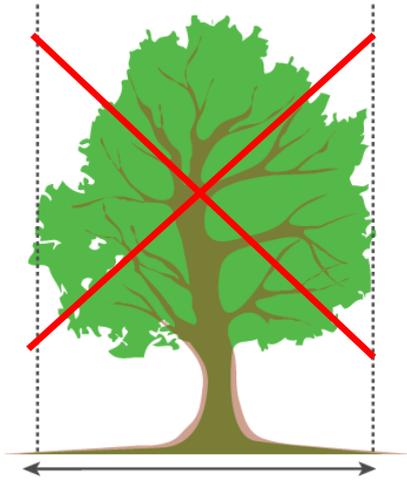
32.3.2 Clarification

- 32.3.2.1 **Root protection zone;** means for a tree with a spreading canopy, the area beneath the canopy spread of a tree, measured at ground level from the surface of the trunk, with a radius to the outer most extent of the spread of the tree's branches, and for a columnar tree,

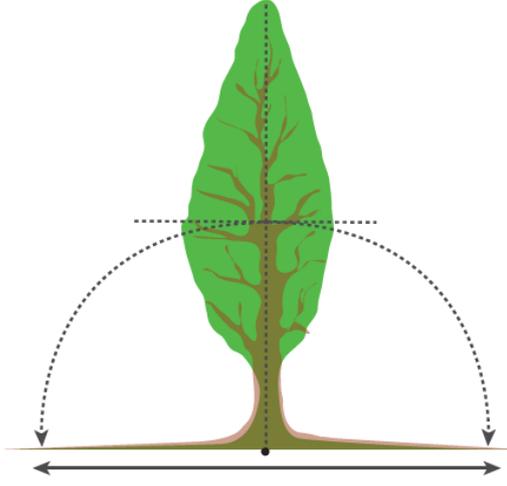
PROTECTED TREES 32

means the area beneath the canopy extending to a radius half the height of the tree. As demonstrated by the diagrams below.

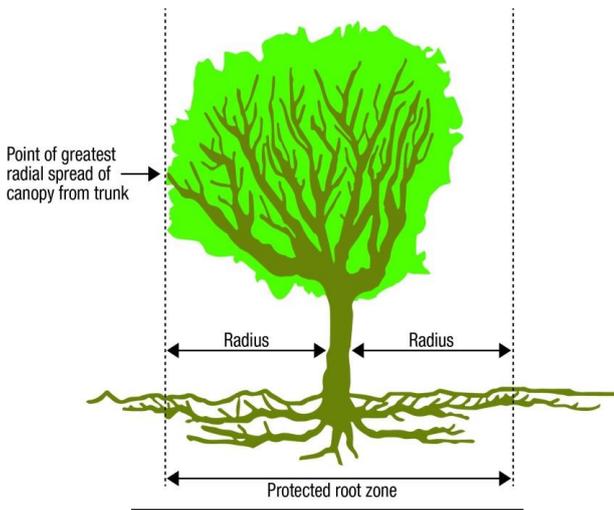
SPREADING CANOPY



COLUMNAR CANOPY



SPREADING CANOPY



Comment [RL4]: Diagram change
Submitter 809

- 32.3.2.2 **Significant trimming** means; the removal of more than 10% of the live foliage from the canopy of the tree or structural scaffold branches.
- 32.3.2.3 **Minor trimming** means; the removal of not more than 10% of the live foliage from the canopy of the tree or structural scaffold branches.
- 32.3.2.4 **Minor trimming of a hedgerow** means; the removal of not more than 50% of the live foliage.

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- 32.3.2.5 **Works within the root protection zone** includes paving, excavation, trenching, ground level changes, storage of materials or chemicals, vehicle traffic, vehicle parking, soil compaction, construction activity, whether on the same site or not as the tree.
- 32.3.2.6 **Public space** in the context of these rules means the parts of the district that are owned and managed by the Queenstown Lakes District Council, are accessible to the public within the Residential Arrowtown Historic Management Zone including roads, parks and reserves.
- 32.3.2.7 Compliance with any of the following standards, in particular the permitted standards, does not absolve any commitment to the conditions of any relevant land use consent, consent notice or covenant registered on the site's computer freehold register.
- 32.3.2.8 ~~Where an activity does not comply with a Standard rule listed in the Standards Tables 1-3, the activity status identified by the 'Activity Non-Compliance Status' column shall apply. Where an activity does not comply with breaches more than one rule Standard, the most restrictive status shall apply to the Activity.~~
- 32.3.2.9 The following abbreviations are used in the tables. Any activity that is not permitted (P) requires resource consent.

Comment [RL5]: Submitter 383 consequential changes and clarification

P	Permitted	RD	Restricted Discretionary
D	Discretionary		

32.4 Rules – Protected Trees

Table 1	Protected Trees	Non-compliance Activity Status
	Activities involving protected trees listed in Schedule 32.8 shall be subject to the following rules.	
32.4.1	Minor trimming of a protected tree and minor trimming of a protected hedgerow.	P
32.4.2	Significant trimming, removal, damage or destruction of a protected tree or hedgerow.	D
32.4.3	Any works within the root protection zone of a protected tree.	D
32.4.4	Maintenance of protected hedgerows comprising the trimming of not greater than 50% of the canopy provided such work is supervised by a qualified and experienced arborist first approved by the Queenstown Lakes District Council.	P
32.4.5	The removal or significant trimming of a protected tree where the tree is dead, diseased or damaged and likely to cause an imminent hazard to life or property. Prior to the removal or significant trimming, persons must provide to the Council a report from a qualified and experienced arborist outlining the reasons for removal or significant trimming. Works must not commence prior to the Council confirming the permitted activity status of the removal or significant trimming of a protected tree.	P

Comment [RL6]: Submitter 383

Comment [RL7]: Submitter 809

Comment [RL8]: Submitter 809

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Table 1	Protected Trees	Non-compliance Activity Status
	Activities involving protected trees listed in Schedule 32.8 shall be subject to the following rules.	
32.4.6	Maintenance of the ground within the <u>root</u> protection zone such as lawn mowing or gardening, provided that the maintenance does not alter the ground levels, remove soil or cause damage to the tree root system.	P
32.4.7	Any works to a protected tree, or activity within the root protection zone not provided for in Table 1.	D

Comment [RL6]: Submitter 383

Comment [RL9]: Submitters 383, 809

Table 2:	Trees in streets and public spaces within the Arrowtown Residential Historic Management Zone. Not Scheduled as a Protected Tree.	Non-compliance Activity Status
	Works by the Council or its agent	
32.4.8	Removal or significant trimming where the tree is dead, diseased or damaged and likely to cause an imminent hazard to life or property.	P
32.4.9	<u>Minor tree</u> trimming carried out by the Council or its agent.	P
32.4.10	Any works within the root protection zone of a tree.	P
32.4.11	The removal or significant trimming of any tree less than 4m in height.	P
32.4.12	The removal, <u>or significant trimming or works within the root protection zone</u> of any tree greater than 4m in height.	D
	Works by any other person or party	
<u>32.4.13</u>	<u>Minor trimming of a tree and minor trimming of a hedgerow.</u>	P
<u>32.4.134</u>	Significant trimming or removal.	D
<u>32.4.145</u>	Any works within the root protection zone of a tree.	D

Comment [RL10]: Submitter 383

Comment [RL11]: Clarification and consequential change from submission 179, 191, 421, 781 on minor trimming

Comment [RL12]: Submitter 809

Comment [RL13]: Submitters 179, 191, 421, 781

Table 3	Trees and groups of trees within the Arrowtown Residential Historic Management Zone identified on the planning maps and scheduled as a character tree in Part 32.7.	Non-compliance Activity Status
<u>32.4.156</u>	Significant trimming, removal, destruction or damage of a tree or hedgerow.	RD
<u>32.4.167</u>	Minor trimming of a tree or hedgerow.	P
<u>32.4.178</u>	Any works within the root protection zone of a tree or hedgerow, whether on the same site not.	RD
<u>32.4.189</u>	Any building, excavations or trenching for underground services within the root protection zone of a tree or hedge, whether on the same site not.	RD

Comment [RL14]: Submitter 383

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Table 3	Trees and groups of trees within the Arrowtown Residential Historic Management Zone identified on the planning maps and scheduled as a character tree in Part 32.7.	Non-compliance Activity Status
32.4.1920	Maintenance of a character hedgerow comprising the trimming of not greater than 50% of the canopy, provided such work is carried out under the authority and supervision by a qualified <u>and experienced</u> arborist first approved by the Queenstown Lakes District.	P
32.4.201	<p>The removal or significant trimming of a character where the tree is dead, diseased or damaged and likely to cause an imminent hazard to life or property.</p> <p>Prior to the removal or significant trimming, persons must provide to the Council a report from a qualified <u>and experienced</u> arborist outlining the reasons for removal or significant trimming. Works must not commence prior to the Council confirming the permitted activity status of the removal or significant trimming of a character tree.</p>	P

Comment [RL14]: Submitter 383

Comment [RL15]: Submitter 809

Comment [RL16]: Submitter 809

32.5 Rules - Assessment Matters

Matters of discretion for restricted discretionary activities are restricted to all of the following:

Significant trimming, removal, destruction or damage:

- 32.5.1.1 The significance of the character, cultural and amenity values of the tree(s) and the degree to which the proposed trimming, works or removal would impact on those values.
- 32.5.1.2 Whether the works are reasonably necessary to enable the efficient use of land and resources, including to improve situations where there is inadequate natural reasonable sunlight or to ensure vegetation is not adversely impacting on buildings into dwellings and building maintenance.
- 32.5.1.3 Whether the proposed works would maintain the values for which the tree item(s) was protected.
- 32.5.1.4 The merits of any proposed substitution or compensating mitigation tree planting or landscaping.
- 32.5.1.5 Whether the removal of the tree or group of trees would create a cumulative adverse effect due to previous tree removals, whether on the same property or not.
- 32.5.1.6 The effects on the health and structural stability of the tree or hedgerow from any significant trimmings and the possibility of any viable alternatives, as well as whether best practice methods are to be used.

Comment [RL17]: Submitter 809

Comment [RL18]: Submitter 809

Comment [RL19]: Submitter 809

Works within the root protection zone:

- 32.5.1.67 Potential effects on the health or structural stability of the tree or hedgerow
- 32.5.1.78 Whether best practice methods will be used
- 32.5.1.89 Whether any viable alternatives are available

Comment [RL20]: Submitter 809

Comment [RL21]: Submitter 809

32.6 Rules - Non-Notification of Applications

PROTECTED TREES 32

The provisions of the RMA apply in determining whether an application needs to be processed on a notified basis. No activities or non-compliances with the standards in this chapter have been identified for processing on a non-notified basis.

32.7 Schedule of Character Trees in the Arrowtown Residential Historic Management Zone

Item	Address	Legal Description	Species	Contribution
1	3 Berkshire Street 5 Berkshire Street	Lot 1 DP 9213 Lot 2 DP 9123	Hawthorn hedge (Crataegus monogyna) English Oak (Quercus robur) cluster	Contributes to amenity of Arrow Lane and Town Centre
2	5 Berkshire Street	Lot 2 DP 9123	Cypress (Cupressus sp)	Tall columner distinctive evergreen tree in backdrop to Town Centre.
3	7 Berkshire Street	Lot 3 DP 9123	Norway Spruce (Picea abies)	Tall landmark tree planted by settlers. Heritage and amenity values
4	9 Berkshire Street 11 Berkshire Street	Lot 4 Lot 2 DP 9123 Lot 5 Lot 2 DP 9123	Hawthorne hedge (Crataegus sp)	Heritage and amenity value on Berkshire St
5	9, 11,12, 58 Wiltshire Street 10,12, 14, 14a Merioneth Street 5, 7 Hertford Street 2 Arrow Lane	Lot 2 DP 19690 Lot 1 DP 19537 Sections 1-4 SO 14012 Block I Town of Arrowtown Section 6 Block I Town of Arrowtown Section 7 Block I Town of Arrowtown Lot 2 DP 19573	Sycamore (Pseudoplatanus) Common Elm (Ulmus procera)	Collectively significant grouping to character and amenity of lower Wiltshire St, Buckingham St and Library Green. Follows first terrace
6	16, 18 Wiltshire Street	Lot 1 DP 23743	Hawthorne hedge	Heritage and amenity
7	5 Denbigh Street	Lot 2 DP 11779	Copper beech (Fagus silvatica Purpurea)	Amenity value. Only tall tree in this block. Provides stature and amenity.
8	28 & 30 Buckingham St	NOT IN RAHMZ	English Oak (Quercus robur)	Amenity value in town centre zone
9	10 Buckingham Street 2 Berkshire Street	PT SEC 6 BLK VII ARROWTOWN PT SECS 5-6 BLK VII ARROWTOWN TN PT SECS 5-6 BLK VII ARROWTOWN TN	Lombardy poplar (Populus nigra 'Italica'), Walnut (Juglans regia)	Heritage and character
10	70 Buckingham Street	Lot 19 DP 9914	Red oak (Quercus rubra), Sycamore, Copper beech)	Large deciduous trees contributing to character and heritage. Sycamore

PROTECTED TREES 32

Item	Address	Legal Description	Species	Contribution
				planted by settlers.
11	11 Camp Lane	Lot 18 DP 9914	Sycamore	Heritage and amenity. Large deciduous tree
12	64-66 Buckingham Street 7-9 Merioneth Street 2 Camp Lane	Section 1, 2, 9, 10 Block XII Town of Arrowtown	Hawthorne hedges, Copper beech, Prunus sp, European Elm, Lombardy poplar	Heritage and amenity adjoining Buckingham St
13	51 Buckingham Street 2 Wiltshire Street	Part Section 1 Block X Town of Arrowtown Sections 6-7 Block X Town of Arrowtown	Claret Ash, Prunus sp, Acer sp	Amenity
14	5, 7, 9,11 Surrey St	Lot 2 DP 408944	Lombardy poplar (P. nigra 'Italica') and macrocarpa (Cupressus macrocarpa)	Heritage and rural character.
15	4 Merioneth Street	Town Section 5 Block X Town of Arrowtown	Prunus sp, walnut, red oak	Heritage and amenity
16	6 Merioneth Street	Lot 2 DP 12521	Copper beech (Fagus silvatica 'Purpurea')	Amenity
18	21 - 23 Merioneth Street	Section 13 Block XX Town of Arrowtown	Walnut	Heritage and amenity
19	29 Merioneth Street	Section 3 Block XX Town of Arrowtown	Silver birch (Betula sp.) Partly on road reserve	Amenity value
20	11 Bedford Street 9 Bedford Street (Reserve)	Section 3 Block XXIV Town of Arrowtown Section 15 Block XXIV Town of Arrowtown	Sycamore (Acer Psuedoplatanus), European Ash (Fraxinus sp), Prunus spp. Hawthorne, Douglas fir (Psuedosuga menziesii)	Significant tree grouping that contributes to streetscape amenity and amenity of adjoining reserve.
21	17 Bedford Street 19 Bedford Street	Lot 8 DP 8405 Lot 7 DP 8405	Two x English Elm (Ulmus procera)	Forms part of historic avenue on intersection of Buckingham and Bedford Streets
22	14,16,18 Nairn Street	Lots 9, 10 and 11 DP 8405	Hawthorne hedge and Sycamore	Contributes to heritage and amenity values on Nairn St
23	30 Nairn Street	Lot 4 DP 9802	Walnut (Juglans regia)	Large deciduous nut tree with historic and amenity value
24	43 Buckingham St	Part Section 4 Block IX Town of Arrowtown	Privet hedge on Buckingham St frontage (Ligustrum ovalifolium), Ash	Amenity, streetscape character TOWN CENTRE ZONE

PROTECTED TREES 32

Item	Address	Legal Description	Species	Contribution
			(Fraxinus sp)	
25	69 Buckingham Street 71 Buckingham Street	Section 3 Block XI Town of Arrowtown Lot 2 DP 15734 Lot 1 DP 15734	English oak (Quercus robur), Walnut (Juglans regia)	Heritage trees
26	69 Buckingham Street	Section 3 and Section 6 Block XI Town of Arrowtown	Lime (Tilia europaea)	Amenity and character
27	10,12, 14 Merioneth Street	Lot 2 DP 11593 Lot 1 DP 11593 Lot 1 DP 17118 Inclusive of Units A and C DP 2023	Poplar, (P. nigra 'Italica') sycamore 'Acer Psuedoplatanus' Fraxinus sp	Part of treed backdrop following river terrace and providing enclosure and backdrop to Library Green
28	5 Hertford Street	Lot 2 DP 19573	Privet hedge	Amenity and heritage values
29	7 Hertford Street 14 Merioneth St	Lot 2 DP 17118 Lot 1 DP 17118 Inclusive of Units A and C DP 2023	Douglas fir (Psuedotsuga menziesii)	Tall landmark tree planted by early settlers
30	13 Hertford Street	Lot 19 DP 9914	Walnut (Juglans regia)	Tall edible nut tree. Representative of early settler plantings.
31	Upper Camp Lane linking through to Cardigan Street (overlaps 15,17,19, 21 Hertford St and 22,28 Cardigan Street)	Section 6 Block XII Town of Arrowtown Lot 14 DP 9914 Lot 13 DP 9914 Lot 15 DP 9914 Section 13 Block XII Town of Arrowtown Lot 12 DP 9914 Section 14 Block XII Town of Arrowtown	English Elm (Ulmus procera) Sycamore (Acer Psuedoplatanus), Rowan (Sorbus aucuparia), Douglas Fir (Psuedotsuga menziesii) 3 Walnuts (Juglans regia)	Forms part of green belt following the first terrace above the Arrow River
32	21 Anglesea Street and Road Reserve	Part Section 6 Block II Town of Arrowtown	NZ Mountain Beech (Nothofagus solandri var. Cliffortioides)	Good example of mountain beech. Provides link to natural beech in surrounding mountain gullies. There are few native beech growing within Arrowtowns Historic Zone.
33	20-22 Anglesea Street	Lot 3 DP 7794	Walnut, Cherry	Heritage and amenity value

PROTECTED TREES 32

Item	Address	Legal Description	Species	Contribution
			Plum	
34	24 Anglesea Street	Lot 4 DP 7794	Copper Beech (Fagus silvatica 'Purpurea'), Walnut (Juglans regia)	Large amenity tree in neighbourhood with few tall trees
35	9 Anglesea Street	Section 7 Block V Town of Arrowtown	Privet hedge on frontage and fruit trees at rear	Heritage and amenity value
37	11 Anglesea Street	Lot 2 DP 11488	Mixed species hedge on front boundary (Viburnum, Privet, Lilac)	Heritage and amenity
38	9 Denbigh Street	Section 4 Block II Town of Arrowtown	Lilac (Syringa) Pittosporum, Flowering quince (Chaenomeles), Privet (Ligustrum ovalifolium)	Good example of a tapestry hedge of multiple sp. Hedge is on Anglesea St boundary
40	13 and 15 Berkshire Street	Section 2 Block IV Town of Arrowtown Section 1 Block IV Town of Arrowtown	Red oak (Quercus rubra), Pin oak (Quercus palustris), Kowhai (Sophora microphylla), Poplar sp (Populus sp), cherry laurel (Prunus laurocerasus)	This section belonging to the Anglican Church is unbuilt on and provides visual relief and amenity on the corner of Berkshire and Anglesea Streets.
41	1&5 Anglesea Street	Section 15 Block V Town of Arrowtown Section 11 Block V Town of Arrowtown Sections 1 -2 SO 339000 Part Section 11 Block V Town of Arrowtown	English Elm (Ulmus procera), Flowering Quince, (Chaenomeles japonica), Mountain beech, (Nothofagus solandri 'Cliffortoides') Walnut (Juglans regia), Broadleaf Griselinia littoralis) English Oak (Quercus robur), Gooseberry (Ribes ulva crispa), crabapple (Malus sp)	Vegetation bordering Rose Douglas Park and 5 Anglesea St. Provides enclosure, amenity and screening to park
42	5 Anglesea Street	Part Section 11 Block V Town of Arrowtown	Chaenomeles & Privet hedge	Contributes to historic streetscape on Anglesea St.
44	15 Berkshire Street 17 Berkshire Street	Section 2 Block IV Town of Arrowtown Section 3 Block IV Town of Arrowtown	Cherry laurel, English elm, Picea sp	Contribute to setting and context of historic Anglican timber church
45	10,22,24,26 Berkshire Street	Sections 1, 2, 3, 4, Block VIII Town of Arrowtown	Holly hedge	Contributes to historic character of Berkshire St

PROTECTED TREES 32

Item	Address	Legal Description	Species	Contribution
				avenue
46	19, 21 Berkshire Street	Part Section 1 Block XIV Town of Arrowtown Lot 3 DP 18207	Hawthorne and English Elm hedge	Contributes to historic character of Berkshire St avenue (Note: hedge on 19 Berkshire St continues into Caernarvon St)
47	14,16,18 Caernarvon Street	Section 2, 3, 4 Block XIV Town of Arrowtown	Fruit trees	Part of early orchard. Heritage values
48	18 Caernarvon Street	Section, 4 Block XIV Town of Arrowtown	Red Oak, Walnut trees, fruit trees and Hawthorne hedge	Amenity and streetscape character
49	20 and 22 Caernarvon Street	Section, 5 Block XIV Town of Arrowtown Lot 1 DP 10960	Walnut	Tall edible tree representative of trees planted by early settlers
50	24 Caernarvon Street	Lot 2 DP 10960	Lonicera hedge	Historic character to timber bungalow and wider streetscape
51	25 Caernarvon Street	Part Section 9 Block IV Town of Arrowtown	Walnut	Tall edible tree representative of trees planted by early settlers
52	22 Denbigh Street	Lot 2 DP 15455	Walnut	Amenity and heritage value
53	21 Denbigh Street	Section 1 Block XV Town of Arrowtown	English Oak	Tall mature tree. Amenity values
54	34 and 36 Caernarvon Street	Section and Section 2 Block XV Town of Arrowtown	Two Walnut Trees	Early planting with heritage and amenity values
55	40 Caernarvon Street	Lot 2 DP 12438	Copper Beech	Tall amenity tree in prominent location
56	34 Merioneth Street	Section 8 Block III Town of Arrowtown	Copper beech, Hawthorne hedge, Red Oak, Prunus sp	Copper beech is a distinctive tall tree and hawthorne hedge contributes to heritage and amenity
57	31 Merioneth Street 33 Merioneth Street	Section 2 Block XX Town of Arrowtown Section 1 Block XX Town of Arrowtown	Lombardy poplar, Sycamore Damson plum, Hawthorne hedge, Quercus sp assorted fruit trees eg Pear, apricot, cherry laurel	Heritage values associated with historic Tobins Cottage. Contributes to old town character
58	37 and 33 Caernarvon Street	Part Section 4 Block III Town of Arrowtown South ½ of Part Section 5 Block III Town of Arrowtown	Hawthorne hedge	Heritage character and amenity
59	19 Denbigh Street	Part Section 4 Block III Town of Arrowtown	Almond, lilac, walnut, and hedge consisting of	Heritage character and amenity

PROTECTED TREES 32

Item	Address	Legal Description	Species	Contribution
			cotoneaster, pittosporum and viburnum	
60	5, 7, 9,11 Surrey Street 3-7 Villiers Street	Lot 1 DP 408944 Lot 2 DP 408944 Lot 3 DP 408944 Section 4 SO 416155 Road Reserve	Fruit trees, walnut, monkey puzzle	Heritage values (Redihaven) and botanical interest
61	1 Villiers Street	Section 2 SO 472628	Cypress sp (Cupressus sp)	Tall conifer. Heritage character and amenity
62	1-13 Cardigan Street t	Lot 6 DP 11786	Red Oak (Quercus rubra)	Heritage character and amenity
63	78 Buckingham Street	Lot 4 DP 9914	Lombardy poplar (Populus sp)	Heritage character and amenity
64	4, 6,8 Hertford Street	Section 2, Section 3, Section 4 Block V Town of Arrowtown	Holly and hawthorn hedges	Heritage character and amenity
65	41 Caernarvon Street 34 Merioneth Street	Section 7 Block III Town of Arrowtown	Copper beech, Hawthorn hedge	Heritage character and amenity
66	10 Hertford Street	Lot 1 DP 7793	Hawthorne hedge	Heritage character and amenity

PROTECTED TREES 32

32.8 Schedule of Protected Trees District Wide

32.8.1 *Items are located on road, lake or river and the land it is located within does not have a legal description. The legal description and parcel ID shown are the closest proximity to that item and are for reference purposes.

Tree Ref.	Botanical Name	Legal Description		Parcel ID	Road /Water Margin*
1	Eucalyptus globulus	Lot 1	DP 334121	6701399	†
2	Eucalyptus globulus	Lot 123	DP 9161	3090349	†
2	Eucalyptus globulus	Lot 123	DP 9161	3090349	†
2	Eucalyptus leucoxylon	Lot 123	DP 9161	3090349	†
2	Eucalyptus globulus	Lot 123	DP 9161	3090349	†
2	Eucalyptus cinerea	Section 2	SO 421664	7191348	†
2	Eucalyptus leucoxylon	Pt Lot 255	DP 7086	7204858	†
4	Crataegus monogyna	Lot 6	DP 360656	6829706	
5	Juglans regia	Section 15 Blk XX	TN OF Arrowtown	3065305	
9	Quercus rubra	Lot 2	DP 12884	3129516	
10	Aesculus hippocastanum	Lot 9	DP 22121	3096248	
10	Pyrus communis	Lot 9	DP 22121	3096248	
10	Pyrus communis	Lot 9	DP 22121	3096248	
10	Ulmus glabra 'Lutescens'	Lot 2	DP 476309	7534358	
11	Ulmus glabra 'horizontalis'	Lot 1	DP 365052	6838201	†
146	Acer palmatum	Section 1 Blk XVIII	TN OF Queenstown	3057935	†
147	Sequoiadendron giganteum	Section 7 Blk XXXI	TN OF Queenstown	3014700	
147	Sequoiadendron giganteum	Section 17 Blk XVI	TN OF Queenstown	3047281	†
148	Ulmus procera	Lot 2	DP 18459	3124308	
148	Fraxinus excelsior	Lot 2	DP 18459	3124308	
148	Acer psuedoplatanus	Lot 2	DP 18459	3124308	
149	Sequoiadendron giganteum	Pt Block LVI	TN OF Queenstown	3088070	†
150	Sorbus acuparia	Section 1 Blk XXXIIA	TN OF Queenstown	3090844	†
151	Sequoiadendron giganteum	Pt Block LVI	TN OF Queenstown	3088070	†
152	Sequoiadendron	Pt Section 1 Blk	TN OF Queenstown	3094584	†

PROTECTED TREES 32

Tree Ref.	Botanical Name	Legal Description		Parcel ID	Road /Water Margin*
	gigantium	XXXVII			
153	Tilia x europaea	Section 4 Blk XX	TN OF Queenstown	3117540	†
153	Tilia x europaea	Section 5 Blk XX	TN OF Queenstown	3110906	
155	Araucaria araucana	Pt Section 7 Blk LI	TN OF Queenstown	3006370	
155	Abies grandis	Pt Section 7 Blk LI	TN OF Queenstown	3006370	
155	Abies grandis	Pt Section 7 Blk LI	TN OF Queenstown	3006370	
155	Sequoiadendron giganteum	Pt Section 7 Blk LI	TN OF Queenstown	3006370	
155	Sequoiadendron giganteum	Pt Section 7 Blk LI	TN OF Queenstown	3006370	
155	Sequoiadendron giganteum	Pt Section 7 Blk LI	TN OF Queenstown	3006370	
155	Sequoiadendron giganteum	Pt Section 7 Blk LI	TN OF Queenstown	3006370	
156	Populus nigra 'italica'	Section 2 Blk XVII	TN OF Queenstown	3006646	†
156	Populus nigra 'italica'	Section 2 Blk XVII	TN OF Queenstown	3006646	†
156	Populus nigra 'italica'	Section 2 Blk XVII	TN OF Queenstown	3006646	†
156	Populus nigra 'italica'	Section 2 Blk XVII	TN OF Queenstown	3006646	†
156	Populus nigra 'italica'	Section 2 Blk XVII	TN OF Queenstown	3006646	†
156	Populus nigra 'italica'	Section 2 Blk XVII	TN OF Queenstown	3006646	†
156	Populus nigra 'italica'	Section 2 Blk XVII	TN OF Queenstown	3006646	
156	Populus nigra 'italica'	Section 2 Blk XVII	TN OF Queenstown	3006646	
156	Populus nigra 'italica'	Pt Section 110 Blk XX	Shotover SD	3066939	†
156	Populus nigra 'italica'	Pt Section 110 Blk XX	Shotover SD	3066939	†
156	Populus nigra 'italica'	Pt Section 110 Blk XX	Shotover SD	3066939	†
156	Populus nigra 'italica'	Pt Section 110 Blk XX	Shotover SD	3066939	†
156	Populus nigra 'italica'	Pt Section 110	Shotover SD	3066939	†

PROTECTED TREES 32

Tree Ref.	Botanical Name	Legal Description		Parcel ID	Road /Water Margin*
		Blk XX			
156	Populus nigra 'italica'	Pt Section 110 Blk XX	Shotover SD	3066939	†
156	Populus nigra 'italica'	Pt Section 110 Blk XX	Shotover SD	3066939	†
156	Populus nigra 'italica'	Pt Section 110 Blk XX	Shotover SD	3066939	†
157	Tilia x europaea	Section 2 Blk XVII	TN OF Queenstown	3006646	
159	Sequoiadendron gigantium	Pt Section 110 Blk XX	Shotover SD	3066939	†
159	Sequoiadendron gigantium	Pt Section 110 Blk XX	Shotover SD	3066939	†
159	Sequoiadendron gigantium	Pt Section 110 Blk XX	Shotover SD	3066939	†
159	Sequoiadendron gigantium	Pt Section 110 Blk XX	Shotover SD	3066939	
162	Sequoiadendron gigantium	Lot 300	DP 365562	6850465	
163	Populus nigra 'italica'	Pt Section 1	SO 24109	6646572	
164	Cedrus atlantica	Pt Section 8 Blk I	Earnslaw SD	3119617	
165	Picea smithiana	Section 27 Blk I	Earnslaw SD	3035793	
165	Picea smithiana	Section 27 Blk I	Earnslaw SD	3035793	
166	Pinus lambertiana	Section 28 Blk I	Earnslaw SD	3123430	
166	Pinus lambertiana	Section 28 Blk I	Earnslaw SD	3123430	
166	Pinus lambertiana	Section 28 Blk I	Earnslaw SD	3123430	
166	Pinus lambertiana	Section 27 Blk I	Earnslaw SD	3035793	
168	Juglans regia	Section 134 Blk XX	Shotover SD	3034925	
169	Magnolia grandiflora	Lot 4	DP 385775	6951618	
170	Aesculus x carnea	Lot 1	DP 395546	7015150	
171	Juglans regia	Lot 1	DP 395546	7015150	
172	Tilia x europaea	Lot 2	DP 366461	6860428	
172	Tilia x europaea	Lot 2	DP 366461	6860428	
173	Arbutus unedo	Lot 2	DP 366461	6860428	
174	Pseudotsuga menziesi	Lot 2	DP 366461	6860428	
175	Fagus sylvatica	Lot 2	DP 366461	6860428	

PROTECTED TREES 32

Tree Ref.	Botanical Name	Legal Description		Parcel ID	Road /Water Margin*
179	Acer saccharum	Lot 2	DP 366461	6860428	
180	Sequoiadendron giganteum	Lot 2	DP 366461	6860428	
181	Juglans regia	Lot 1	DP 22310	3121566	
182	Quercus robur	Lot 1	DP 22310	3121566	
184	Cedrus libani	Lot 1	DP 22310	3121566	
185	Picea abies	Lot 1	DP 22310	3121566	
186	Sorbus domestica	Lot 1	DP 22310	3121566	
187	Sequoiadendron giganteum	Lot 1	DP 22310	3121566	
189	Pseudotsuga menziesii	Section 16 Blk III	Mid Wakatipu SD	3280550	
192	Laurus nobilis	Crown Land Block II Mid Wakatipu Survey District		3243812	
193	Acer psuedoplatanus	Crown Land Block II Mid Wakatipu Survey District		3243812	
194	Taxus baccata 'fastigiata'	Section 15 Blk III	Mid Wakatipu SD	3242467	
195	Sequoiadendron giganteum	Section 4 Blk XXIII	TN OF Queenstown	3164182	
196	Sequoiadendron giganteum	Lot 1	DP 18109	3044406	
197	Populus nigra 'italica'	Section 1	SO 325746	6644055	
198	Cedrus deodara	Pt Block XXXII	TN OF Queenstown	3035554	
198	Cedrus deodara	Pt Block XXXII	TN OF Queenstown	3035554	
198	Cedrus deodara	Pt Block XXXII	TN OF Queenstown	3035554	
199	Ulmus glabra 'horizontalis'	Section 2 Blk XVI	TN OF Queenstown	3008324	
201	Populus nigra	Section 1	SO 325746	6644055	†
204	Juglans regia	Lot 3	DP 336365	6694960	
204	Juglans regia	Lot 3	DP 336365	6694960	
204	Juglans regia	Lot 7	DP 336365	6694964	
204	Juglans regia	Lot 11	DP 336365	6694968	†
204	Juglans regia	Lot 11	DP 336365	6694968	
204	Juglans regia	Lot 11	DP 336365	6694968	
204	Juglans regia	Lot 16	DP 336365	6694973	†

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PROTECTED TREES 32

Tree Ref.	Botanical Name	Legal Description		Parcel ID	Road /Water Margin*
204	Juglans regia	Lot 65	DP 345265	6746106	
204	Juglans regia	Lot 67	DP 345265	6746108	†
204	Juglans regia	Lot 71	DP 345265	6746112	
204	Juglans regia	Lot 72	DP 403132	7109350	
204	Juglans regia	Lot 72	DP 403132	7109350	
204	Juglans regia	Lot 72	DP 403132	7109350	
204	Juglans regia	Lot 72	DP 403132	7109350	
204	Juglans regia	Lot 72	DP 403132	7109350	
204	Juglans regia	Lot 72	DP 403132	7109350	
204	Juglans regia	Lot 72	DP 403132	7109350	
204	Juglans regia	Lot 72	DP 403132	7109350	
204	Juglans regia	Lot 72	DP 403132	7109350	
204	Juglans regia	Lot 74	DP 403132	7109352	
204	Juglans regia	Lot 74	DP 403132	7109352	
204	Juglans regia	Lot 74	DP 403132	7109352	
204	Juglans regia	Lot 74	DP 403132	7109352	
204	Juglans regia	Lot 74	DP 403132	7109352	
204	Juglans regia	Lot 74	DP 403132	7109352	
204	Juglans regia	Lot 302	DP 403132	7109354	
204	Juglans regia	Lot 302	DP 403132	7109354	
204	Juglans regia	Lot 302	DP 403132	7109354	
204	Juglans regia	Lot 302	DP 403132	7109354	
204	Juglans regia	Lot 302	DP 403132	7109354	
204	Juglans regia	Lot 302	DP 403132	7109354	
204	Juglans regia	Lot 302	DP 403132	7109354	
204	Juglans regia	Lot 302	DP 403132	7109354	
204	Juglans regia	Lot 302	DP 403132	7109354	
204	Juglans regia	Lot 302	DP 403132	7109354	
204	Juglans regia	Lot 302	DP 403132	7109354	
204	Juglans regia	Lot 302	DP 403132	7109354	
204	Juglans regia	Lot 302	DP 403132	7109354	
204	Juglans regia	Lot 302	DP 403132	7109354	

PROTECTED TREES 32

Tree Ref.	Botanical Name	Legal Description		Parcel ID	Road /Water Margin*
207	Sequoiadendron giganteum	Section 1	SO 409393	7108992	
207	Sequoiadendron giganteum	Section 1	SO 409393	7108992	
<u>208</u>	<u>Crataegus monogyna</u>	<u>Lot 1</u>	<u>DP 22734</u>	<u>3087748</u>	
209	Populus nigra 'italica'	Lot 2	DP 25520	3028290	†
209	Populus nigra 'italica'	Lot 2	DP 25520	3028290	
209	Populus nigra 'italica'	Lot 2	DP 25520	3028290	
209	Populus nigra 'italica'	Lot 2	DP 25520	3028290	
209	Populus nigra 'italica'	Lot 2	DP 25520	3028290	
209	Populus nigra 'italica'	Lot 2	DP 25520	3028290	
209	Populus nigra 'italica'	Lot 2	DP 25520	3028290	
209	Populus nigra 'italica'	Lot 2	DP 25520	3028290	
209	Populus nigra 'italica'	Lot 1	DP 20253	3078651	†
209	Populus nigra 'italica'	Lot 1	DP 20253	3078651	†
209	Populus nigra 'italica'	Lot 1	DP 20253	3078651	†
209	Populus nigra 'italica'	Lot 1	DP 20253	3078651	
209	Populus nigra 'italica'	Lot 1	DP 20253	3078651	
209	Populus nigra 'italica'	Lot 2	DP 22310	3089954	†
209	Populus nigra 'italica'	Lot 6	DP 301618	6524760	†
209	Populus nigra 'italica'	Lot 6	DP 301618	6524760	†
209	Populus nigra 'italica'	Lot 6	DP 301618	6524760	†
209	Populus nigra 'italica'	Lot 6	DP 301618	6524760	†
209	Populus nigra 'italica'	Lot 6	DP 301618	6524760	†
209	Populus nigra 'italica'	Lot 6	DP 301618	6524760	†
209	Populus nigra 'italica'	Lot 6	DP 301618	6524760	†
209	Populus nigra 'italica'	Lot 6	DP 301618	6524760	†
209	Populus nigra 'italica'	Lot 6	DP 301618	6524760	†
209	Populus nigra 'italica'	Lot 6	DP 301618	6524760	†
209	Populus nigra 'italica'	Lot 6	DP 301618	6524760	†
209	Populus nigra 'italica'	Lot 6	DP 301618	6524760	†
209	Populus nigra 'italica'	Lot 6	DP 301618	6524760	†
209	Populus nigra 'italica'	Lot 6	DP 301618	6524760	†
209	Populus nigra 'italica'	Lot 6	DP 301618	6524760	†

Comment [RL24]: Submitter 383

PROTECTED TREES 32

Tree Ref.	Botanical Name	Legal Description		Parcel ID	Road /Water Margin*
209	Populus nigra 'italica'	Lot 6	DP 301618	6524760	†
209	Populus nigra 'italica'	Lot 6	DP 301618	6524760	†
209	Populus nigra 'italica'	Lot 6	DP 301618	6524760	†
209	Populus nigra 'italica'	Lot 6	DP 301618	6524760	†
209	Populus nigra 'italica'	Lot 6	DP 301618	6524760	†
209	Populus nigra 'italica'	Lot 6	DP 301618	6524760	†
209	Populus nigra 'italica'	Lot 6	DP 301618	6524760	†
209	Populus nigra 'italica'	Lot 6	DP 301618	6524760	†
209	Populus nigra 'italica'	Lot 6	DP 301618	6524760	†
209	Populus nigra 'italica'	Lot 6	DP 301618	6524760	†
209	Populus nigra 'italica'	Lot 6	DP 301618	6524760	
209	Populus nigra 'italica'	Lot 6	DP 301618	6524760	
209	Populus nigra 'italica'	Lot 6	DP 301618	6524760	
209	Populus nigra 'italica'	Lot 2	DP 312744	6649420	†
209	Populus nigra 'italica'	Lot 2	DP 312744	6649420	†
209	Populus nigra 'italica'	Lot 2	DP 312744	6649420	†
209	Populus nigra 'italica'	Lot 2	DP 312744	6649420	†
209	Populus nigra 'italica'	Lot 2	DP 416007	7167723	†
209	Populus nigra 'italica'	Lot 2	DP 416007	7167723	†
209	Populus nigra 'italica'	Lot 2	DP 416007	7167723	†
209	Populus nigra 'italica'	Lot 2	DP 416007	7167723	
209	Populus nigra 'italica'	Lot 2	DP 416007	7167723	
209	Populus nigra 'italica'	Lot 2	DP 416007	7167723	
209	Populus nigra 'italica'	Lot 2	DP 416007	7167723	
209	Populus nigra 'italica'	Lot 2	DP 416007	7167723	
209	Populus nigra 'italica'	Lot 1	DP 420442	7193583	†
209	Populus nigra 'italica'	Lot 1	DP 420442	7193583	†
209	Populus nigra 'italica'	Lot 1	DP 420442	7193583	†
209	Populus nigra 'italica'	Lot 1	DP 420442	7193583	†
209	Populus nigra 'italica'	Lot 1	DP 420442	7193583	†
209	Populus nigra 'italica'	Lot 1	DP 420442	7193583	†
209	Populus nigra 'italica'	Lot 1	DP 420442	7193583	†

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Tree Ref.	Botanical Name	Legal Description		Parcel ID	Road /Water Margin*
209	Populus nigra 'italica'	Lot 4	DP 312744	6649422	†
209	Populus nigra 'italica'	Lot 4	DP 312744	6649422	
209	Populus nigra 'italica'	Lot 3	DP 416007	7167724	†
209	Populus nigra 'italica'	Lot 3	DP 416007	7167724	†
209	Populus nigra 'italica'	Lot 3	DP 416007	7167724	†
209	Populus nigra 'italica'	Lot 3	DP 416007	7167724	†
209	Populus nigra 'italica'	Lot 3	DP 416007	7167724	†
209	Populus nigra 'italica'	Lot 3	DP 416007	7167724	†
209	Populus nigra 'italica'	Lot 3	DP 416007	7167724	†
209	Populus nigra 'italica'	Lot 3	DP 416007	7167724	
209	Populus nigra 'italica'	Lot 3	DP 416007	7167724	
209	Populus nigra 'italica'	Lot 3	DP 416007	7167724	
209	Populus nigra 'italica'	Lot 3	DP 416007	7167724	
209	Populus nigra 'italica'	Lot 2	DP 420442	7193584	†
209	Populus nigra 'italica'	Lot 2	DP 420442	7193584	†
209	Populus nigra 'italica'	Lot 2	DP 420442	7193584	
209	Populus nigra 'italica'	Lot 1	DP 441466	7346086	†
209	Populus nigra 'italica'	Lot 1	DP 441466	7346086	†
209	Populus nigra 'italica'	Lot 1	DP 441466	7346086	†
209	Populus nigra 'italica'	Lot 1	DP 441466	7346086	
209	Populus nigra 'italica'	Lot 100	DP 441466	7346090	
<u>210</u>	<u>Ulmus Louis van Houtte</u>	<u>Lot 1</u>	<u>DP 300643</u>	<u>6514087</u>	<u>†</u>
212	Acer saccharum	Lot 1	DP 22658	3027334	
214	Cedrus deodara	Lot 1	DP 354070	6776026	
214	Cedrus deodara	Lot 1	DP 354070	6776026	
214	Cedrus deodara	Lot 1	DP 354070	6776026	
214	Cedrus deodara	Lot 1	DP 354070	6776026	
214	Sequoiadendron giganteum	Lot 1	DP 354070	6776026	
214	Quercus robur	Lot 1	DP 354070	6776026	
214	Quercus robur	Lot 1	DP 354070	6776026	
214	Quercus robur	Lot 1	DP 354070	6776026	
214	Quercus robur	Lot 1	DP 354070	6776026	

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PROTECTED TREES 32

Tree Ref.	Botanical Name	Legal Description		Parcel ID	Road /Water Margin*
214	Quercus robur	Lot 1	DP 354070	6776026	
214	Quercus robur	Lot 1	DP 354070	6776026	
214	Quercus robur	Lot 1	DP 354070	6776026	
215	Sequoiadendron giganteum	Lot 2	DP 362778	6860714	
215	Sequoiadendron giganteum	Lot 2	DP 362778	6860714	
215	Chamaecyparis lawsoniana	Lot 2	DP 362778	6860714	
215	Tilia x europaea	Lot 2	DP 362778	6860714	
215	Tilia x europaea	Lot 2	DP 362778	6860714	
215	Tilia x europaea	Lot 2	DP 362778	6860714	
215	Tilia x europaea	Lot 2	DP 362778	6860714	
239	Castanea sativa	Lot 41	DP 7926	3072118	
240	Eucalyptus gunnii	Lot 2	DP 361132	6867137	
240	Eucalyptus gunnii	Lot 2	DP 361132	6867137	†
241	Eucalyptus sp.	Lot 6	DP 313833	6589105	
242	Quercus robur	Pt Lot 2	DP 24234	6516103	
242	Quercus robur	Pt Lot 2	DP 24234	6516103	
242	Quercus robur	Pt Lot 2	DP 24234	6516103	
242	Quercus robur	Pt Lot 2	DP 24234	6516103	
242	Quercus robur	Pt Lot 2	DP 24234	6516103	
242	Quercus robur	Pt Lot 2	DP 24234	6516103	
244	Sequoiadendron giganteum	Lot 5	DP 351561	6779755	
245	Tilia x europaea	Pt Recreation Reserve Block XV Town of Queenstown		3161098	
246	Ulmus procera	Section 25C Blk VII	Shotover SD	3003569	
246	Ulmus procera	Section 25C Blk VII	Shotover SD	3003569	
246	Ulmus procera	Section 25D Blk VII	Shotover SD	3135314	†
246	Ulmus procera	Section 25D Blk VII	Shotover SD	3135314	†
246	Ulmus procera	Section 25D Blk	Shotover SD	3135314	†

PROTECTED TREES 32

Tree Ref.	Botanical Name	Legal Description		Parcel ID	Road /Water Margin*
		VII			
246	Ulmus procera	Section 25D Blk VII	Shotover SD	3135314	
246	Ulmus minor	Section 25D Blk VII	Shotover SD	3135314	
246	Ulmus minor	Section 25D Blk VII	Shotover SD	3135314	
246	Ulmus minor	Lot 4	DP 18290	3120402	
247	Aesculus hippocastanum	Pt Section 6 Blk XX	Shotover SD	6886662	†
<u>255</u>	<u>Crataegus monogyna</u>	<u>Section 1 Blk XII</u>	<u>TN of Arrowtown</u>	<u>3143545</u>	<u>†</u>
263	Sequoiadendron giganteum	Lot 2	DP 15580	3066887	
264	Ulmus procera	Lot 19	DP 8405	3003317	
264	Acer psuedoplatanus	Lot 19	DP 8405	3003317	
264	Fraxinus sp.	Lot 4	DP 8405	3089336	
264	Ulmus procera	Lot 4	DP 8405	3089336	†
264	Sorbus acuparia	Lot 4	DP 8405	3089336	†
264	Acer psuedoplatanus	Lot 1	DP 11214	3101116	
264	Acer psuedoplatanus	Lot 1	DP 8405	3102324	
264	Ulmus procera	Lot 1	DP 8405	3102324	
264	Ulmus procera	Lot 1	DP 8405	3102324	
264	Ulmus procera	Lot 2	DP 9802	3139413	†
264	Quercus robur	Lot 2	DP 9802	3139413	
264	Fraxinus excelsior	Lot 21	DP 8405	3140831	
264	Quercus robur	Lot 21	DP 8405	3140831	
264	Quercus robur	Lot 2	DP 8405	3142554	
264	Ulmus procera	Lot 1	DP 21140	3167832	
264	Ulmus procera	Lot 1	DP 23589	3012034	†
264	Quercus robur	Lot 6	DP 8405	3044419	
264	Acer psuedoplatanus	Lot 5	DP 8405	3046547	
264	Acer psuedoplatanus	Lot 5	DP 8405	3046547	
264	Acer psuedoplatanus	Lot 5	DP 8405	3046547	
264	Acer psuedoplatanus	Lot 5	DP 8405	3046547	†
264	Acer psuedoplatanus	Lot 3	DP 8405	3059634	

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PROTECTED TREES 32

Tree Ref.	Botanical Name	Legal Description		Parcel ID	Road /Water Margin*
264	Ulmus procera	Lot 6	DP 11786	3102155	†
264	Ulmus procera	Lot 6	DP 11786	3102155	†
264	Fraxinus excelsior	Lot 6	DP 11786	3102155	†
264	Ulmus procera	Lot 5	DP 11786	3144953	†
264	Ulmus procera	Lot 5	DP 11786	3144953	†
264	Ulmus procera	Lot 5	DP 11786	3144953	†
266	Sequoiadendron giganteum	Section 2 Blk XVIII	TN OF Arrowtown	3149027	†
266	Sequoiadendron giganteum	Lot 3	DP 18207	3162756	†
267	Picea abies	Lot 1	DP 8232	3131205	
268	Acer psuedoplatanus	Section 2 Blk XI	TN OF Arrowtown	3016770	
268	Acer psuedoplatanus	Section 2 Blk XI	TN OF Arrowtown	3016770	
268	Acer psuedoplatanus	Section 2 Blk XI	TN OF Arrowtown	3016770	
268	Acer psuedoplatanus	Lot 1	DP 26376	3062051	
268	Fraxinus excelsior	Lot 2	DP 9914	3102273	†
268	Ulmus procera	Lot 3	DP 9914	3117837	
268	Ulmus procera	Lot 1	DP 15734	3141656	†
268	Ulmus procera	Lot 1	DP 15734	3141656	†
268	Ulmus procera	Lot 1	DP 15734	3141656	†
268	Ulmus procera	Lot 1	DP 15734	3141656	
268	Populus nigra 'italica'	Section 1 Blk XII	TN OF Arrowtown	3143545	
268	Populus nigra 'italica'	Section 1 Blk XII	TN OF Arrowtown	3143545	
268	Ulmus procera	Section 1 Blk XII	TN OF Arrowtown	3143545	†
268	Ulmus procera	Section 1 Blk I	TN OF Arrowtown	3145111	†
268	Fraxinus excelsior	Section 1 Blk I	TN OF Arrowtown	3145111	†
268	Acer psuedoplatanus	Lot 19	DP 9914	3013186	†
268	Ulmus procera	Section 4 Blk I	TN OF Arrowtown	3013799	†
268	Acer psuedoplatanus	Section 4 Blk I	TN OF Arrowtown	3013799	†
268	Acer psuedoplatanus	Pt Section 1 Blk X	TN OF Arrowtown	3025337	
268	Acer psuedoplatanus	Pt Section 3 Blk X	TN OF Arrowtown	3035042	
268	Fraxinus excelsior	Pt Section 3 Blk X	TN OF Arrowtown	3035042	

PROTECTED TREES 32

Tree Ref.	Botanical Name	Legal Description		Parcel ID	Road /Water Margin*
268	Acer psuedoplatanus	Section 2 Blk I	TN OF Arrowtown	3046312	†
268	Ulmus procera	Section 2 Blk I	TN OF Arrowtown	3046312	†
268	Fraxinus excelsior	Section 2 Blk I	TN OF Arrowtown	3046312	†
268	Acer psuedoplatanus	Lot 1	DP 12521	3061638	†
268	Ulmus procera	Lot 1	DP 12521	3061638	†
268	Acer psuedoplatanus	Lot 1	DP 12521	3061638	†
268	Fraxinus excelsior	Lot 1	DP 10422	3061646	
268	Fraxinus excelsior	Lot 1	DP 10422	3061646	
268	Acer psuedoplatanus	Section 3 Blk XI	TN OF Arrowtown	3102290	
268	Acer psuedoplatanus	Section 3 Blk XI	TN OF Arrowtown	3102290	
268	Fraxinus excelsior	Pt Section 3 Blk X	TN OF Arrowtown	3146104	†
269	Abies cephalonica	Lot 2	DP 480129	7554814	
270	Ulmus glabra 'horizontalis'	Section 15 Blk V	TN OF Arrowtown	3043960	
271	Quercus palustris	Section 15 Blk V	TN OF Arrowtown	3043960	
272	Pyrus communis	Lot 1	DP 11488	3016834	
273	Catalpa bignonioides	Section 4 Blk XIII	TN OF Arrowtown	3077834	†
274	Juglans regia	Lot 1	DP 5746	3083453	
<u>275</u>	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
<u>275</u>	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
<u>275</u>	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
<u>275</u>	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
<u>275</u>	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
<u>275</u>	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
<u>275</u>	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
<u>275</u>	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
<u>275</u>	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
<u>275</u>	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
<u>275</u>	<u>Picea breweriana</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
<u>275</u>	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
<u>275</u>	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	

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PROTECTED TREES 32

Tree Ref.	Botanical Name	Legal Description		Parcel ID	Road /Water Margin*
275	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Picea breweriana</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Picea breweriana</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Picea breweriana</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Picea breweriana</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Picea breweriana</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Picea breweriana</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Picea breweriana</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Picea breweriana</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Picea breweriana</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Picea breweriana</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Picea breweriana</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Picea breweriana</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	

PROTECTED TREES 32

Tree Ref.	Botanical Name	Legal Description		Parcel ID	Road /Water Margin*
275	<u>Picea breweriana</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Picea breweriana</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Picea breweriana</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Picea breweriana</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Picea breweriana</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Picea breweriana</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Picea breweriana</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Picea breweriana</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Picea breweriana</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Picea breweriana</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Larix decidua</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Picea breweriana</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
275	<u>Picea breweriana</u>	<u>Lot 1</u>	<u>DP 18109</u>	<u>3044406</u>	
276	Sequoiadendron gigantium	Section 2 Blk XXII	TN OF Arrowtown	3023911	
276	Sequoiadendron gigantium	Section 2 Blk XXII	TN OF Arrowtown	3023911	
276	Sequoiadendron gigantium	Section 3 Blk XXII	TN OF Arrowtown	3152571	
276	Sequoiadendron gigantium	Section 3 Blk XXII	TN OF Arrowtown	3152571	
277	Sequoiadendron gigantium	Lot 3	DP 342248	6728643	
277	Sequoiadendron gigantium	Lot 2	DP 342248	6728642	
420	Sequoiadendron gigantium	Section 16 Blk I	Kingston SD	3214080	
420	Sequoiadendron gigantium	Section 16 Blk I	Kingston SD	3214080	†
421	Eucalyptus gunnii	Lot 1 SECT 15Blk I	Kingston SD	3242602	†

PROTECTED TREES 32

Tree Ref.	Botanical Name	Legal Description		Parcel ID	Road /Water Margin*
560	Abies grandis	Lot 14	DP 26147	3062639	
561	Abies pinsapo	Pt Section 47 Blk XIV	Lower Wanaka SD	3044102	
562	Acer psuedoplatanus	Lot 3	DP 408132	7109279	
563	Acer saccharum	Lot 9	DP 13040	3026497	
564	Aesculus hippocastanum	Lot 3	DP 408132	7109279	
565	Betula pendula	Lot 3	DP 408132	7109279	
565	Betula pendula	Lot 3	DP 408132	7109279	
565	Betula pendula	Lot 3	DP 408132	7109279	
565	Betula pendula	Lot 3	DP 408132	7109279	
565	Betula pendula	Lot 3	DP 408132	7109279	
565	Betula pendula	Lot 3	DP 408132	7109279	
565	Betula pendula	Lot 3	DP 408132	7109279	
565	Betula pendula	Lot 3	DP 408132	7109279	
566	Calocedrus decurrens	Crown Land Block IV Lower Wanaka Survey District		3130973	
566	Calocedrus decurrens	Crown Land Block IV Lower Wanaka Survey District		3130973	
568	Cedrus deodara	Lot 1	DP 16152	3151720	
569	Chamaecyparis lawsoniana	Section 53 Blk I	Cardrona SD	3081253	
570	Corylus avellana	Lot 3	DP 408132	7109279	
573	Eucalyptus globulus	Section 2 Blk X	TN OF Wanaka	3068270	
574	Acer palmatum	Lot 8	DP 27278	6504787	
574	Acer palmatum	Lot 8	DP 27278	6504787	
575	Fraxinus excelsior	Lot 3	DP 408132	7109279	
576	Ginkgo biloba	Section 1 Blk XLII	TN OF Wanaka	3084065	
577	Juglans regia	Lot 1	DP 16152	3151720	
577	Juglans regia	Lot 1	DP 16152	3151720	
577	Juglans regia	Lot 1	DP 16152	3151720	
577	Juglans regia	Lot 1	DP 16152	3151720	
577	Juglans regia	Lot 1	DP 16152	3151720	

PROTECTED TREES 32

Tree Ref.	Botanical Name	Legal Description		Parcel ID	Road /Water Margin*
578	Juglans regia	Lot 5	DP 382935	6979598	
580	Maclura pomifera	Lot 82	DP 375230	6904683	
581	Acacia baileyana	Lot 1	DP 16152	3151720	
582	Metasequoia glyptostroboides	Lot 1	DP 21501	3041268	
583	Metasequoia glyptostroboides	Section 67 Blk XIV	TN OF Wanaka	3169146	
584	Picea abies	Lot 3	DP 408132	7109279	
585	Picea abies	Section 53 Blk I	Cardrona SD	3081253	
586	Picea abies	Lot 2	DP 420241	7204771	
586	Picea abies	Lot 2	DP 420241	7204771	
588	Fraxinus sp.	Lot 7	DP 18590	3030960	†
588	Platanus x hispanica 'Acerifolia'	Lot 7	DP 18590	3030960	
588	Platanus x hispanica 'Acerifolia'	Lot 7	DP 18590	3030960	
588	Platanus x hispanica 'Acerifolia'	Lot 7	DP 18590	3030960	†
588	Platanus x hispanica 'Acerifolia'	Lot 7	DP 18590	3030960	†
588	Platanus x hispanica 'Acerifolia'	Lot 7	DP 18590	3030960	
588	Fraxinus sp.	Lot 52	DP 21967	3087563	
588	Platanus x hispanica 'Acerifolia'	Lot 5	DP 18590	3092511	
588	Platanus x hispanica 'Acerifolia'	Lot 55	DP 15833	3114028	
588	Platanus x hispanica 'Acerifolia'	Lot 2	DP 302776	6535836	
588	Platanus x hispanica 'Acerifolia'	Lot 1	DP 340126	6715300	†
588	Platanus x hispanica 'Acerifolia'	Lot 1	DP 340126	6715300	†
588	Platanus x hispanica 'Acerifolia'	Lot 1	DP 340126	6715300	
588	Fraxinus sp.	Lot 1	DP 340126	6715300	†
588	Platanus x hispanica 'Acerifolia'	Lot 1	DP 340126	6715300	

PROTECTED TREES 32

Tree Ref.	Botanical Name	Legal Description		Parcel ID	Road /Water Margin*
588	Platanus x hispanica 'Acerifolia'	Lot 1	DP 340126	6715300	
588	Platanus x hispanica 'Acerifolia'	Lot 1	DP 340126	6715300	
588	Fraxinus sp.	Lot 2	DP 408206	7088974	
588	Platanus x hispanica 'Acerifolia'	Lot 2	DP 408206	7088974	
588	Platanus x hispanica 'Acerifolia'	Lot 2	DP 408206	7088974	
588	Platanus x hispanica 'Acerifolia'	Lot 1	DP 426301	7243999	
588	Platanus x hispanica 'Acerifolia'	Lot 1	DP 426301	7243999	
588	Platanus x hispanica 'Acerifolia'	Lot 1	DP 426301	7243999	
588	Platanus x hispanica 'Acerifolia'	Lot 1	DP 426301	7243999	
588	Fraxinus sp.	Lot 1	DP 426301	7243999	
588	Platanus x hispanica 'Acerifolia'	Lot 6	DP 18590	3141626	†
588	Platanus x hispanica 'Acerifolia'	Lot 6	DP 18590	3141626	†
588	Platanus x hispanica 'Acerifolia'	Lot 6	DP 18590	3141626	†
588	Platanus x hispanica 'Acerifolia'	Lot 6	DP 18590	3141626	†
588	Fraxinus sp.	Lot 6	DP 18590	3141626	†
588	Fraxinus sp.	Lot 6	DP 18590	3141626	†
588	Fraxinus sp.	Lot 6	DP 18590	3141626	
588	Platanus x hispanica 'Acerifolia'	Lot 6	DP 18590	3141626	
588	Platanus x hispanica 'Acerifolia'	Lot 3	DP 302776	6535837	†
588	Platanus x hispanica 'Acerifolia'	Lot 3	DP 302776	6535837	†
588	Fraxinus sp.	Lot 3	DP 302776	6535837	†
588	Platanus x hispanica 'Acerifolia'	Lot 3	DP 302776	6535837	†
588	Platanus x hispanica	Lot 2	DP 340126	6715301	

PROTECTED TREES 32

Tree Ref.	Botanical Name	Legal Description		Parcel ID	Road /Water Margin*
599	Quercus robur	Lot 3	DP 449599	7397688	
599	Quercus robur	Lot 3	DP 449599	7397688	
599	Quercus robur	Lot 3	DP 449599	7397688	
599	Quercus robur	Lot 3	DP 449599	7397688	
599	Quercus robur	Lot 3	DP 449599	7397688	
599	Quercus robur	Lot 3	DP 449599	7397688	
599	Quercus robur	Lot 3	DP 449599	7397688	
600	Sequoiadendron giganteum	Lot 1	DP 20290	3012654	
601	Sequoiadendron giganteum	Section 45 Blk III	Lower Wanaka SD	3115890	
601	Sequoiadendron giganteum	Lot 14	DP 26147	3062639	
601	Sequoiadendron giganteum	Lot 1	DP 16152	3151720	
601	Sequoiadendron giganteum	Lot 1	DP 16152	3151720	
601	Sequoiadendron giganteum	Lot 1	DP 16152	3151720	
602	Sequoiadendron giganteum	Lot 2	DP 10796	3034598	
602	Sequoiadendron giganteum	Lot 2	DP 10796	3034598	
603	Sequoiadendron giganteum	Lot 1	DP 18842	3084332	
606	Sequoiadendron giganteum	Section 31 Blk III	Lower Wanaka SD	3059991	
606	Sequoiadendron giganteum	Section 31 Blk III	Lower Wanaka SD	3059991	
607	Sequoiadendron giganteum	Lot 1	DP 327869	6663768	†
607	Sequoiadendron giganteum	Lot 1	DP 327869	6663768	
607	Sequoiadendron giganteum	Lot 1	DP 327869	6663768	
607	Sequoiadendron giganteum	Lot 1	DP 327869	6663768	
607	Sequoiadendron giganteum	Lot 1	DP 327869	6663768	
607	Sequoiadendron giganteum	Lot 1	DP 327869	6663768	

PROTECTED TREES 32

Tree Ref.	Botanical Name	Legal Description		Parcel ID	Road /Water Margin*
607	Sequoiadendron giganteum	Lot 1	DP 327869	6663768	
607	Sequoiadendron giganteum	Lot 1	DP 327869	6663768	
607	Sequoiadendron giganteum	Lot 1	DP 327869	6663768	
607	Sequoiadendron giganteum	Lot 1	DP 327869	6663768	
607	Sequoiadendron giganteum	Lot 1	DP 327869	6663768	
607	Sequoiadendron giganteum	Lot 1	DP 327869	6663768	
607	Sequoiadendron giganteum	Lot 1	DP 327869	6663768	
607	Sequoiadendron giganteum	Lot 3	DP 327869	6663770	†
607	Sequoiadendron giganteum	Lot 3	DP 327869	6663770	
607	Sequoiadendron giganteum	Lot 3	DP 327869	6663770	
607	Sequoiadendron giganteum	Lot 3	DP 327869	6663770	
607	Sequoiadendron giganteum	Lot 3	DP 327869	6663770	
607	Sequoiadendron giganteum	Lot 3	DP 327869	6663770	
607	Sequoiadendron giganteum	Lot 3	DP 327869	6663770	
607	Sequoiadendron giganteum	Lot 3	DP 327869	6663770	
607	Sequoiadendron giganteum	Lot 3	DP 327869	6663770	
607	Sequoiadendron giganteum	Lot 3	DP 327869	6663770	
607	Sequoiadendron giganteum	Lot 3	DP 327869	6663770	
607	Sequoiadendron giganteum	Lot 3	DP 327869	6663770	
607	Sequoiadendron	Lot 3	DP 327869	6663770	

PROTECTED TREES 32

Tree Ref.	Botanical Name	Legal Description		Parcel ID	Road /Water Margin*
	gigantium				
607	Sequoiadendron giganteum	Lot 3	DP 327869	6663770	
607	Sequoiadendron giganteum	Lot 3	DP 327869	6663770	
609	Sequoiadendron giganteum	Lot 1	DP 17828	3134395	†
609	Sequoiadendron giganteum	Lot 4	DP 18460	3043187	†
609	Sequoiadendron giganteum	Lot 1	DP 380819	6932731	†
610	Sequoiadendron giganteum	Section 1	SO 397170	7020498	
611	Sequoiadendron giganteum	Pt Section 10 Blk III	Lower Wanaka SD	3133319	
613	Sequoiadendron giganteum	Lot 9	DP 13040	3026497	
615	Taxus baccata 'fastigiata'	Section 1 Blk XLII	TN OF Wanaka	3084065	†
616	Metasequoia glyptostroboides	Section 67 Blk XIV	TN OF Wanaka	3169146	
616	Metasequoia glyptostroboides	Section 67 Blk XIV	TN OF Wanaka	3169146	
620	Tilia x europaea	Lot 10	DP 13040	3058104	
620	Tilia x europaea	Lot 10	DP 13040	3058104	
620	Tilia x europaea	Lot 10	DP 13040	3058104	
620	Tilia x europaea	Lot 10	DP 13040	3058104	
620	Tilia x europaea	Lot 10	DP 13040	3058104	
620	Tilia x europaea	Lot 10	DP 13040	3058104	
620	Tilia x europaea	Lot 10	DP 13040	3058104	
620	Tilia x europaea	Lot 10	DP 13040	3058104	
620	Tilia x europaea	Lot 10	DP 13040	3058104	
620	Tilia x europaea	Lot 10	DP 13040	3058104	
620	Tilia x europaea	Lot 10	DP 13040	3058104	
620	Tilia x europaea	Lot 11	DP 13040	3060003	
620	Tilia x europaea	Lot 11	DP 13040	3060003	
620	Tilia x europaea	Lot 11	DP 13040	3060003	
620	Tilia x europaea	Lot 12	DP 13040	3145339	
620	Tilia x europaea	Lot 12	DP 13040	3145339	

PROTECTED TREES 32

Tree Ref.	Botanical Name	Legal Description		Parcel ID	Road /Water Margin*
1003	<i>Quercus robur</i>	Section 15 Blk V	TN OF Arrowtown	3043960	†
1004	<i>Nothofagus menziesii</i>	Pt Section 6 Blk II	TN OF Arrowtown	3022527	
1005	<i>Fagus sylvatica</i> var. <i>purpurea</i>	Lot 4	DP 7794	3055459	
1006	<i>Juglans regia</i>	Section 3 Blk XV	TN OF Arrowtown	3109317	
1007	<i>Juglans regia</i>	Section 3 Blk XV	TN OF Arrowtown	3109317	
1008	<i>Quercus robur</i>	Section 1 Blk XV	TN OF Arrowtown	3059466	
1009	<i>Quercus palustris</i>	Section 5 Blk XIV	TN OF Arrowtown	3098659	†
1010	<i>Fraxinus excelsior</i>	Section 7 Blk I	TN OF Arrowtown	3145076	
1011	<i>Pseudotsuga menziesii</i>	Lot 1	DP 17118	3145078	
1012	<i>Nothofagus solandrii</i> var. <i>cliffortoides</i>	Lot 2	DP 8949	3108323	
1013	<i>Nothofagus solandrii</i> var. <i>cliffortoides</i>	Lot 1	DP 8949	3011939	
1014	<i>Acer psuedoplatanus</i>	Lot 18	DP 9914	3144969	
1015	<i>Quercus rubra</i>	Lot 6	DP 11786	3102155	
1016	<i>Acer psuedoplatanus</i>	Lot 19	DP 9914	3013186	
1017	<i>Quercus rubra</i>	Lot 19	DP 9914	3013186	

Appendix 2. List of Submitters and Recommended Decisions

Appendix 2 to the Section 42A report for Chapter 32 - Protected Trees

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation
179.32		Vodafone NZ	32.3.2.1	Other	Support in part. Amend; means for a tree with a spreading canopy, the area beneath the canopy spread of a tree, measured at ground level from the surface of the trunk, with the radius to the outer most extent of the spread of the tree's branches, and for a columnar tree, means the area beneath the canopy extending to a radius 2m beyond the outermost extent of the spread of a tree's branches, half the height of the tree. As demonstrated by the diagrams below (Note - need consequential updating).	Reject
179.33		Vodafone NZ	32.4 Rules – Protected Trees	Oppose	Amend Table 2, Rule 32.4.9 as follows: <i>Tree trimming carried out by the Council, network utility operators or its their agent s.</i> (Note consequential amendments to titles and other rules required).	Accept in Part
421.24		Two Degrees Mobile Limited	32.3.2.1	Other	supports in part. Requests an amendment to provide clarity between spreading canopy trees and columnar canopy trees, and to be consistent with definitions sought in other proposed district plans around New Zealand. Requested amendments outlined in submission 421.	Reject
421.25		Two Degrees Mobile Limited	32.4.9	Oppose	requests amendment to enable network operators to undertake any necessary maintenance works to any tree as required to protect the integrity of utilities and their services, and to provide new services without the need for resource consent. Suggested amendments identified in submission 421.	Accept in Part
607.32		Te Anau Developments Limited	32.8 Schedule of Protected Trees District Wide	Not Stated	Delete trees 189 (Douglas Fir) and 193 (Sycamore) from the list of protected trees.	Accept in Part
560.2		Spruce Grove Trust		Not Stated	That the Hawthorne hedge located on the road boundaries of the properties situated at 16 and 18 Wiltshire Street is not protected under the PDP.	Reject
191.30		Spark Trading NZ Limited	32.3.2.1	Support	Support in part. Amend definition of 'root protection zone' means for a tree with a spreading canopy, the area beneath the canopy spread of a tree, measured at ground level from the surface of the trunk, with a radius to the outer most extent of the spread of the tree's branches, and for a columnar tree, means the area beneath the canopy extending to a radius 2m beyond the outermost extent of the spread of a tree's branches, half the height of the tree. As demonstrated by the diagrams below (Note — need consequential updating).	Reject
191.31		Spark Trading NZ Limited	32.4.9	Oppose	Amend: Table 2, Rule 32.4.9 as follows: Tree trimming carried out by the Council, network utility operators or its their agents.	
383.124		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Amend to ensure schedule 32.8 and the planning maps are consistent. A number of trees surveyed by the Council's arborist at the request of landowners, or as part of a group of scheduled trees identified in the Operative District Plan were not considered appropriate for scheduling, but have been included in the Proposed District Plan maps.	Accept
383.125		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.04068232 longitude: 168.7529954 Tree Number: 210 Botanical name: Ulmus Lois van Houtte Tree is not identified in ODP maps. Tree is not identified in Proposed maps or schedule. STEM score is 126 and qualifies. Add to schedule 32.8 and map 13	Accept
383.126		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.03389546 longitude: 168.7522531 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33	Accept
383.127		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.03361706 longitude: 168.7522138 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33	Accept
383.128		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.03334292 longitude: 168.7522044 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33	Accept
383.129		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.03305811 longitude: 168.7521803 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33.	Accept
383.130		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.03266078 longitude: 168.7522759 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33.	Accept
383.131		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.03280389 longitude: 168.7521538 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33	Accept
383.132		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.03290103 longitude: 168.7523121 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33	Accept
383.133		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.03319152 longitude: 168.7523422 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33	Accept
383.134		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.03347348 longitude: 168.7523613 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33	Accept
383.135		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.03375283 longitude: 168.7523955 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33.	Accept
383.136		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.03401772 longitude: 168.7524036 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33.	Accept
383.137		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.60972011 longitude: 169.2796806 Tree Number: 2 Botanical name: Eucalyptus cinerea STEM score less than 120. Does not qualify. Remove from map 17	Accept
383.138		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.60967452 longitude: 169.279807 Tree Number: 2 Botanical name: Eucalyptus cinerea STEM score less than 120. Does not qualify. Remove from map 17	Accept

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation
383.139		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.61039988 longitude: 169.2631666 Tree Number: 8 Botanical name: Liriodendron tulipifera STEM score less than 120. Does not qualify. Remove from map 33.	Accept
383.140		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.69254781 longitude: 169.1351723 Tree Number: 618 Botanical name: Taxodium distichum STEM score less than 120. Does not qualify. Remove from map 21.	Accept
383.141		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.69236762 longitude: 169.1349718 Tree Number: 618 Botanical name: Taxodium distichum STEM score less than 120. Does not qualify. Remove from map 22.	Accept
383.142		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.69500366 longitude: 169.1364446 Tree Number: 617 Botanical name: Taxodium distichum STEM score less than 120. Does not qualify. Remove from map 22.	Accept
383.143		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.69502487 longitude: 169.1364835 Tree Number: 617 Botanical name: Taxodium distichum STEM score less than 120. Does not qualify. Remove from map 22.	Accept
383.144		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.6944145 longitude: 169.1363199 Tree Number: 617 Botanical name: Taxodium distichum STEM score less than 120. Does not qualify. Remove from map 22.	Accept
383.145		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.01318282 longitude: 168.7377319 Tree Number: 206 Botanical name: Cupressus macrocarpa STEM score less than 120. Does not qualify. Remove from map 33.	Accept
383.146		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.01728575 longitude: 168.7197001 Tree Number: 161 Botanical name: Quercus robur STEM score less than 120. Does not qualify. Remove from map 33.	Accept
383.147		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.01728575 longitude: 168.7197001 Tree Number: 161 Botanical name: Quercus robur Removed by RM130848. Remove from map 33.	Accept
383.148		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.03246103 longitude: 168.6629449 Tree Number: 148 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 36.	Accept
383.149		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.03243402 longitude: 168.6632738 Tree Number: 148 Botanical name: Chamaecyparis lawsoniana STEM score less than 120. Does not qualify. Remove from map 36.	Accept
383.150		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.03224779 longitude: 168.6550863 Tree Number: 198 Botanical name: Cedrus deodara Tree removed. Remove from map 35.	Accept
383.151		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.84959488 longitude: 169.0422525 Tree Number: 587 Botanical name: Picea sitchensis Tree removed. Remove from map 10.	Accept
383.152		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.03212742 longitude: 168.6638528 Tree Number: 150 Botanical name: Sorbus acuparia STEM score less than 120. Does not qualify. Remove from map 36.	Accept
383.153		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.70262439 longitude: 169.1338503 Tree Number: 605 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 21.	Accept
383.154		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.70570962 longitude: 169.1336132 Tree Number: 614 Botanical name: Sequoia sempervirens STEM score less than 120. Does not qualify. Remove from map 21.	Accept
383.155		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.69962383 longitude: 169.1230892 Tree Number: 619 Botanical name: Taxodium distichum STEM score less than 120. Does not qualify. Remove from map 21.	Accept
383.156		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.69947235 longitude: 169.1230677 Tree Number: 619 Botanical name: Taxodium distichum STEM score less than 120. Does not qualify. Remove from map 21.	Accept
383.157		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.96700239 longitude: 168.7681405 Tree Number: 213 Botanical name: Robinia pseudoacacia STEM score less than 120. Does not qualify. Remove from map 21.	Accept
383.158		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.99316736 longitude: 168.7563485 Tree Number: 12 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 31.	Accept
383.159		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.9003409 longitude: 168.2866866 Tree Number: 167 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 9.	Accept
383.160		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.03229423 longitude: 168.9623904 Tree Number: 150 Botanical name: Sorbus acuparia STEM score less than 120. Does not qualify. Remove from map 12.	Accept
383.161		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.03739608 longitude: 168.6492204 Tree Number: 158 Botanical name: Quercus rubra STEM score less than 120. Does not qualify. Remove from map 35.	Accept
383.162		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.0326231 longitude: 168.6622216 Tree Number: 11 Botanical name: Aesculus hippocastanum STEM score less than 120. Does not qualify. Remove from map 35.	Accept
383.163		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.02666918 longitude: 168.9620893 Tree Number: 215 Botanical name: Tilia x europaea One of the 6 on the listing has been removed. Retain remaining. Remove from map 13.	Accept
383.164		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.02569713 longitude: 168.9622948 Tree Number: 215 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 13.	Accept
383.165		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.02570803 longitude: 168.9622838 Tree Number: 215 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 13.	Accept
383.166		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.02568031 longitude: 168.9623143 Tree Number: 215 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 13.	Accept
383.167		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.0257533 longitude: 168.9622298 Tree Number: 215 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 13.	Accept
383.168		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.02577225 longitude: 168.9622003 Tree Number: 215 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 13.	Accept
383.169		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Support	Latitude: -45.02579192 longitude: 168.9621627 Tree Number: 215 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 13.	Accept

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation
383.170		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.0258078 longitude: 168.9621476 Tree Number: 215 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 13.	Accept
383.171		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.02584903 longitude: 168.962092 Tree Number: 215 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 13.	Accept
383.172		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.97115678 longitude: 168.7510585 Tree Number: 181 Botanical name: Juglans regia STEM score less than 120. Does not qualify. Remove from map 29.	Accept
383.173		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.97161762 longitude: 168.7493604 Tree Number: 188 Botanical name: Ulmus glabra STEM score less than 120. Does not qualify. Remove from map 29.	Accept
383.174		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.96919822 longitude: 168.7628505 Tree Number: 208 Botanical name: Crataegus monogyna Not in schedule 32.8. Add item 208 to schedule 32.8	Accept
383.175		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.99208687 longitude: 168.6726521 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39	Accept
383.176		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.99235385 longitude: 168.6726665 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39	Accept
383.177		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.99202285 longitude: 168.6726575 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39 atitude: -44.99202285 longitude: 168.6726575 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39	Accept
383.178		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Amend latitude: -44.99151923 longitude: 168.6728308 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39	Accept
383.179		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.99167454 longitude: 168.6728154 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39	Accept
383.180		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.99234105 longitude: 168.672629 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39	Accept
383.181		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.99238586 longitude: 168.6727266 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39	Accept
383.182		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.99238586 longitude: 168.6727266 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39	Accept
383.183		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.99243162 longitude: 168.6727772 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39	Accept
383.184		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.69995914 longitude: 169.1163033 Tree Number: 624 Botanical name: Magnolia soulangiana STEM score less than 120. Does not qualify. Remove from map 24	Accept
383.185		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.69877662 longitude: 169.1174714 Tree Number: 571 Botanical name: Corylus avellana STEM score: 108. 3 listed, but only found 1 hazel. Not really in park either, near lake edge. Remove from map 22	Accept
383.186		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.69877662 longitude: 169.1174714 Tree Number: 571 Botanical name: Corylus avellana STEM score: 108. 3 listed, but only found 1 hazel. Not really in park either, near lake edge. Remove from map 22	Accept
383.187		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.69919486 longitude: 169.1150513 Tree Number: 627 Botanical name: Larix kaemferi STEM score less than 120. Does not qualify. Remove from map 22	Accept
383.188		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.69912623 longitude: 169.1150108 Tree Number: 628 Botanical name: Cedrus atlantica 'Glauca' STEM score less than 120. Does not qualify. Remove from map 22	Accept
383.189		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.69880712 longitude: 169.1154171 Tree Number: 608 Botanical name: Sequoiadendron giganteum STEM score less than 120. Possible replacement for removed tree. Only 5 Wellingtonia within park worthy of listing. Remove from map 22	Accept
383.190		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.69894082 longitude: 169.11493 Tree Number: 608 Botanical name: Sequoiadendron giganteum STEM score less than 120. Possible replacement for removed tree. Only 5 Wellingtonia within park worthy of listing. Remove from map 22	Accept
383.191		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.69879735 longitude: 169.1150218 Tree Number: 590 Botanical name: Populus nigra Existing item in Operative District Plan. Mapped but not in schedule. Add to schedule 32.8	Accept
383.192		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.99600093 longitude: 168.7933264 Tree Number: 204 Botanical name: Juglans regia Existing item in Operative District Plan. Mapped but not in schedule. Add to schedule 32.8	Accept
383.193		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.99594568 longitude: 168.7927279 Tree Number: 204 Botanical name: Juglans regia Existing item in Operative District Plan. Mapped but not in schedule. Remove from map 30	Accept
383.194		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.99566188 longitude: 168.792857 Tree Number: 204 Botanical name: Juglans regia Existing item in Operative District Plan. Mapped but not in schedule. Remove from map 30	Accept
383.195		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.00602575 longitude: 168.7469805 Tree Number: 203 Botanical name: Quercus robur Tree removed. Remove from map 30	Accept
383.196		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.99464545 longitude: 168.7953632 Tree Number: 204 Botanical name: Juglans regia STEM score less than 120. Does not qualify. Remove from map 30	Accept

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation
383.197		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.99467059 longitude: 168.7966671 Tree Number: 204 Botanical name: Juglans regia STEM score less than 120. Does not qualify. Remove from map 30	Accept
383.198		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.99476045 longitude: 168.7965387 Tree Number: 204 Botanical name: Juglans regia STEM score less than 120. Does not qualify. Remove from map 30	Accept
383.199		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.9391839 longitude: 168.8350482 Tree Number: 255 Botanical name: Crataegus monogyna Existing item in Operative District Plan. Mapped but not in schedule. Add to schedule 32.8	Accept
383.200		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.7000957 longitude: 169.1166147 Tree Number: 620 Botanical name: Tilia x europaea One of avenue of limes. Tree is replacement for decayed tree removed in 2014. STEM score is less than 120. Remove from map 22	Accept
383.201		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.70493303 longitude: 169.1289549 Tree Number: 3 Botanical name: Nothofagus menziesii STEM score less than 120. Does not qualify. Remove from map 21	Accept
383.202		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.70492754 longitude: 169.1288872 Tree Number: 3 Botanical name: Nothofagus truncata STEM score less than 120. Does not qualify. Remove from map 21	Accept
383.203		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.93996304 longitude: 168.8299791 Tree Number: 265 Botanical name: Fraxinus sp. STEM score less than 120. Does not qualify. Remove from map 28	Accept
383.204		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.9397027 longitude: 168.8304009 Tree Number: 265 Botanical name: Fraxinus sp. STEM score less than 120. Does not qualify. Remove from map 28	Accept
383.205		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.97946371 longitude: 168.8211664 Tree Number: 176 Botanical name: Pinus jeffreyii Does not exist/could not be found. Remove from map 30	Accept
383.206		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.97951683 longitude: 168.8212083 Tree Number: 178 Botanical name: Pinus radiata STEM score less than 120. Does not qualify. Remove from map 30	Accept
383.207		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -44.98787092 longitude: 168.8148877 Tree Number: 177 Botanical name: Maclura pomifera Tree looks to have been removed in past and stump re growth is left. No longer worthy of listing. Remove from map 30	Accept
383.208		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.11212359 longitude: 168.54417 Tree Number: 191 Botanical name: Populus nigra 'italica' Tree removed. Remove from map 12	Accept
383.209		Queenstown Lakes District Council	32.8 Schedule of Protected Trees District Wide	Other	Latitude: -45.02435886 longitude: 168.6584097 Tree Number: 6 Botanical name: Nothofagus solandrii var. cliffortoides STEM score less than 120. Does not qualify. Remove from map 32	Accept
383.79		Queenstown Lakes District Council	32.4 Rules – Protected Trees	Other	Amend - The third columns in Tables 1, 2 and 3 should be titled 'Activity Status' not, 'non-compliance status'.	Accept
809.10		Queenstown Lakes District Council	32.4.6	Not Stated	32.4.6 Typo, 'roof' should read 'root'.	Accept
809.11		Queenstown Lakes District Council	32.4.10	Other	32.4.10 Change to – Any works within the root protection zone of any tree less than 4.0m in height.	Reject
809.12		Queenstown Lakes District Council	32.4.12	Other	32.4.12 Change to – The removal, significant trimming or works within the root protection zone of any tree greater than 4.0m in height.	Accept
809.13		Queenstown Lakes District Council	32.4.19	Other	32.4.19 Change to – Maintenance of a character hedgerow comprising the trimming of not greater than 50% of the canopy, provided such work is carried out under the authority and supervised by a suitably qualified professional arborist experienced in the management of amenity trees and approved by Queenstown Lakes District Council prior to commencement of the works.	Accept in Part
809.14		Queenstown Lakes District Council	32.4.20	Other	32.4.20 Change to – The removal or significant trimming of a character tree where the tree is dead, diseased or damaged and presents a potential hazard to persons or property. Prior to the removal or significant trimming, persons must provide to Council a report from a suitably qualified professional arborist experienced in the management of amenity trees detailing the reasons and justification for removal or significant trimming. Works must not commence prior to the Council confirming the permitted activity status of the removal or significant trimming of a character tree. Should it be identified that a character tree presents an imminent hazard, any work that is considered necessary to immediately abate the hazard may proceed at once, though evidence shall be submitted to council identifying the urgency for the works.	Accept in Part
809.15		Queenstown Lakes District Council	32.5 Rules - Assessment Matters	Other	32.5.1.2 Change to – The efficient and sustainable use of land and resources, including the allowance for reasonable unrestricted natural light where practicable and sufficient clearance to allow for routine property maintenance. 32.5.1.4 Change to – The merits of any proposed mitigation tree planting measures or landscaping. 32.5.1.6 Add new – Whether the removal of a tree of trees will potentially have an adverse effect on nearby trees to be retained. 32.5.1.6 Change to – Potential effect on the health and structural stability of the tree or hedgerow both in the short and long term. 32.5.1.7 Change to – Whether arboricultural industry recognised and accepted best practice will be adhered to. 32.5.1.8 Change to – Whether any viable and practicable alternatives are available.	Accept in Part
809.6		Queenstown Lakes District Council	32.3.2.1	Other	Amend the diagram as detailed in the submission.	Accept

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation
809.7		Queenstown Lakes District Council	32.4.1	Other	Change to – Minor trimming of a protected tree and minor trimming of a protected hedgerow no more than once in a single calendar year.	Reject
809.8		Queenstown Lakes District Council	32.4.4	Other	32.4.4 Change to – Maintenance of protected hedgerows comprising the trimming of not greater than 50% of the canopy provided such work is supervised by a suitably qualified professional arborist experienced in the management of amenity trees and approved by Queenstown Lakes District Council prior to commencement of the works.	Accept in Part
809.9		Queenstown Lakes District Council	32.4.5	Other	32.4.5 Change to – The removal or significant trimming of a protected tree where the tree is dead, diseased or damaged and presents a potential hazard to persons or property. Prior to the removal or significant trimming, persons must provide to Council a report from a suitably qualified professional arborist experienced in the management of amenity trees detailing the reasons and justification for removal or significant trimming. Works must not commence prior to the Council confirming the permitted activity status of the removal or significant trimming of a protected tree. Should it be identified that a tree presents an imminent hazard, any work that is considered necessary to immediately abate the hazard may proceed at once, though evidence shall be submitted to council identifying the urgency for the works.	Accept in Part
359.2		Manor Holdings Limited & Body Corporate 364937	32.8 Schedule of Protected Trees District Wide	Oppose	Remove the two Eucalyptus gunnii trees (Reference Number 240) on Lot 2 DP 361132 as protected trees in Chapter 32 and Map 32 AND any other consequential amendments to give effect to this point.	Reject
365.1	FS1030.14	Jeremy Bell Investments Limited	32.8 Schedule of Protected Trees District Wide	Oppose	The retention of this policy is opposed.	
455.4	FS1270.5	Hansen Family Partnership	32.4 Rules – Protected Trees	Support	Supports. Seeks the submission be allowed, subject to a consistent zoning regime being applied to the land north of and adjoining State Highway 6 between Hansen Road and Ferry Road.	
579.1		Gem Lake Limited	32.8 Schedule of Protected Trees District Wide	Other	Oppose in part. The Proposed District Plan is modified so that the Eucalyptus Globulus identified as protected tree by Chapter 32 under reference 573 is removed from the District Plan.	Reject
781.30		Chorus New Zealand Limited	32.3.2.1	Other	Support in part. Amend: means for a tree with a spreading canopy, the area beneath the canopy spread of a tree, measured at ground level from the surface of the trunk, with a radius to the outer most extent of the spread of the tree's branches, and for a columnar tree, means the area beneath the canopy extending to a radius 2m beyond the outermost extent of the spread of a tree's branches half the height of the tree. As demonstrated by the diagrams below [Note – need consequential updating].	Reject
781.31		Chorus New Zealand Limited	32.4.9	Oppose	Amend Table 2, Rule 32.4.9 as follows: Tree trimming carried out by the Council, network utility operators or its agents. (Note: consequential amendments to titles and other rules required)	Accept in Part
365.1	FS1258.3	Ayrburn Farm Estate Limited	32.8 Schedule of Protected Trees District Wide	Oppose	That the submission be refused in its entirety. The avenue of Spruce Trees leading to the Ayrburn Homestead are potentially a significant hazard in that they are 100 years old; the protection of them in perpetuity will not allow for necessary hazard prevention should the trees degenerate further.	Reject
179.33	FS1121.41	Aurora Energy Limited	32.4 Rules – Protected Trees	Support	Is supportive of measures that seek to protect the removal or significant trimming of protected trees. Alerts that there will be instances where Aurora will be required to undertake significant trimming and/or removal of protected trees to ensure that the operational efficiency of its network is maintained and to remove potential fire risks. These represent exceptional circumstances and it is appropriate that they are provided for under the Proposed Plan.	Accept in Part
421.25	FS1121.42	Aurora Energy Limited	32.4.9	Support	Is supportive of measures that seek to protect the removal or significant trimming of protected trees. Alerts that there will be instances where Aurora will be required to undertake significant trimming and/or removal of protected trees to ensure that the operational efficiency of its network is maintained and to remove potential fire risks. These represent exceptional circumstances and it is appropriate that they are provided for under the Proposed Plan.	Accept in Part
809.7	FS1121.43	Aurora Energy Limited	32.4.1	Support	Supports in part. Is supportive of measures that seek to protect the removal or significant trimming of protected trees. Alerts that there will be instances where Aurora will be required to undertake significant trimming and/or removal of protected trees to ensure that the operational efficiency of its network is maintained and to remove potential fire risks. These represent exceptional circumstances and it is appropriate that they are provided for under the Proposed Plan.	Reject
809.8	FS1121.44	Aurora Energy Limited	32.4.4	Support	Supports in part. Is supportive of measures that seek to protect the removal or significant trimming of protected trees. Alerts that there will be instances where Aurora will be required to undertake significant trimming and/or removal of protected trees to ensure that the operational efficiency of its network is maintained and to remove potential fire risks. These represent exceptional circumstances and it is appropriate that they are provided for under the Proposed Plan.	Accept in Part

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation
809.9	FS1121.45	Aurora Energy Limited	32.4.5	Support	Supports in part. Is supportive of measures that seek to protect the removal or significant trimming of protected trees. Alerts that there will be instances where Aurora will be required to undertake significant trimming and/or removal of protected trees to ensure that the operational efficiency of its network is maintained and to remove potential fire risks. These represent exceptional circumstances and it is appropriate that they are provided for under the Proposed Plan.	Accept in Part
635.72		Aurora Energy Limited	32.2.1.3	Other	Support in part Retain Policy 32.2.1.3	Accept
159.9		Karen Boulay		Oppose	There should be more protection of trees; not less.	Reject
187.9		Nicholas Kiddle		Support	Supports the provisions.	Accept
19.21		Kain Fround		Support	Supports the provisions.	Accept
223.14		Sam Gent		Support	Remove Tree 2001 due to it being dangerous	Reject
223.19		Sam Gent		Other	Remove Tree 2001 due to it being dangerous	Reject
223.8		Sam Gent		Other	Requests that Tree 2001 is removed due to it being dangerous	Reject
329.1		Kerry Hapuku	32.8 Schedule of Protected Trees District Wide	Oppose	Remove Tree 1002 from the list of trees to be scheduled in the proposed QLDC District Plan	Reject
329.2		Kerry Hapuku	32.8 Schedule of Protected Trees District Wide	Oppose	Remove tree 1002 from Schedule 32.8.	Reject
365.1		Simon Beale	32.8 Schedule of Protected Trees District Wide	Other	Re-instatement of the avenue of Spruce trees as a protected feature in Part 5, Section 32.8 – Schedule of Protected Trees - District Wide. This avenue of spruce trees is listed in Appendix 3 to the Operative District Plan under the Inventory of Protected Features, Arrowtown and Environs, Heritage Trees, Ref. no. 275 and Map ref 26. The avenue is an integral part of the historic setting of the Ayreburn homestead and is a key heritage feature in the Wakatipu Basin. The avenue is unique to the Queenstown Lakes District. We understand the spruce trees are over 100 years old. There is no other avenue of spruce trees in the Wakatipu Basin or in the District. We consider the avenue is a unique heritage and botanical feature nationally.	Accept
387.1		Jacqueline Sly	32.2.2Objective 2	Support	Supports the provisions.	Accept
387.2		Jacqueline Sly	32.2.3 Objective 3	Other	The council should consult with landowners before giving trees in the Arrowtown Residential Historic Management Zone protection under the category 'character trees'. The council needs to recognise that in some instances there are trees which are in inappropriate locations and discussion with landowners will highlight these. The objective should be amended to include a provision for consultation with affected parties.	Reject
39.1		George Frederick Ritchie	32.8 Schedule of Protected Trees District Wide	Oppose	Remove protection status for item 603 at Lakeside Road Wanaka.	Reject
45.1		Maree Horlor	32.2.1 Objective 1	Support	Supports the provisions.	Accept
45.2		Maree Horlor	32.2.2Objective 2	Support	Supports the provisions.	Accept
45.3		Maree Horlor	32.2.3 Objective 3	Support	Supports the provisions.	Accept
45.4		Maree Horlor	32.4 Rules – Protected Trees	Support	Supports the provisions.	Accept
45.5		Maree Horlor	32.4 Rules – Protected Trees	Support	Supports the provisions.	Accept
455.4		W & M Grant W & M Grant	32.4 Rules – Protected Trees	Not Stated	seeks to remove the reference to the protected tree #206 from the planning maps of the PDP	Reject
49.1		Alan Stewart	32.7 Schedule of Character Trees in the Arrowtown Residential Historic Management Zone	Oppose	Remove protection status (Arrowtown Character Tree) of the Copper Beach tree and Walnut tree at 24 Anglesea Street, Arrowtown.	Reject
49.2		Alan Stewart	32.8 Schedule of Protected Trees District Wide	Oppose	Remove the protection status (Protected Tree) of the Copper Beach Tree at 24 Anglesea Street, Arrowtown.	Reject
752.15		Michael Farrier		Not Stated	A requirement placed in the Plan to maintain and manage protected trees (maintenance schedule). The Plan shall require a successions plan to periodically replace damaged and diseased trees.	Reject

Appendix 3. Section 32 Report



Section 32 Evaluation Report

Protected Trees

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Section 32 Evaluation Report: Protected Trees

1. Purpose of the report

Section 32 of the *Resource Management Act 1991* (the Act) requires objectives in plan change proposals to be examined for their appropriateness in achieving the purpose of the Act, and the policies and methods of those proposals to be examined for their efficiency, effectiveness and risk in achieving the objectives (MFE, 2014).

Accordingly, this report provides an analysis of the key issues, objectives and policy response to be incorporated within the protected tree chapter of the Proposed District Plan.

As required by section 32 of the RMA, this report provides the following:

- An overview of the applicable **Statutory Policy Context**
- Description of the **Non-Statutory Context** (strategies, studies and community plans) which have informed proposed provisions
- Description of the **Resource Management Issues** which provide the driver for proposed provisions
- An **Evaluation** against Section 32(1)(a) and Section 32(1)(b) of the Act, that is:
 - Whether the objectives are the most appropriate way to achieve the RMA's purpose (s32(1)(a)).
 - Whether the provisions (policies and methods) are the most appropriate way to achieve the objectives (S32(1)(b)), including:
 - identifying other reasonably practicable options for achieving the objectives,
 - assessing the efficiency and effectiveness of the provisions in achieving the objectives, and
 - summarising the reasons for deciding on the provisions.
- A **level of detail** that corresponds to the scale and significance of the environmental, economic, social and cultural effects that are anticipated from the implementation of the proposal (s32(1)(c))
- Consideration of **Risk**

2. Statutory Context

Resource Management Act 1991

The purpose of the Act requires an integrated planning approach and direction, as reflected below:

5 Purpose

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, 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 well-being and for their health and safety while—*
 - (a) *sustaining the potential of natural and physical resources (excluding minerals) 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.*

The assessment contained within this report considers the proposed provisions in the context of advancing the purpose of the Act to achieve the sustainable management of natural and physical resources. The District's landscapes and natural environment are highly recognised and valued. The District's protected

trees, including within urban areas contributes to this, the oak trees located along Buckingham Street in Arrowtown being one example. The Council's Economic Development Strategy 2015 states:

'The outstanding scenery makes the District a highly sought after location as a place to live and visit.' And, *'The environment is revered nationally and internationally and is considered by residents as the area's single biggest asset.'*

Section 31 of the Act outlines the function of a territorial authority in giving effect to the purpose of the Act:

31 Functions of territorial authorities under this Act

(1) Every territorial authority shall have the following functions for the purpose of giving effect to this Act in its district:

(a) the establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district

Section 31 provides the basis for objectives, policies, and methods within a District Plan, to manage the effects of development.

Section 31 provides the basis for objectives, policies, and methods within a District Plan, to manage the effects of use, development or protection of land and associated natural and physical resources of the district.

76 District rules

(4) A rule may—

(a) apply throughout a district or a part of a district:

(b) make different provision for—

(i) different parts of the district; or

(ii) different classes of effects arising from an activity:

(c) apply all the time or for stated periods or seasons:

(d) be specific or general in its application:

(e) require a resource consent to be obtained for an activity causing, or likely to cause, adverse effects not covered by the plan.

(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 m²; 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 dwelling house; 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.*

The proposed provisions have been prepared to comply with s76 of the Act.

Local Government Act 2002

Section 14 - Principles relating to local authorities

Sections 14(c), (g) and (h) of the Local Government Act 2002 are also of relevance in terms of policy development and decision making:

- (c) when making a decision, a local authority should take account of—*
 - (i) the diversity of the community, and the community's interests, within its district or region; and*
 - (ii) the interests of future as well as current communities; and*
 - (iii) the likely impact of any decision on the interests referred to in subparagraphs (i) and (ii):*
- (g) a local authority should ensure prudent stewardship and the efficient and effective use of its resources in the interests of its district or region, including by planning effectively for the future management of its assets; and*
- (h) in taking a sustainable development approach, a local authority should take into account—*
 - (i) the social, economic, and cultural interests of people and communities; and*
 - (ii) the need to maintain and enhance the quality of the environment; and*
 - (iii) the reasonably foreseeable needs of future generations*

As per Part II of the RMA, the provisions emphasise a strong intergenerational approach, considering not only current environments, communities and residents but also those of the future. They demand a future focussed policy approach, balanced with considering current needs and interests. Like the RMA, the provisions also emphasise the need to take into account social, economic and cultural matters in addition to environmental ones.

Section 14(g) is of relevance in so far as a planning approach emphasising that trees contribute to the heritage, amenity and identity of the District, while having regard to the efficient use of land including any modification to it for economic wellbeing.

3. Iwi Management Plans

When preparing or changing a district plan, Section 74(2A)(a) of the RMA states that Council's must take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district.

The following iwi management plans are relevant:

- *The Cry of the People, Te Tangi a Tauria*: Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008 (MNRMP 2008)
- *Kāi Tahu ki Otago* Natural Resource Management Plan 2005 (KTKO NRMP 2005)

4. Regional Planning Documents

The Regional Policy Statement 1998 (RPS) is the operative regional policy statement. In May 2015 the Proposed Regional Policy Statement was notified.

The District Plan (the Plan) must *give effect to* the operative RPS and must *have regard to* any proposed RPS.

Operative RPS 1998

The operative RPS contains a number of objectives and policies that both promote and potentially discourage tree protection.

Policy 9.5.2 seeks to promote and encourage efficiency in the development and use of Otago's infrastructure, while Policy 9.5.3 is to promote and encourage the sustainable management of Otago's transport network.

Policy 9.5.3 seeks to minimise the adverse effects of urban development and settlement, including structures, on Otago's environment through a/voiding remedying or mitigating: (d) significant irreversible effects on (v) Heritage values, or (vi) Amenity Values.

These policies set a basis to manage trees that contribute to the District's amenity and heritage values. The proposed plan change provisions are consistent with, and give effect to, the relevant operative RPS provisions.

Proposed RPS 2015

The following objectives are relevant to the management of trees:

Objective 4.2 – Historic Heritage resources are recognised and contribute to the region's character and sense of identity.

Objective 4.6 – Adverse effects of using and enjoying Otago's natural and built environment are minimised.

5. Resource Management Issues

This review seeks to address a number of key issues (detailed below), whilst also strengthening the existing provisions by providing more targeted objectives and policies, making the Plan easier to understand and improving certainty to what activities are permitted in the zones and whether they require a resource consent.

The resource management issues set out in this section have been identified from the following sources:

- Plan Change 3 – Heritage Operative 2008.

- The plan change identified trees that were assessed at the time but did not qualify as a scheduled tree¹.
- As part of the survey of the existing scheduled trees, a number of the trees identified in Plan Change 3 have been surveyed to determine whether they qualify.
- Heritage Monitoring Report - Heritage Trees. December 2011
 - Monitor the efficiency and effectiveness of the existing heritage trees provisions.
 - Outline the history of and the current provisions of the District Plan for the protection of heritage trees;
 - Records and analyses all the resource consent applications for alterations or removal of heritage trees since 2003 (when Chapter 13 and Appendix 3 of the District Plan became operative);
 - Analyses the efficiency and effectiveness of the heritage tree objective, policies and methods including rules;
 - Summarizes the issues that result from the above analysis;
 - Recommends actions, including alterations to the District Plan through the review process, to address the issues raised.
- Consultation Brochure - Heritage trees. June 2012
 - Was sent to all landowners who own land which has a heritage tree on and heritage stakeholders, to encourage public feedback on the issues identified in the monitoring report.
- Summary of feedback received from the public on consultation brochures.
 - Feedback considered as part of preparing this section 32 report and amendments to plan provisions.
- Tree protection in urban environments. Ministry For the Environment. Publication date December 2013. Publication Reference INFO 704.

Consultation

Consultation prior to 2014 was undertaken with Gordon Bailey, Manager Parks at the Council and David Glenn, Arborist, about the protected tree provisions and in particular the definition for routine maintenance pruning for hedges.

Consultation also included the Consultation Brochure and feedback received. Feedback discussed the desire for clarification on permitted pruning and works within the root protection zone of scheduled trees.

Consultation since 2014 included advice from the Council's arborist David Spencer from Arborlab. Trees identified on the existing schedule were surveyed to determine if they qualify in terms of stature and health, and to confirm the correct location. All landowners with a scheduled tree on their property were notified of the survey. As part of this process comments were also obtained from landowners whom have scheduled trees on their property.

Consultation has been undertaken with landowners within the Residential Arrowtown Historic Management Zone who have a tree on their property that has been identified, through the Council's arborist's survey that qualifies as a protected tree.

The key issues are:

¹ Attachment 5

http://www.gldc.govt.nz/assets/OldImages/Files/District_Plan_Changes/Plan_Change_3_downloads/Council_Decision/PC_3_Decision_May_07.pdf

Issue 1: The effective and efficient management of protected trees.

A number of issues have been identified with the administration of the Operative District Plan provisions. These include:

- Overlapping policies
- Providing the ability to remove a dead, damaged or diseased tree without the need to obtain a resource consent
- The rules refer to significant trimming but there is no definition of significant trimming
- Identifying the difference between maintenance/trimming of a hedge and a tree
- Rules relating to works within close proximity to the tree need to be improved to assist with administration, interpretation and avoiding the potential for adverse effects to the root system of trees

Changes can be made to provide provisions that have clear parameters as to what constitutes an activity to a scheduled tree that would require resource consent. These would be more appropriate than the existing provisions.

Issue 2: The identification and management of trees in the Residential Arrowtown Historic Management Zone

The proposed management of trees in this zone is separated into three groups:

- Character trees identified and scheduled in the District Plan – these will partially replace the 'blanket' tree protection rules currently provided by rule 7.6.3.3.i.
 - There are approximately 65 items consisting of single trees or groups of trees.
- Protected trees identified and scheduled in the District Plan. These trees have been identified as significant specimens, have a STEM score of 120 or greater and qualify as a protected tree (referred to as a Heritage Tree in the Operative District Plan). There are approximately 17 trees in the ARHMZ that are recommended for scheduling. Scheduling these trees as protected trees will partially replace the 'blanket' tree protection rules currently provided by rule 7.6.3.3.i.
- Trees located within the road or public places owned by the Council.

Character Trees

Currently, the removal of any tree greater than 2.5 meters high and the pruning, trimming or topping of any trees greater than 4 meters high requires resource consent as a discretionary activity (Operative District Plan Rule 7.6.3.3.i).

In 2009, changes to the Resource Management Act (Simplifying and Streamlining) Amendment Act 2009 removed the ability for councils to impose 'blanket' tree protection rules such as those currently in the District Plan for the Residential Arrowtown Historic Management Zone.

Following a declaration by the Environment Court, the provisions were changed and trees can be identified and scheduled by Councils under the following terms², set out in Section 76(4A) – 764(D) of the RMA:

- Councils can protect trees on 'urban allotments' (<4000m² with reticulated services)
- There are no restrictions on the types of trees to be protected
- Protected trees must be described and the location identified by way of address and/or legal description in a schedule in the District Plan

² <http://www.mfe.govt.nz/publications/rma/tree-protection-urban-environments/html/index.html>

- A group of trees on adjoining allotments can be included as a single group and, where a group is identified the group of trees can be described collectively

Territorial authorities such as the QLDC should review their district plan to ensure tree protection rules comply with the amendments to the RMA and the plan changes notified by 4 September 2015.

The existing tree protection rules in the Arrowtown Residential Historic Management Zone (ARHMZ) will no longer apply by 4 September 2015 and any trees in this zone which the Council wish to be protected will need to be identified and scheduled in the District Plan.

There is no question that the trees of Arrowtown within the ARHMZ contribute to amenity values and cultural heritage. It is considered appropriate to identify and manage this important resource.

There are trees (and hedges) in the ARHMZ which, on their own would not be likely to attain a STEM score to qualify as a protected tree, however, contribute to the character, amenity, and historical status of Arrowtown. Trees with potential for scheduling as 'character' trees in the Proposed District Plan will need to be identified (species and location) and supporting information provided (such as a description of amenity values or historical context) to provide a justification for their inclusion in the District Plan as a scheduled tree/group of trees.

The Council has engaged Blakely Wallace Landscape Architects to undertake a survey of the potential character trees. The firm have local experience and were also involved with the formulation of the Arrowtown Design Guidelines.

Trees in the road and public places owned by the Council within the ARHMZ

The trees located within the road and public places collectively make a significant contribution to the amenity, character and heritage values of the ARHMZ.

Council Officers have identified that more transparency and protection is favoured for the management of trees within the road and on Council land within the zone.

Primarily, matters include the process and management of trimming and works within the root protection area of trees.

It is proposed to introduce provisions that manage these trees in a more transparent and effective way. Furthermore, the removal of protection for all trees currently over 2.5 meters high increases the important role of trees located within the road and public places as contributors to the amenity and heritage character of the ARHMZ.

Issue 3: The accurate identification and listing of the District's scheduled trees

The planning maps do not accurately show the location of trees. In addition, the maps indicate groups or avenues of trees, but the schedule does not provide guidance on the trees that form the group.

The Operative District Plan schedule of 'heritage trees' (Scheduled trees) has been surveyed by an arborist using the systematic tree evaluation method (STEM). The qualifying score for a scheduled tree 120.

The survey included a confirmation of the existence, species, health and location of trees. The survey itemised individual trees located within existing scheduled avenues or groups.

6. Purpose and Options

Trees have an important environmental, heritage and cultural role and collectively endow the rural and urban landscape with distinctive environmental quality and character.

The purpose of the proposed provisions is to protect trees that have been identified as having high botanical, amenity and heritage values from avoidable removal. The provisions also recognise and provide for the retention and maintenance of trees that contribute to the amenity, character and heritage values of the Arrowtown Residential Historic Management Zone.

The focus is on the protection of trees from inappropriate removal or trimming, and to manage works within the root protection zone. However, it is recognised that there may be circumstances when substantial pruning or removal are unavoidable due to poor health or damage.

Strategic Directions

The following goals, objectives and policies from the Strategic Directions chapter of the draft Plan are relevant to this assessment:

Goal 3.2.1: Develop a prosperous, resilient and sustainable economy.
Objective 3.2.1.1 Recognise, develop and sustain the Queenstown and Wanaka central business areas as the hubs of New Zealand's premier alpine resorts and the District's economy.
Policy 1.1 Provide a planning framework for the Queenstown and Wanaka central business areas that enables quality development and enhancement of the centres as the key commercial hubs of the District, building on their existing functions and strengths.
Goal 3.2.3: A quality built environment taking into account the character of individual communities
Objective 3.2.3.2 Protect the District's cultural heritage values and ensure development is sympathetic to them.
Policy 3.2.3.2.1 Identify heritage items and ensure they are protected from inappropriate development.

In general terms, and within the context of this review, these goals and objectives are met by:

- Ensuring the schedule of protected trees is correct and up to date, and providing for their appropriate management.
- Providing appropriate management of the trees in the ARHMZ, recognising its unique qualities.
- Providing rules that are efficient, effective and provide certainty.

Determining the most appropriate methods to resolve the issues identified will enable the Plan to give effect to the RPS, the relevant parts of the Strategic Directions chapter, and ultimately meet the purpose of the RMA.

As required by section 32(1)(b) RMA, the following section considers various broad options considered to address each issue, and makes recommendations as to the most appropriate course of action in each case.

Broad options considered to address issues

Issue 1: The effective and efficient management of protected trees.

Issue 3: The accurate identification and listing of the District’s scheduled trees

Option 1: Retain the operative provisions.

Option 2: Maintain the majority of the provisions with modification where necessary (**Recommended**).

Option 3: Comprehensive modification to the operative provisions.

	Option 1: Status quo/ No change	Option 2: Amend operative provisions	Option 3: Comprehensive changes
Costs	<ul style="list-style-type: none"> Does not address all the identified issues nor address the lack of clarity and ambiguity in some of the rules. The operative District Plan schedule is not as accurate as it could be. This leads to deficiencies in administration of the District Plan and insufficient protection and management of the resource. 	<ul style="list-style-type: none"> Costs associated with going through the District Plan Review process (but this is required by legislation). 	<ul style="list-style-type: none"> Costs associated with going through the District Plan Review process (but this is required by legislation). A new framework may have little gain relative to the cost or uncertainty from a new management regime.
Benefits	<ul style="list-style-type: none"> Retains the established approach which parties are familiar with. 	<ul style="list-style-type: none"> Retaining but improving the existing provisions will remove ambiguity with the application of the existing rules. More accurate mapping will help improve plan administration and certainty with the location and status of scheduled trees. 	<ul style="list-style-type: none"> None identified over and above option 2, the overarching framework and method to identify and schedule protected trees is considered to be appropriate.
Ranking	3	1	2

Issue 2: The identification and management of trees in the Arrowtown Residential Historic Management Zone

Option 1: Retain the operative provisions.

Option 2: Maintain the majority of the provisions with modification where necessary.

Option 3: Comprehensive modification to the operative provisions (**Recommended**).

	Option 1: Status quo/ No change	Option 2: Amend provisions where necessary	Option 3: Comprehensive changes
Costs	<ul style="list-style-type: none"> • Significant costs associated with the management of trees from a retention/conservation perspective because the blanket tree protection rules will be removed. 	<ul style="list-style-type: none"> • Potential loss of opportunity to investigate opportunities to manage all trees in the zone that contribute to Arrowtown’s character and heritage, including roads and council parks, not just those on ‘urban allotments’. 	<ul style="list-style-type: none"> • Has potential to create a requirement for more resource consents. • Potential for more stringent protection for new protected trees.
Benefits	<ul style="list-style-type: none"> • Would Provide more flexibility to landowners to trim or remove trees. • No benefits from a trees retention/conservation perspective. 	<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • Provides an opportunity for a broad overview and assessment of trees in the ARHMZ irrespective of location. • Provides an opportunity to evaluate the management of trees in the context of the following circumstances: • A survey of the potential ‘character tree’s’ would mean that a number of trees previously protected under the ‘blanket tree protection’ rules will no longer be protected. This reinforces the importance and contribution of trees in streets and public places. • Provides an opportunity to identify potential protected trees that have significant stature. • Provides an opportunity to provide greater transparency and management of trees in streets and public places.
Ranking	3	2	1

7. Scale and Significance Evaluation

The level of detailed analysis undertaken for the evaluation of the proposed objectives and provisions has been determined by an assessment of the scale and significance of the implementation of the proposed provisions. In making this assessment, regard has been had to the following, namely whether the objectives and provisions:

- Result in a significant variance from the operative District Plan.
- Have effects on resources that are considered to be a matter of national importance in terms of section 6 of the Act.
- Adversely affect those with specific interests, e.g., persons who have an existing scheduled tree on their property.
- Involve effects that have been considered implicitly or explicitly by higher order documents.
- Impose increased costs or restrictions on individuals, communities or businesses.

The level of detail of analysis in this report is moderate-high. Trees identified for protection are of importance to the District.

A number of the provisions take general existing approaches further in terms of implementation. For example, the Operative District Plan sets out a framework regulation of trees that are considered worthy of protection and the proposed chapter is not a significant departure from that. The scale and significant of the evaluation is based on the changes to the operative District Plan provisions. Examples include providing more certainty with respect to permitted maintenance or trimming and works within the root protection zone of trees.

8. Evaluation of proposed Objectives Section 32 (1) (a)

<i>Proposed Objective</i>	<i>Appropriateness</i>
<p>32.2.1 Protect scheduled trees and groups of trees from avoidable removal or damage</p>	<p>The objective is the most appropriate way to meet the purpose of the RMA because it provides a basis to manage the District's protected trees. The objective emphasises that the protection of these trees is the principal reason for their scheduling, while acknowledges that there may be circumstances where the removal of a protected tree, or protected tree status of a tree will be unavoidable due to the tree being diseased or damaged.</p> <p>Meets the purpose of the RMA in terms of Section 5.</p> <p>Gives effect to RPS objective 9.4.1 and 9.4.3 and policy 9.5.4 (Built Environment).</p> <p>Has regard to Proposed RPS 2015 objective</p> <ul style="list-style-type: none"> • Objective 4.2 – Historic Heritage resources are recognised and contribute to the region's character and sense of identity. • Objective 4.6 – Adverse effects of using and enjoying Otago's natural and built environment are minimised. <p>Consistent with the following Strategic Direction Policies:</p> <ul style="list-style-type: none"> • Objective 3.2.1.1 Recognise, develop and sustain the Queenstown and Wanaka central business areas as the hubs of New Zealand's premier alpine resorts and the District's economy. • Objective 3.2.3.2 Protect the District's cultural heritage values and ensure development is sympathetic to them.
<p>32.2.2 Protect trees in streets and public spaces within the Arrowtown Residential Historic Management Zone</p>	<p>The objective is the most appropriate way to give effect to the purpose of the RMA because it recognises the contribution trees located in streets and public places make to Arrowtown.</p> <p>The objective provides the platform for a policy framework to manage these trees and protect them from avoidable damage or removal.</p> <p>Gives effect to RPS Objective 9.4.1 and 9.4.3 and policy 9.5.4 (Built Environment).</p>

	<p>Meets the purpose of the RMA in terms of Section 5.</p> <p>Gives effect to RPS objective 9.4.1 and 9.4.3 and policy 9.5.4 (Built Environment).</p> <p>Meets the purpose of the RMA in terms of Section 5.</p> <p>Gives effect to RPS objective 9.4.1 and 9.4.3 and policy 9.5.4 (Built Environment).</p> <p>Has regard to Proposed RPS 2015 objective</p> <ul style="list-style-type: none"> • Objective 4.2 – Historic Heritage resources are recognised and contribute to the region’s character and sense of identity. • Objective 4.6 – Adverse effects of using and enjoying Otago’s natural and built environment are minimised. <p>Consistent with the following Strategic Direction Policies:</p> <ul style="list-style-type: none"> • Objective 3.2.1.1 Recognise, develop and sustain the Queenstown and Wanaka central business areas as the hubs of New Zealand’s premier alpine resorts and the District’s economy. • Objective 3.2.3.2 Protect the District’s cultural heritage values and ensure development is sympathetic to them.
<p>32.2.3 Protect and manage character trees and groups of trees within the Arrowsmith Residential Historic Management Zone</p>	<p>The objective meets the purpose of the RMA because it provides a basis to protect and manage the maintenance of trees and groups of trees within urban allotments in accordance with the requirements of Section 76(4A) – 764(D) of the RMA.</p> <p>Has regard to Operative District Plan Objective 7.4.3.1 <i>‘Development undertaken in the historic residential area to retain or enhance the present character and avoid any adverse effects on the amenity values of the area’.</i></p> <p>Gives effect to RPS Objective 9.4.1 and 9.4.3 and policy 9.5.4 (Built Environment).</p> <p>Gives effect to RPS Objective 9.4.1 and 9.4.3 and policy 9.5.4 (Built Environment).</p> <p>Meets the purpose of the RMA in terms of Section 5.</p>

	<p>Gives effect to RPS objective 9.4.1 and 9.4.3 and policy 9.5.4 (Built Environment).</p> <p>Meets the purpose of the RMA in terms of Section 5.</p> <p>Gives effect to RPS objective 9.4.1 and 9.4.3 and policy 9.5.4 (Built Environment).</p> <p>Has regard to Proposed RPS 2015 objective</p> <ul style="list-style-type: none"> • Objective 4.2 – Historic Heritage resources are recognised and contribute to the region’s character and sense of identity. • Objective 4.6 – Adverse effects of using and enjoying Otago’s natural and built environment are minimised. <p>Consistent with the following Strategic Direction Policies:</p> <ul style="list-style-type: none"> • Objective 3.2.1.1 Recognise, develop and sustain the Queenstown and Wanaka central business areas as the hubs of New Zealand’s premier alpine resorts and the District’s economy. • Objective 3.2.3.2 Protect the District’s cultural heritage values and ensure development is sympathetic to them.
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9. Evaluation of the proposed provisions Section 32 (1) (b)

The following tables consider whether the proposed provisions are the most appropriate way to achieve the relevant objectives. In doing so, it considers the costs and benefits of the proposed provisions and whether they are effective and efficient. For the purposes of this evaluation the proposed provisions are grouped by the resource management issue.

(Also refer to the Table detailing broad options considered in Section 5, above)

Issue 1: The effective and efficient management of protected trees.

Issue 3: The accurate identification and listing of the District's scheduled trees.

Objective 32.2.1 Protect scheduled trees and groups of trees from avoidable removal or damage

Proposed Policies to give effect to the objective.

32.2.1.1 Identify and schedule in the District Plan the District's protected trees.

32.2.1.2 Protect scheduled trees from the avoidable removal, or the removal of the protected tree status from a tree, inappropriate trimming or destruction, recognising them as an important part of the character, amenity and heritage values of the District.

32.2.1.3 Recognise where genuine circumstances exist, the removal or significant trimming of protected trees may not be avoidable because the values of the tree for which it was protected have significantly deteriorated, or the tree is causing a hazard to life or property.

32.2.1.4 Permit works and maintenance to be undertaken on protected trees where the work will assist in maintaining the health of the tree.

Summary of proposed provisions that give effect to these objectives:

Rules: 32.3

All rules associated with Table 1, including:

- The requirement for a discretionary class of resource consent, similar to the Operative District Plan rules, to undertake significant trimming, removal, or works within the root protection area of a protected tree or hedgerow scheduled in the District Plan. Noting the following new provisions:
 - Provide clarification on what constitutes minor trimming, including minor trimming of hedgerows.
 - Provide a definition of root protection zone and clarification of what constitutes works within that would require a resource consent.
 - The ability to remove a protected tree as a permitted activity where the tree is diseased, dead or likely to cause an imminent hazard to life or property.
- Operative District Plan Rules 13.2.3.2.iii(a) and (b)
 - The exemption for existing scheduled item 209 will be removed because this is addressed by the proposed district wide permitted activity that

<p>would enable the removal of trees as a permitted activity where the tree is dead or diseased and likely to cause an imminent hazard to life or property.</p> <ul style="list-style-type: none"> The exemption for scheduled item 208 will be removed because this is addressed by the proposed district wide permitted activity for minor trimming to hedgerows. 		
Costs	Benefits	Effectiveness & Efficiency
<p>Environmental</p> <ul style="list-style-type: none"> The rules retain the ability to apply for a resource consent to remove or modify trees. The provisions do not protect the tree in perpetuity. <p>Economic</p> <ul style="list-style-type: none"> Retains (and introduces for new listings) a protection regime for protected trees that imposes resource consent application costs on owners of protected trees. Has potential to constrain the ability to develop properties or construct buildings. Maintenance costs could be higher than for trees that are not scheduled where resource consents granted to undertake significant trimming to protected trees require an arborist to undertake the work. <p>Social & Cultural</p> <ul style="list-style-type: none"> Costs for the council for the identification of protected trees on the schedule. May restrict the ability to undertake development within close proximity to the tree. 	<p>Environmental</p> <ul style="list-style-type: none"> The character and amenity of the district will be protected for future generations. Protection of protected trees adds to the attractiveness of the District. <p>Economic</p> <ul style="list-style-type: none"> Adds to economic growth and employment through tourism as it retains the amenity and character of the district. Allows for maintenance of protected trees as a permitted activity. Allows for removal of damaged or diseased trees as a permitted activity. <p>Social & Cultural</p> <ul style="list-style-type: none"> The retention of trees with stature and that make a contribution to amenity values provides for social and cultural wellbeing and assists with identity and a sense of place. Enables the protection of safety of people and 	<ul style="list-style-type: none"> The rules will be effective at ensuring the District's protected trees are managed and that proposals to modify or remove the trees have regard to their contribution to the District's amenity and heritage values. The provisions introduce efficiencies by clarifying what can be undertaken as a permitted activity. The provisions create efficiencies by providing the ability to remove or undertake significant trimming to a tree that is diseased or damaged, without the need to obtain a resource consent.

property from dangerous protected trees.

Alternative options considered less appropriate to achieve the relevant objectives and policies:

Option 1: None considered. The identification of protected trees using the STEM criteria, and requiring a resource consent for the removal, works within the root protection area or significant trimming is an accepted method and used throughout the country.

Issue 2: The identification and management of trees in the Residential Arrowtown Historic Management Zone

32.2.2 Protect trees in streets and public spaces within the Arrowtown Residential Historic Management Zone.

32.2.3 Identify, protect and manage character trees and groups of trees within the Arrowtown Residential Historic Management Zone

Proposed Policies to give effect to the objectives.

13.1.1.2 32.2.2.1 Provide efficiencies to the Council where it is responsible for the conservation, maintenance and management of trees within streets and public spaces.

13.1.1.3 32.2.2.2 Recognise that trees within streets and public spaces provide a significant contribution to the amenity, heritage and biodiversity values of the Arrowtown Residential Historic Management Zone.

32.2.2.3 Protect trees within streets and public places in the Arrowtown Residential Historic Management Zone while acknowledging the primary function of streets and public spaces.

32.2.3.1 Identify and schedule in the District Plan trees and groups of trees within the Arrowtown Residential Historic Management Zone that contribute to the zone's unique character and heritage values.

32.2.3.2 Protect or enhance Arrowtown's unique character and amenity by recognising the contribution trees and groups of trees make to Arrowtown's landscape, cultural identity and historic heritage values.

- 32.2.3.3 Acknowledge the important role trees and groups of trees have in contributing to the character and historic heritage of Arrowtown, despite that on an individual basis a tree or group of trees may not be significant in stature.
- 32.2.3.4 Have regard to the reasonable and efficient use of land anticipated in the Arrowtown Residential Historic Management zone, while ensuring the removal or modification of trees or groups of trees does not lead to the cumulative loss of Arrowtown's heritage character and amenity values.

Assessment matters for the Significant trimming, removal, destruction or damage for restricted discretionary activities:

- (a) The significance of the character, cultural and amenity values of the tree(s) and the degree to which the proposed trimming, works or removal would impact on those values.
- (b) The efficient use of land and resources, including reasonable sunlight into dwellings and building maintenance.
- (c) Whether the proposed works would maintain the values for which it was protected.
- (d) The merits of any substitute or compensating tree planting or landscaping.
- (e) Whether the removal of the tree or group of trees would create a cumulative adverse effect due to previous tree removals, whether on the same property or not.

Works within the root protection zone:

- (f) Potential effects on the health or stability of the tree or hedgerow
- (g) Whether best practice methods will be used
- (h) Whether any alternatives are available

Summary of proposed provisions that give effect to these objectives:

Rules 32.3 – clarification

Rules 32.4 Tables 2-3

- Character Trees: Identification and scheduling in the District Plan the trees within urban allotments that contribute to the character, amenity and heritage of the zone. To require a restricted discretionary class of resource consent to undertake significant trimming, removal or works within the root protection area of these trees.
- Trees located in the road or within public places: to require a discretionary class of resource consent in the following circumstances:
 - Works by the Council or its agent

- Removal or significant trimming of a tree more than 4 metres high
- Works by any other person
 - Removal or significant trimming
 - Works within the root protection zone

Trees located in this zone are managed by the Council’s Parks team with a conservation focus. The Council as manager of the trees would not usually remove or undertake significant trimming to a tree. Where works within the root protection zone or significant trimming is required the Council would do so in accordance with accepted arborist practice.

Therefore, efficiencies to the Council as manager of these trees are proposed to not require a resource consent to remove or undertake significant trimming to trees less than 4 metres in height. To provide transparency of process, and in recognition that trees over 4 metres are likely to provide higher amenity values. A resource consent would be required where the Council wish to remove or undertake significant trimming.

To provide appropriate protection and transparency of decision making processes associated with modification to trees in streets and public places, any person other than the Council who wishes to remove, undertake significant trimming or works within the root protection zone would be required to obtain a resource consent.

- Provide clarification on what constitutes minor trimming, including minor trimming of hedgerows.
- Provide a definition of root protection zone and clarification of what constitutes works within that would require a resource consent.
- The ability to remove a protected tree as a permitted activity where the tree is diseased, dead or likely to cause an imminent hazard to life or property.
- Provide clarification on what constitutes a public place in the context of the matter.

Costs	Benefits	Effectiveness & Efficiency
<p>Environmental</p> <ul style="list-style-type: none"> • The rules retain the ability to apply for a resource consent to remove or modify trees. The provisions do not protect the tree from removal or significant trimming. Only this could be provided 	<p>Environmental</p> <ul style="list-style-type: none"> • The character and amenity of the zone will be protected for future generations. • Protection of trees adds to the attractiveness of 	<ul style="list-style-type: none"> • The rules will be effective at ensuring the District’s protected trees are managed and that proposals to modify or remove the trees have regard to their contribution to the District’s amenity and heritage values.

<p>by a prohibited status.</p> <p>Economic</p> <ul style="list-style-type: none"> • Imposes a cost to the Council to apply for resource consent to undertake works to trees over 4 metres high. • Imposes a cost for persons to obtain a resource consent where the tree is located on the road, public place, or within an urban allotment and scheduled as a Character Tree. • Protected tree status of a character tree or a tree on the road has the potential to impact on the ability to develop land. • Maintenance costs may be higher than for trees that are not scheduled where resource consents granted to undertake significant trimming to protected trees require an arborist to undertake the work. <p>Social & Cultural</p> <ul style="list-style-type: none"> • May restrict the ability to undertake development within close proximity to the tree. Resulting in a social through lost economic benefits. 	<p>the zone and District.</p> <ul style="list-style-type: none"> • Encourages persons to develop in a manner that is sympathetic to the Arrowtown Design Guidelines. <p>Economic</p> <ul style="list-style-type: none"> • Adds to economic growth and employment through tourism as it retains the amenity and character of Arrowtown. • Allows for maintenance of protected trees as a permitted activity. • Allows for removal of damaged or diseased trees as a permitted activity. <p>Social & Cultural</p> <ul style="list-style-type: none"> • The conservation and management of trees that make a contribution to amenity values provides for social and cultural wellbeing and assists with identity and a sense of place. • Allowing the removal of dead or diseased trees as a permitted activity provides for the protection of safety of people and property. 	<ul style="list-style-type: none"> • The provisions introduce efficiencies by clarifying what can be undertaken as a permitted activity. • The provisions create efficiencies by providing the ability to remove or undertake significant trimming to a tree that is diseased or damaged, without the need to obtain a resource consent.
<p>Alternative options considered less appropriate to achieve the relevant objectives and policies:</p>		
<p><i>Option 1: Retain the status quo with no rules for trees in streets or public places</i></p>	<ul style="list-style-type: none"> • <i>Would not appropriately manage the tree resource in Arrowtown.</i> • <i>The trees in streets and public places are an important resource and the status quo method of management would benefit from being more transparent</i> 	

10. Efficiency and effectiveness of the provisions

The above provisions are drafted to specifically address the resource management issues identified with the current provisions, and to enhance those provisions that already function well. A number of areas of the existing chapter have been removed to aid the readability of the Plan by keeping the provisions at a minimum, whilst still retaining adequate protection for the resource.

By simplifying the objectives, policies and rules (the provisions), the subject matter becomes easier to understand for users of the Plan both as applicant and administrator (processing planner). Removal of technical or confusing words and phrases also encourages correct use and interpretation. With easier understanding, the provisions create a more efficient consent process by reducing the number of consents required and by expediting the processing of those consents.

The confirmation of minor trimming and the ability to trim or modify damaged or diseased trees where applicable will introduce efficiencies that are more appropriate than the operative District Plan provisions. In addition, the provisions will be effective at ensuring the District's stock of valued trees is retained.

In the context of the removal of the general tree protection rules for the ARHMZ, the identified protected trees, Arrowtown Character Trees and the protection of trees in streets and public places will ensure this valued resource is effectively protected.

11. The risk of not acting

Section 32(c) of the RMA requires an assessment of the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions. It is not considered that there is uncertain or insufficient information about the subject matter of the provisions.

The issues identified and options taken forward are the most appropriate way to achieve the purpose of the RMA. If these changes were not made there is a risk the District Plan would fall short of fulfilling its functions.

References

1. QLDC plan change on heritage items: [Link](#)
2. Tree protection in urban environments. Ministry for the Environment 2013. Publication Number INFO704 - [Link](#)

Appendix 4. S32AA Evaluation

Appendix 4

Section 32AA Assessment

Note: The relevant provisions from the revised chapter are set out below, showing additions to the notified text in underlining and deletions in ~~strike through~~ text (ie as per the revised chapter). The section 32AA assessment then follows in a separate table underneath each of the provisions.

Updated Rule 32.4.12 - Discretionary Activity

Recommended updated Rule 32.4.12

The removal, or <u>significant trimming or works within the root protection zone</u> of any tree greater than 4m in height.
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • Including the root protection zone in the rule will generate resource consents and intervene on what otherwise would be a permitted activity. This increase in resource consents is expected to be minimal; from 2003 until early 2016 only a very small portion of the consents regarding protected trees were applied for to work in the root protection zone of trees. The majority of consents regarding protected trees are for tree removal. 	<ul style="list-style-type: none"> • This change will ensure the root protection zone is appropriately managed in trees in the road reserve or on public land. The root protection zone is identified and monitored in order to provide greater protection to the trees of average stature as well as those protected in the schedule. 	<ul style="list-style-type: none"> • This change is effective as it provides for greater protection of the trees in the road reserve and on public land.

New Rule 32.4.13 – Permitted Activity

Recommended updated Rule 32.4.13

Minor trimming of a tree and minor trimming of a hedgerow.
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • Nil 	<ul style="list-style-type: none"> • This change will allow persons other than the Council including utilities operators to trim 10% of the canopy of a tree and 50% of the live foliage of a hedgerow without seeking resource consent in order to efficiently maintain the operation of the network. 	<ul style="list-style-type: none"> • This change is efficient as it provides for the operational efficiency of the utilities networks in the District without compromising the trees in the Arrowsmith Residential Historic Management Zone.

Updated Rules – Assessment Matters 32.5.1.2 and 32.5.1.4

Recommended updated Rule – Assessment Matters 32.5.1.2

Whether the works are reasonably necessary to enable the efficient use of land and resources, including to improve situations where there is inadequate natural reasonable sunlight or to ensure vegetation is not adversely impacting on buildings into dwellings and building maintenance.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • Nil 	<ul style="list-style-type: none"> • These changes will enable certain works while, in conjunction with the other assessment matters, still provide for appropriate consideration of the tree and its values. • These changes will allow for the maintenance of buildings around scheduled trees. 	<ul style="list-style-type: none"> • These changes are effective as they provide greater clarity regarding the efficient access to natural light and maintenance on properties and how the management of trees can be organised around these aspects.

Recommended updated Rule – Assessment Matters 32.5.1.4

The merits of any proposed substitution or compensating mitigation tree planting or landscaping.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • Nil 	<ul style="list-style-type: none"> • The removal of the word compensation prevents the misinterpretation of the idea of environmental compensation to be financial compensation instead of the enhancement or planting or protection of trees. 	<ul style="list-style-type: none"> • This change makes the assessment rule more effective as it removes the possibility of misinterpretations while retaining the original intent.

New Recommended Rule – Assessment Matters 32.5.1.7

Recommended new Rule – Assessment Matters 32.5.1.7

The effects on the health and structural stability of the tree or hedgerow from any significant trimmings and the possibility of any viable alternatives, as well as whether best practice methods are to be used.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • Nil 	<ul style="list-style-type: none"> • This new assessment matter ensures that the overall sustainability of the tree is assessed for any significant trimming applications. 	<ul style="list-style-type: none"> • This new assessment matter is effective as it provides a basis to assess the effects of significant trimming on the overall sustainability of the tree.

Appendix 5 - STEM assessments for protected trees submitted upon.
 Link to full STEM assessment [here](#)

Tree Number	193	240	240	275	275	275	275	275	275	275	275	275
Botanical Name	Acer psuedoplatanus	Eucalyptus gunnii	Eucalyptus gunnii	Larix decidua								
Common Name	Sycamore	Cider Gum	Cider Gum	Deciduous Larch								
Height (m)	20	28.2	28.8	27.2	23.8	25.6	24.2	20	24.2	17.6	23.2	26.4
Girth (m)	4830	5690	4700	2690	2950	3330	3620	3060	3025	3230	2680	4000
Crown Spread E/W (m)	11	15	13	9	7.5	8	6	9	7	10	8	8
Crown Spread N/S (m)	9	13	10	6	6	6	6	6	5.5	6	6.5	8
Health	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good
Age Class	Mature	Mature	Mature	Mature	Mature	Mature	Mature	Mature	Mature	Mature	Mature	Mature
Form	Good	Specimen	Good	Moderate	Moderate	Moderate	Moderate	Poor	Moderate	Poor	Moderate	Moderate
Form Score	15	27	15	9	9	9	9	3	9	3	9	9
Occurance	Common	Common	Common	Common	Common	Common	Common	Common	Common	Common	Common	Common
Occurance Score	9	9	9	9	9	9	9	9	9	9	9	9
Vigour	Very Good	Excellent	Excellent	Good								
Vigour Score	21	27	27	15	15	15	15	15	15	15	15	15
Function	Minor	Useful	Useful	Useful	Useful	Useful	Useful	Useful	Useful	Useful	Useful	Useful
Function Score	3	9	9	9	9	9	9	9	9	9	9	9
Age	100+	100+	100+	100+	100+	100+	100+	100+	100+	100+	100+	100+
Age Score	27	27	27	27	27	27	27	27	27	27	27	27
Condition Evaluation Total	75	99	87	69	69	69	69	63	69	63	69	69
Stature	21 - 26	21 - 26	21 - 26	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20
Stature Score	21	21	21	15	15	15	15	15	15	15	15	15
Visibility (km)	0.5	4	4	1	1	1	1	1	1	1	1	1
Visibility Score	3	21	21	9	9	9	9	9	9	9	9	9
Proximity	Parkland	Solitary	Solitary	Group 10+								
Proximity Score	9	27	27	15	15	15	15	15	15	15	15	15
Role	Important	Important	Important	Important	Important	Important	Important	Important	Important	Important	Important	Important
Role Score	15	15	15	15	15	15	15	15	15	15	15	15
Climate	Minor	Moderate	Moderate	Minor								
Climate Score	3	9	9	3	3	3	3	3	3	3	3	3
Amenity Evaluation Total	51	93	93	57								
STEM Evaluation Total	126	192	180	126	126	126	126	120	126	120	126	126

Tree Number	275	275	275	275	275	275	275	275	275	275	275
Botanical Name	Larix decidua	Larix decidua	Picea breweriana	Larix decidua	Picea breweriana	Larix decidua	Larix decidua				
Common Name	Deciduous Larch	Deciduous Larch	Brewer's Spruce	Deciduous Larch	Brewer's Spruce	Deciduous Larch	Deciduous Larch				
Height (m)	22.4	25	27.2	23.8	22.6	26.8	28.4	22.6	26.2	23	24.8
Girth (m)	2920	4200	2230	3380	2940	2640	3820	2910	1720	1850	2580
Crown Spread E/W (m)	7	8	5	8	6	8	8	7	4	7	6
Crown Spread N/S (m)	6	6.5	5	6	6	6	6	6	4	6	6
Health	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good
Age Class	Mature	Mature	Mature	Mature	Mature	Mature	Mature	Mature	Mature	Mature	Mature
Form	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Good	Moderate	Moderate
Form Score	9	9	9	9	9	9	9	9	15	9	9
Occurance	Common	Common	Infrequent	Common	Common	Common	Common	Common	Infrequent	Common	Common
Occurance Score	9	9	15	9	9	9	9	9	15	9	9
Vigour	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good
Vigour Score	15	15	15	15	15	15	15	15	15	15	15
Function	Useful	Useful	Useful	Useful	Useful	Useful	Useful	Useful	Useful	Useful	Useful
Function Score	9	9	9	9	9	9	9	9	9	9	9
Age	100+	100+	100+	100+	100+	100+	100+	100+	100+	100+	100+
Age Score	27	27	27	27	27	27	27	27	27	27	27
Condition Evaluation Total	69	69	75	69	69	69	69	69	81	69	69
Stature	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20
Stature Score	15	15	15	15	15	15	15	15	15	15	15
Visibilty (km)	1	1	1	1	1	1	1	1	1	1	1
Visibility Score	9	9	9	9	9	9	9	9	9	9	9
Proximity	Group 10+	Group 10+	Group 10+	Group 10+	Group 10+	Group 10+	Group 10+	Group 10+	Group 10+	Group 10+	Group 10+
Proximity Score	15	15	15	15	15	15	15	15	15	15	15
Role	Important	Important	Important	Important	Important	Important	Important	Important	Important	Important	Important
Role Score	15	15	15	15	15	15	15	15	15	15	15
Climate	Minor	Minor	Minor	Minor	Minor	Minor	Minor	Minor	Minor	Minor	Minor
Climate Score	3	3	3	3	3	3	3	3	3	3	3
Amenity Evaluation Total	57	57	57	57	57	57	57	57	57	57	57
STEM Evaluation Total	126	126	132	126	126	126	126	126	138	126	126

Tree Number	275	275	275	275	275	275	275	275	275	275	275
Botanical Name	Larix decidua	Picea breweriana	Larix decidua	Larix decidua	Larix decidua	Picea breweriana	Larix decidua				
Common Name	Deciduous Larch	Brewer's Spruce	Deciduous Larch	Deciduous Larch	Deciduous Larch	Brewer's Spruce	Deciduous Larch				
Height (m)	21	24.6	19.8	21.4	18.8	27.8	23.6	25	28	25	25.8
Girth (m)	3110	1610	2190	3270	2900	1880	4320	2860	2510	2550	3830
Crown Spread E/W (m)	6	4	8	8	7	4	5	4	4	5	6
Crown Spread N/S (m)	6	4	6.5	6	6	4	5	5	5	5	6
Health	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good
Age Class	Mature	Mature	Mature	Mature	Mature	Mature	Mature	Mature	Mature	Mature	Mature
Form	Moderate	Good	Moderate	Moderate	Moderate	Poor	Poor	Poor	Moderate	Moderate	Moderate
Form Score	9	15	9	9	9	3	3	3	9	9	9
Occurance	Common	Infrequent	Common	Common	Common	Infrequent	Common	Common	Common	Common	Common
Occurance Score	9	15	9	9	9	15	9	9	9	9	9
Vigour	Good	Good	Good	Good	Good	Some	Some	Some	Some	Some	Good
Vigour Score	15	15	15	15	15	9	9	9	9	9	15
Function	Useful	Useful	Useful	Useful	Useful	Useful	Useful	Useful	Useful	Useful	Useful
Function Score	9	9	9	9	9	9	9	9	9	9	9
Age	100+	100+	100+	100+	100+	100+	100+	100+	100+	100+	100+
Age Score	27	27	27	27	27	27	27	27	27	27	27
Condition Evaluation Total	69	81	69	69	69	63	57	57	63	63	69
Stature	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20
Stature Score	15	15	15	15	15	15	15	15	15	15	15
Visibilty (km)	1	1	1	1	1	1	1	1	1	1	1
Visibility Score	9	9	9	9	9	9	9	9	9	9	9
Proximity	Group 10+	Group 10+	Group 10+	Group 10+	Group 10+	Group 10+	Group 10+	Group 10+	Group 10+	Group 10+	Group 10+
Proximity Score	15	15	15	15	15	15	15	15	15	15	15
Role	Important	Important	Important	Important	Important	Important	Important	Important	Important	Important	Important
Role Score	15	15	15	15	15	15	15	15	15	15	15
Climate	Minor	Minor	Minor	Minor	Minor	Minor	Minor	Minor	Minor	Minor	Minor
Climate Score	3	3	3	3	3	3	3	3	3	3	3
Amenity Evaluation Total	57	57	57	57	57	57	57	57	57	57	57
STEM Evaluation Total	126	138	126	126	126	120	114	114	120	120	126

Tree Number	275	275	275	275	275	275	275	275	275	275	275
Botanical Name	Larix decidua	Picea breweriana	Picea breweriana	Picea breweriana	Larix decidua	Picea breweriana	Picea breweriana				
Common Name	Deciduous Larch	Brewer's Spruce	Brewer's Spruce	Brewer's Spruce	Deciduous Larch	Brewer's Spruce	Brewer's Spruce				
Height (m)	27.2	22	27	24.2	26	28	27.8	23.6	23.4	30.6	28.8
Girth (m)	3600	2890	3380	4270	4270	2190	1970	2070	2990	2340	1990
Crown Spread E/W (m)	6	6	6	6	6	4	3	4	4	4	4
Crown Spread N/S (m)	6	6	6	6	6	6	3	3	3	5	5
Health	Good	Good	Fair	Fair	Good	Fair	Fair	Fair	Fair	Fair	Fair
Age Class	Mature	Mature	Mature	Mature	Mature	Mature	Mature	Mature	Mature	Mature	Mature
Form	Moderate	Poor	Moderate	Moderate	Moderate	Poor	Moderate	Poor	Moderate	Moderate	Moderate
Form Score	9	3	9	9	9	3	9	3	9	9	9
Occurance	Common	Common	Common	Common	Common	Infrequent	Infrequent	Infrequent	Common	Infrequent	Infrequent
Occurance Score	9	9	9	9	9	15	15	15	9	15	15
Vigour	Good	Some	Good	Good	Good	Some	Good	Some	Good	Good	Good
Vigour Score	15	9	15	15	15	9	15	9	15	15	15
Function	Useful	Useful	Useful	Useful	Useful	Useful	Useful	Useful	Useful	Useful	Useful
Function Score	9	9	9	9	9	9	9	9	9	9	9
Age	100+	100+	100+	100+	100+	100+	100+	100+	100+	100+	100+
Age Score	27	27	27	27	27	27	27	27	27	27	27
Condition Evaluation Total	69	57	69	69	69	63	75	63	69	75	75
Stature	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20
Stature Score	15	15	15	15	15	15	15	15	15	15	15
Visibility (km)	1	1	1	1	1	1	1	1	1	1	1
Visibility Score	9	9	9	9	9	9	9	9	9	9	9
Proximity	Group 10+	Group 10+	Group 10+	Group 10+	Group 10+	Group 10+					
Proximity Score	15	15	15	15	15	15	15	15	15	15	15
Role	Important	Important	Important	Important	Important	Important	Important	Important	Important	Important	Important
Role Score	15	15	15	15	15	15	15	15	15	15	15
Climate	Minor	Minor	Minor	Minor	Minor	Minor	Minor	Minor	Minor	Minor	Minor
Climate Score	3	3	3	3	3	3	3	3	3	3	3
Amenity Evaluation Total	57	57	57	57	57	57	57	57	57	57	57
STEM Evaluation Total	126	114	126	126	126	120	132	120	126	132	132

Tree Number	275	275	275	275	275	275	275	275	275	275	275
Botanical Name	Picea breweriana	Larix decidua	Picea breweriana	Larix decidua	Larix decidua	Picea breweriana	Picea breweriana				
Common Name	Brewer's Spruce	Deciduous Larch	Brewer's Spruce	Deciduous Larch	Deciduous Larch	Brewer's Spruce	Brewer's Spruce				
Height (m)	27	24.5	30	32	33.2	27	26	20	18	19	27
Girth (m)	2170	2770	1390	2540	2710	2290	2160	2450	2490	2510	1550
Crown Spread E/W (m)	4	4	4	4	4	4	5	6	7	5	4.5
Crown Spread N/S (m)	5	4	4	5	4	8	5	6	5	5	4
Health	Fair	Fair	Fair	Fair	Fair	Good	Good	Good	Good	Good	Good
Age Class	Mature	Mature	Mature	Mature	Mature	Mature	Mature	Mature	Mature	Mature	Mature
Form	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Poor	Moderate	Moderate
Form Score	9	9	9	9	9	9	9	9	3	9	9
Occurance	Infrequent	Common	Common	Common	Infrequent	Infrequent	Infrequent	Common	Common	Common	Infrequent
Occurance Score	15	9	9	9	15	15	15	9	9	9	15
Vigour	Some	Some	Some	Some	Some	Good	Good	Good	Good	Good	Good
Vigour Score	9	9	9	9	9	15	15	15	15	15	15
Function	Useful	Useful	Useful	Useful	Useful	Useful	Useful	Useful	Useful	Useful	Useful
Function Score	9	9	9	9	9	9	9	9	9	9	9
Age	100+	100+	100+	100+	100+	100+	100+	100+	100+	100+	100+
Age Score	27	27	27	27	27	27	27	27	27	27	27
Condition Evaluation Total	69	63	63	63	69	75	75	69	63	69	75
Stature	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20	3 - 8	9 - 14	15 - 20	15 - 20
Stature Score	15	15	15	15	15	15	15	3	9	15	15
Visibilty (km)	1	1	1	1	1	1	1	1	1	1	1
Visibility Score	9	9	9	9	9	9	9	9	9	9	9
Proximity	Group 10+	Group 10+	Group 10+	Group 10+	Group 10+	Group 10+	Group 10+	Group 10+	Group 10+	Group 10+	Group 10+
Proximity Score	15	15	15	15	15	15	15	15	15	15	15
Role	Important	Important	Important	Important	Important	Important	Important	Important	Important	Important	Important
Role Score	15	15	15	15	15	15	15	15	15	15	15
Climate	Minor	Minor	Minor	Minor	Minor	Minor	Minor	Minor	Minor	Minor	Minor
Climate Score	3	3	3	3	3	3	3	3	3	3	3
Amenity Evaluation Total	57	57	57	57	57	57	57	45	51	57	57
STEM Evaluation Total	126	120	120	120	126	132	132	114	114	126	132

Tree Number	275	275	275	275	275	275	275	275	275	275	573
Botanical Name	Picea breweriana	Picea breweriana	Larix decidua	Picea breweriana	Picea breweriana	Larix decidua	Larix decidua	Larix decidua	Picea breweriana	Picea breweriana	Eucalyptus globulus
Common Name	Brewer's Spruce	Brewer's Spruce	Deciduous Larch	Brewer's Spruce	Brewer's Spruce	Deciduous Larch	Deciduous Larch	Deciduous Larch	Brewer's Spruce	Brewer's Spruce	Eucalyptus
Height (m)	20	18	24	29	22	23	23	20	27	27	38
Girth (m)	1880	1380	3670	3040	2030	2910	3150	3600	2320	2180	11700
Crown Spread E/W (m)	4.5	4	8	8	5	8	8	8	6	6	20
Crown Spread N/S (m)	4	3	8	8	4.5	8	8	8	6	6	16.5
Health	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good
Age Class	Mature	Mature	Mature	Mature	Mature	Mature	Mature	Mature	Mature	Mature	Mature
Form	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Very Good
Form Score	9	9	9	9	9	9	9	9	9	9	21
Occurance	Infrequent	Infrequent	Common	Infrequent	Infrequent	Common	Common	Common	Infrequent	Infrequent	Common
Occurance Score	15	15	9	15	15	9	9	9	15	15	9
Vigour	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good
Vigour Score	15	15	15	15	15	15	15	15	15	15	15
Function	Useful	Useful	Useful	Useful	Useful	Useful	Useful	Useful	Useful	Useful	Minor
Function Score	9	9	9	9	9	9	9	9	9	9	3
Age	100+	100+	100+	100+	100+	100+	100+	100+	100+	100+	100+
Age Score	27	27	27	27	27	27	27	27	27	27	27
Condition Evaluation Total	75	75	69	75	75	69	69	69	75	75	75
Stature	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20	15 - 20	27+
Stature Score	15	15	15	15	15	15	15	15	15	15	27
Visibilty (km)	1	1	1	1	1	1	1	1	1	1	2
Visibility Score	9	9	9	9	9	9	9	9	9	9	15
Proximity	Group 10+	Group 10+	Group 10+	Group 10+	Group 10+	Group 10+	Group 10+	Group 10+	Group 10+	Group 10+	Solitary
Proximity Score	15	15	15	15	15	15	15	15	15	15	27
Role	Important	Important	Important	Important	Important	Important	Important	Important	Important	Important	Major
Role Score	15	15	15	15	15	15	15	15	15	15	27
Climate	Minor	Minor	Minor	Minor	Minor	Minor	Minor	Minor	Minor	Minor	Minor
Climate Score	3	3	3	3	3	3	3	3	3	3	3
Amenity Evaluation Total	57	57	57	57	57	57	57	57	57	57	105
STEM Evaluation Total	132	132	126	132	132	126	126	126	132	132	180

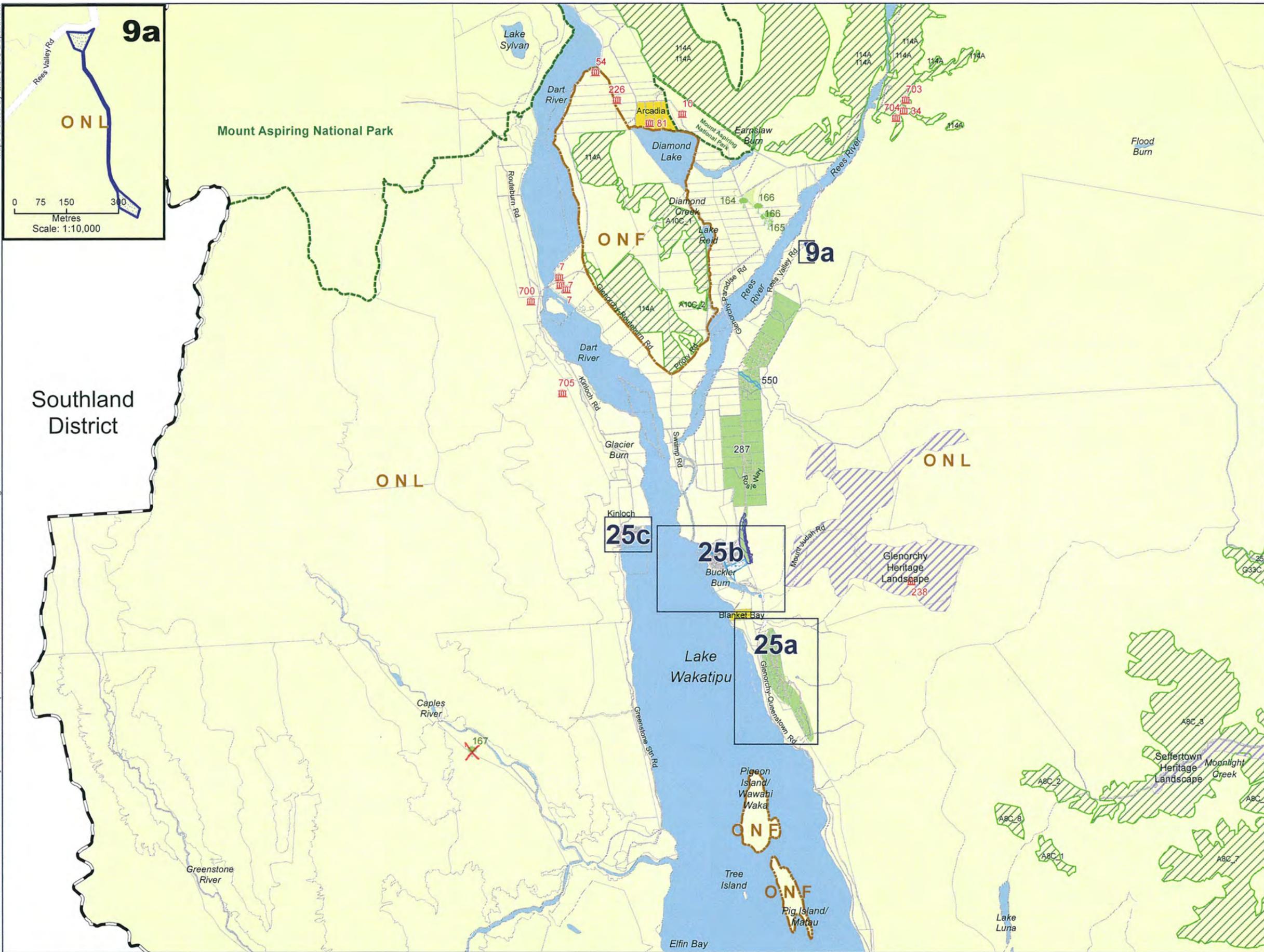
Tree Number	603	1002	1005
Botanical Name	Sequoiadendron giganteum	Thuja plicata	Fagus sylvatica var. purpurea
Common Name	Wellingtonia	Western Red Cedar	Copper Beech
Height (m)	34	16	12
Girth (m)	5900	2600	2000
Crown Spread E/W (m)	10	5	12
Crown Spread N/S (m)	7.5	5	12
Health	Good	Good	Good
Age Class	Mature	Mature	Mature
Form	Very Good	Very Good	Very Good
Form Score	21	21	21
Occurance	Common	Common	Infrequent
Occurance Score	9	9	15
Vigour	Very Good	Very Good	Very Good
Vigour Score	21	21	21
Function	Useful	Useful	Minor
Function Score	9	9	3
Age	80 - 99	40 - 79	40 - 79
Age Score	21	15	15
Condition Evaluation Total	81	75	75
Stature	21 - 26	15 - 20	15 - 20
Stature Score	21	15	15
Visibility (km)	2	1	1
Visibility Score	15	9	9
Proximity	Solitary	Solitary	Group 3+
Proximity Score	27	27	21
Role	Significant	Moderate	Important
Role Score	21	9	15
Climate	Minor	Minor	Minor
Climate Score	3	3	3
Amenity Evaluation Total	87	63	63
STEM Evaluation Total	168	138	138

Appendix 6: Submission 383 Proposed Planning Maps trees removed

Note: I have individually plotted and put a red X over each tree submitter 383 proposes for removal. This was done by using the latitude and longitude coordinates given in the submission, putting these into the Council GIS system and marking the corresponding tree on the maps.



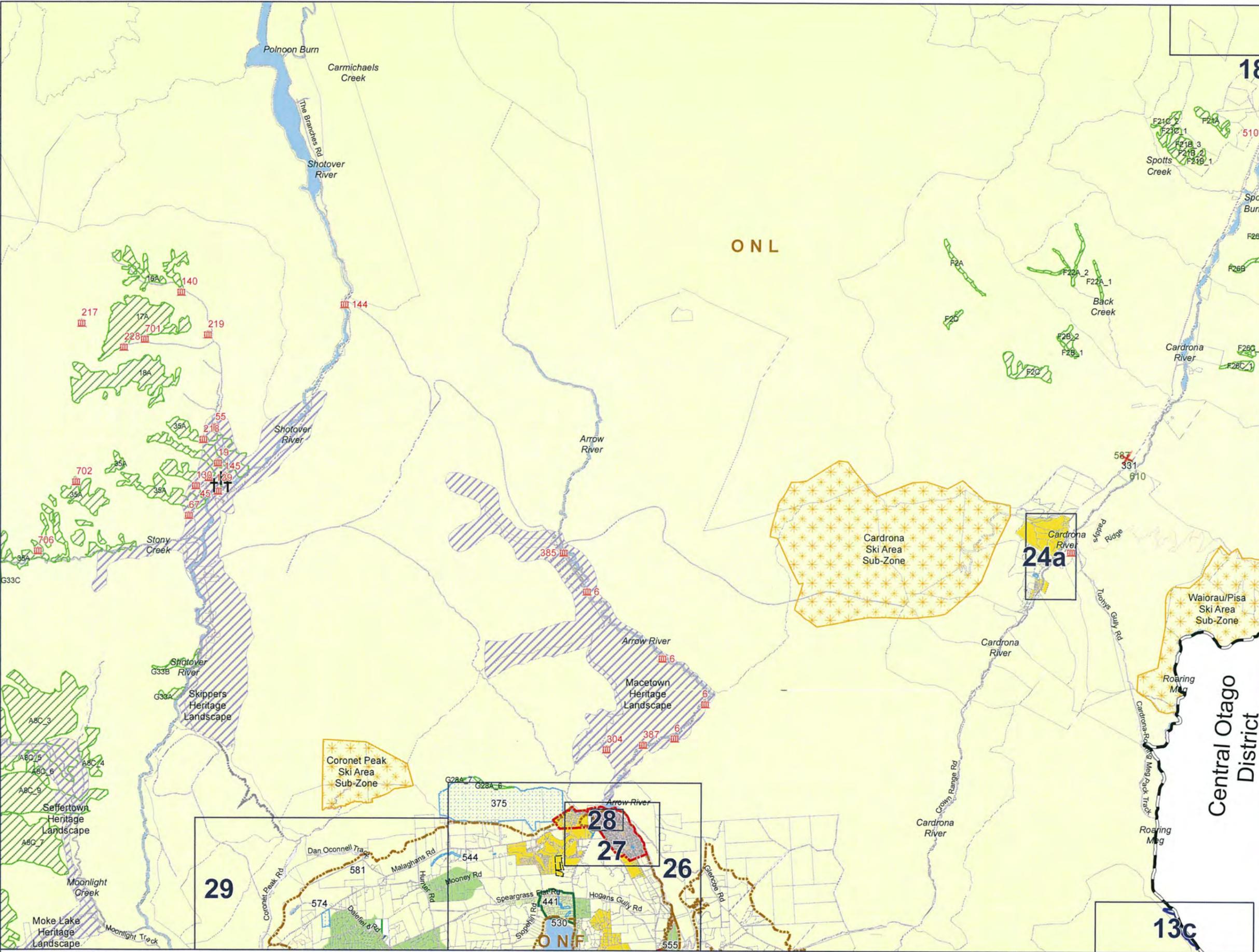
Figure 1: Screen shot from the QLDC GIS viewer. The example shown (Protected Tree number 167) is the notation from the lower western side of Proposed Planning Map 09, and the red dot is the plotted latitude and longitude coordinates for Tree 167.



- Legend**
- Historic Heritage Features
 - Protected Tree
 - Parcel/Road Boundary
 - Landscape Classification (ONF, ONL, RLC)
 - Roads
 - Mount Aspiring National Park
 - Territorial Authority Boundary
 - Heritage Landscape
 - Significant Natural Area
 - Unformed Roads
 - Designated Areas
 - Building Restriction
 - Hydro Generation Zone (Operative)
 - Townships (Operative)
 - Rural
 - Rural Residential
 - Rural Lifestyle
 - Special Zones
 - Water

X tree proposed to be removed #303 submitted

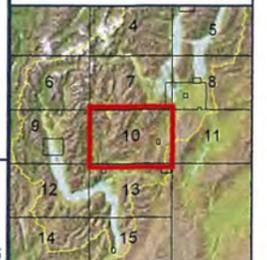


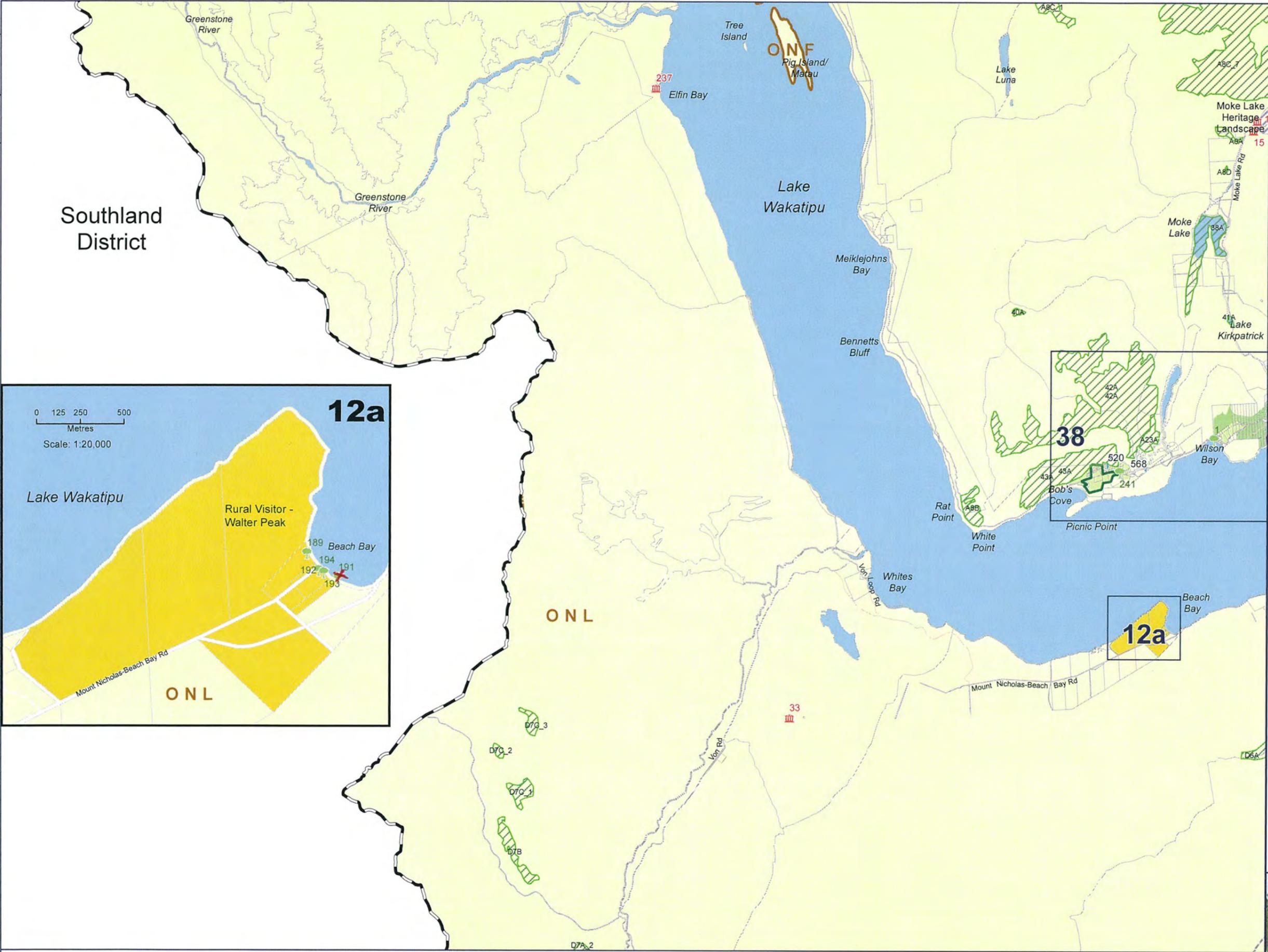


Legend

- Open Cemetery
- Historic Heritage Features
- Protected Tree
- Parcel/Road Boundary
- Landscape Classification (ONF, ONL, RLC)
- Urban Growth Boundary
- Roads
- State Highways
- Territorial Authority Boundary
- Heritage Landscape
- Significant Natural Area
- Unformed Roads
- Designated Areas
- Ski Area Sub-Zone
- Rural Residential Sub-Zone
- Hydro Generation Zone (Operative)
- Medium Density Residential
- Low Density Residential
- Town Centres
- Arrowtown Residential Historic Management Zone
- Industrial A Zone (Operative)
- Rural
- Rural Residential
- Rural Lifestyle
- Rural Lifestyle Deferred
- Rural Lifestyle Buffer
- Special Zones
- Water

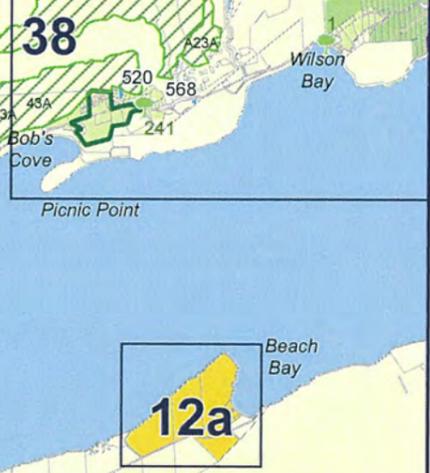
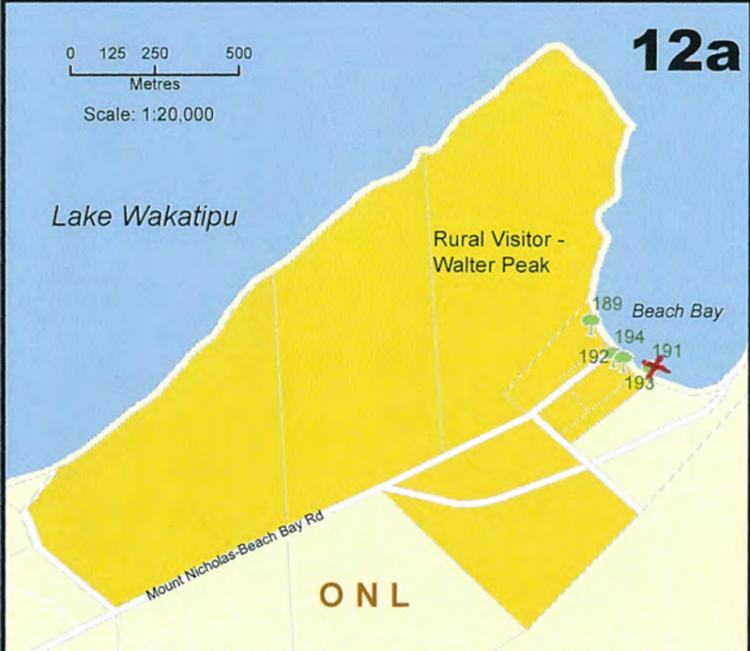
X tree proposed to be removed by submitter #383





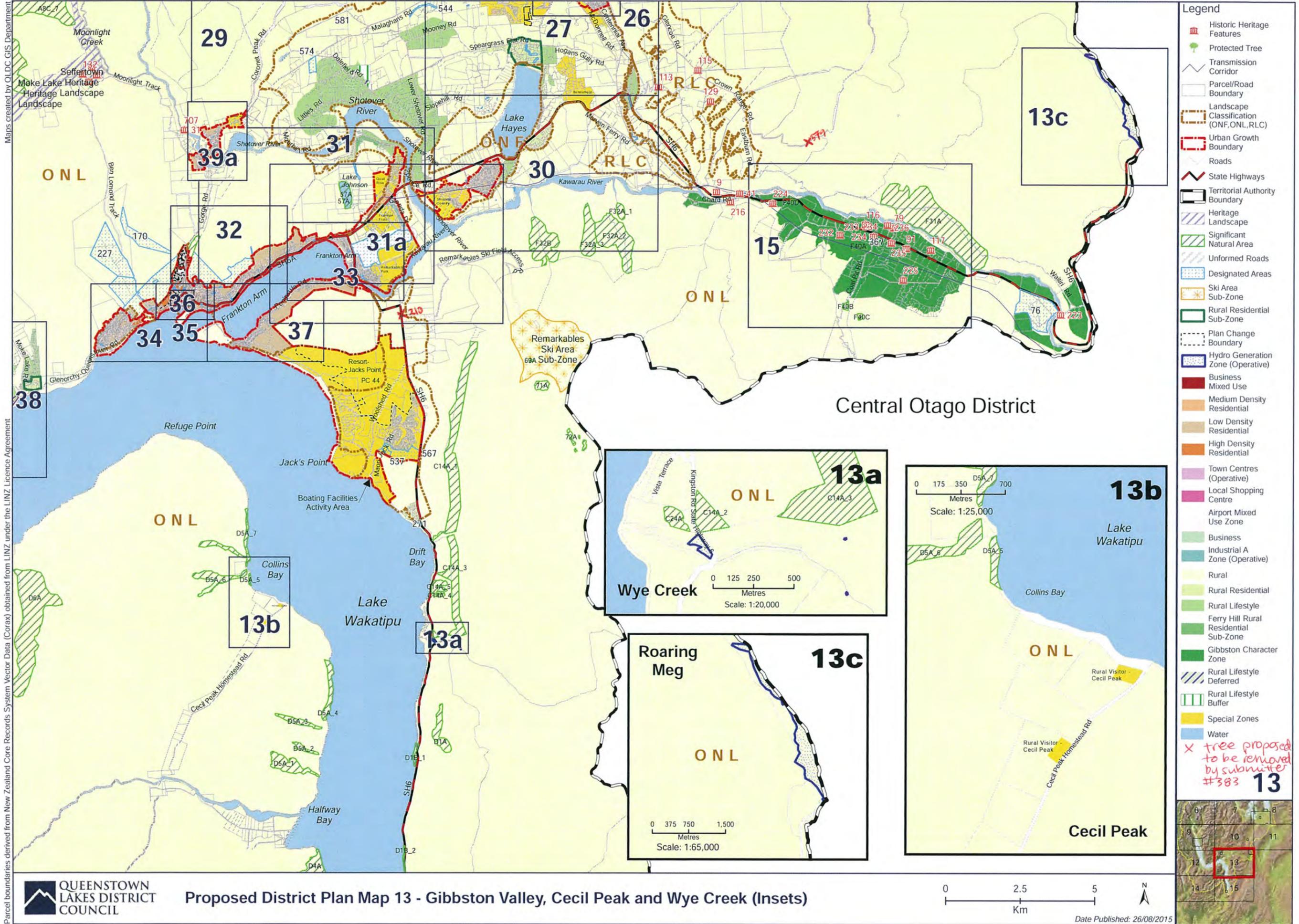
- Legend**
- Historic Heritage Features
 - Protected Tree
 - Parcel/Road Boundary
 - Landscape Classification (ONF, ONL, RLC)
 - Roads
 - Territorial Authority Boundary
 - Heritage Landscape
 - Significant Natural Area
 - Unformed Roads
 - Designated Areas
 - Rural Residential Sub-Zone
 - Rural
 - Rural Residential
 - Rural Lifestyle
 - Special Zones
 - Water

X tree proposed to be removed by submitter #383



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Maps created by QIDC GIS Department
 Parcel boundaries derived from New Zealand Core Records System Vector Data (Corax) obtained from LINZ under the LINZ Licence Agreement

Legend

- Historic Heritage Features
- Protected Tree
- Transmission Corridor
- Parcel/Road Boundary
- Landscape Classification (ONF, ONL, RLC)
- Urban Growth Boundary
- Roads
- State Highways
- Territorial Authority Boundary
- Heritage Landscape
- Significant Natural Area
- Unformed Roads
- Designated Areas
- Ski Area Sub-Zone
- Rural Residential Sub-Zone
- Plan Change Boundary
- Hydro Generation Zone (Operative)
- Business Mixed Use
- Medium Density Residential
- Low Density Residential
- High Density Residential
- Town Centres (Operative)
- Local Shopping Centre
- Airport Mixed Use Zone
- Business
- Industrial A Zone (Operative)
- Rural
- Rural Residential
- Rural Lifestyle
- Ferry Hill Rural Residential Sub-Zone
- Gibbston Character Zone
- Rural Lifestyle Deferred
- Rural Lifestyle Buffer
- Special Zones
- Water

x tree proposed to be removed by submitter #383 **13**



- Legend**
- Historic Heritage Features
 - Protected Tree
 - Transmission Corridor
 - Roads
 - State Highways
 - Territorial Authority Boundary
 - Parcel / Road Boundary
 - Landscape Classification (ONL, ONL, RLC)
 - Significant Natural Area
 - Unformed Roads
 - Designation Townships (Operative)
 - Rural
 - Special Zones
 - Water
 - Gibbston Character Zone

X tree proposed to be removed by submitter #383

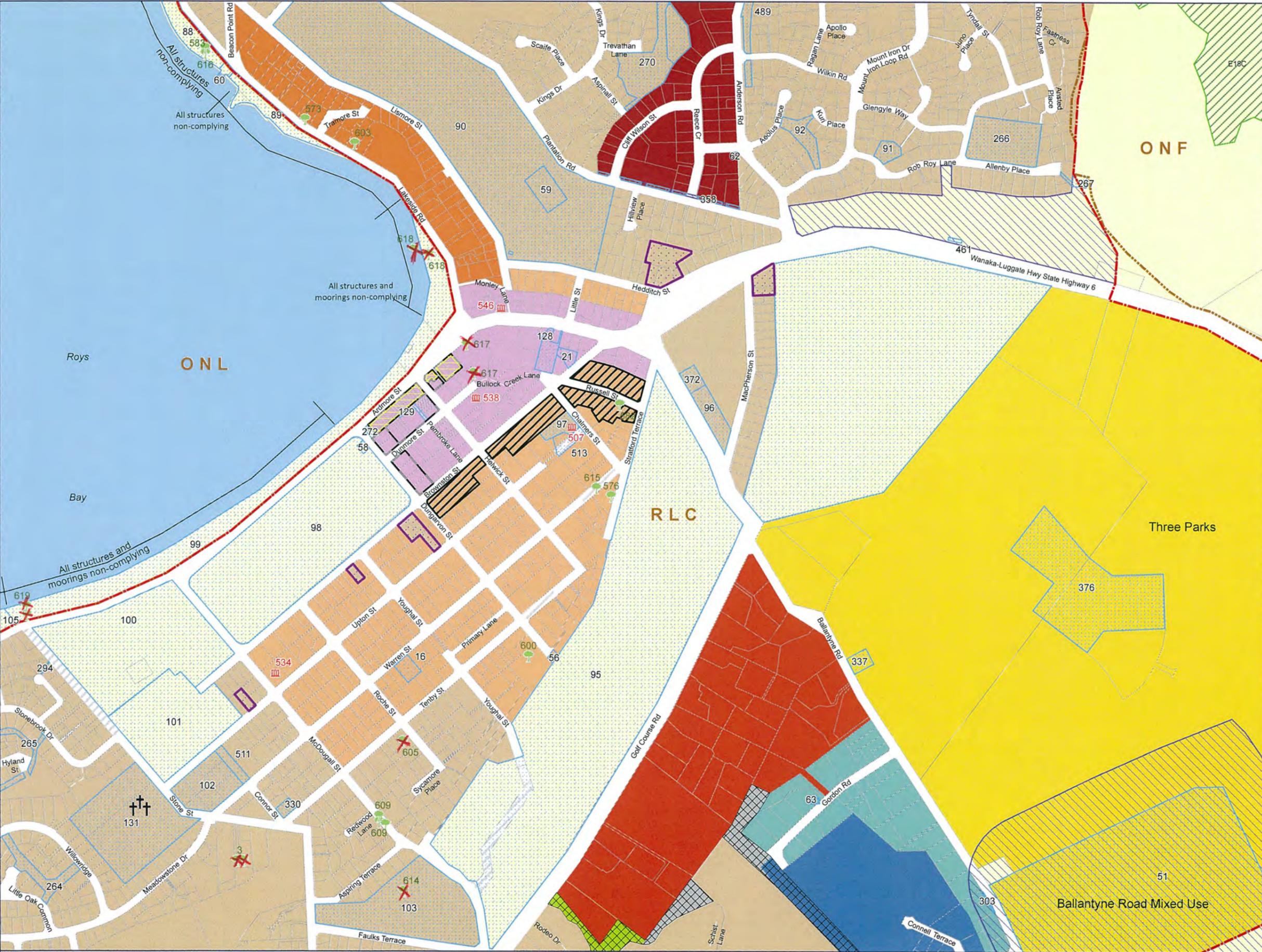
15





- Legend**
- ⛦ Open Cemetery
 - 🌳 Protected Tree
 - ▭ Parcel/Road Boundary
 - ▭ Landscape Classification (ONF, ONL, RLC)
 - ▨ Unformed Roads
 - ▨ Designated Areas
 - ▨ Visitor Accommodation Sub-Zone
 - ▨ Building Restriction
 - ▭ Hydro Generation Zone (Operative)
 - ▭ Local Shopping Centre
 - ▭ Townships (Operative)
 - ▭ Rural
 - ▭ Rural Residential
 - ▭ Water
- X tree proposed to be removed by submitter #383*

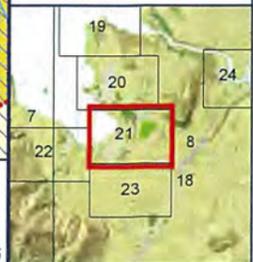


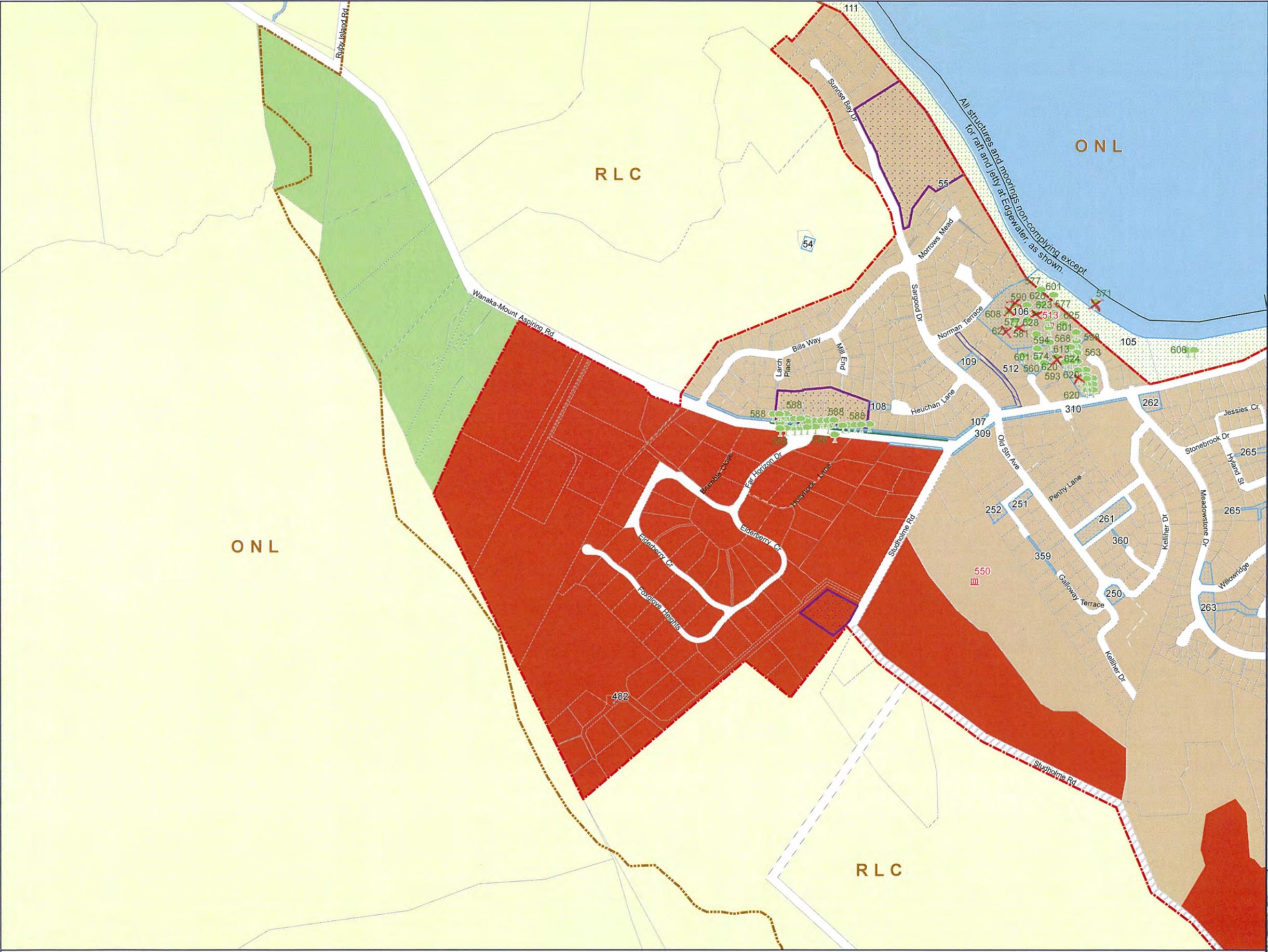


- Legend**
- Open Cemetery
 - Historic Heritage Features
 - Protected Tree
 - Parcel/Road Boundary
 - Landscape Classification (ONF, ONL, RLC)
 - Urban Growth Boundary
 - Significant Natural Area
 - Unformed Roads
 - Town Centre Transition Overlay
 - Designated Areas
 - Visitor Accommodation Sub-Zone
 - Building Restriction
 - Potential Open Space (Stage 2 DP Review)
 - Town Centre Height Precinct Overlay
 - Town Centre Entertainment Precinct Overlay
 - Medium Density Residential
 - Industrial B (Operative)
 - Rural General (Operative)
 - Rural Residential (Operative)
 - Low Density Residential
 - Business Mixed Use
 - High Density Residential
 - Large Lot Residential
 - Town Centres
 - Industrial A Zone (Operative)
 - Rural
 - Rural Residential
 - Special Zones
 - Water

X tree proposed to be removed by submitter #303

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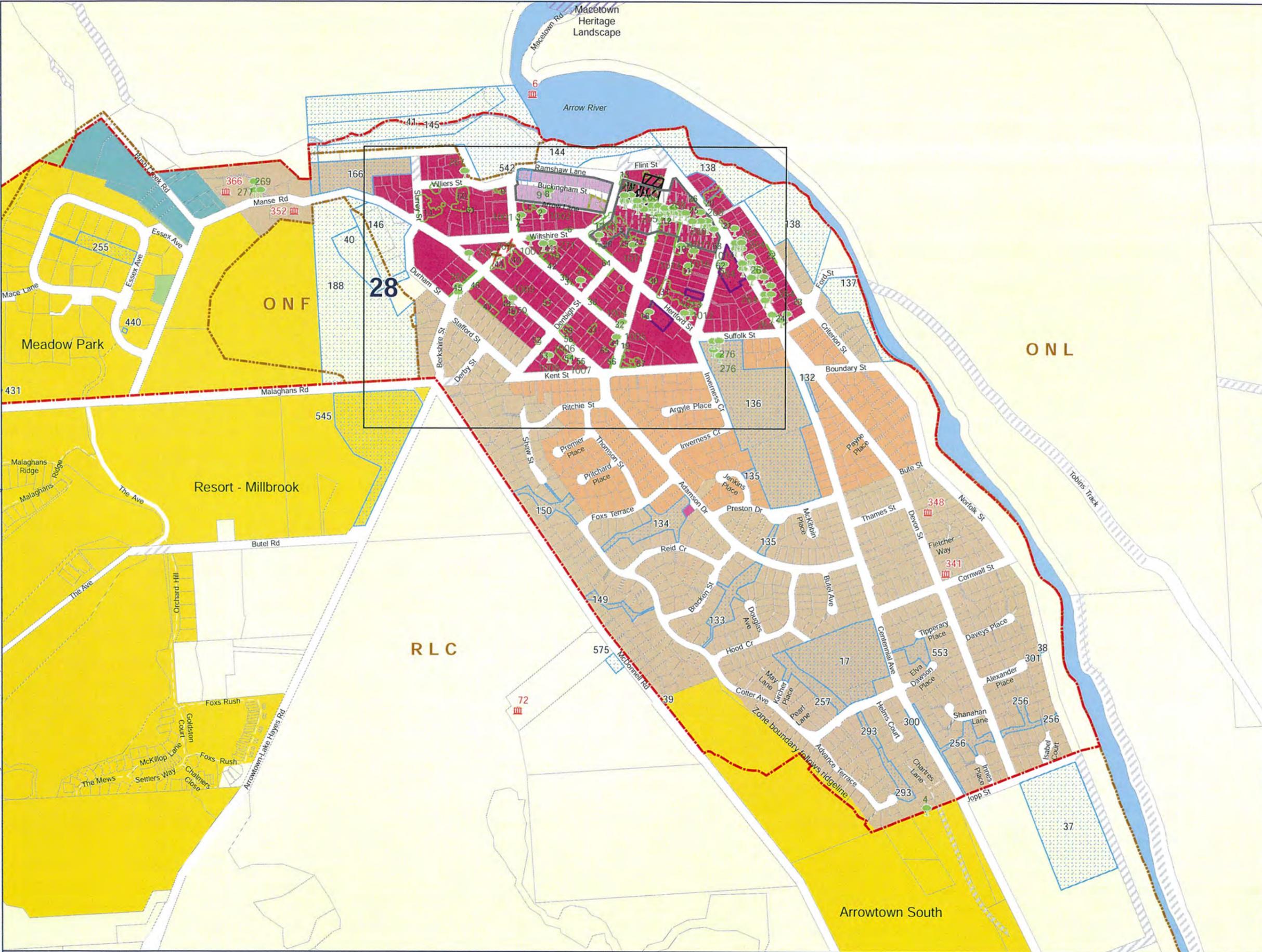




- Legend**
- Historic Heritage Features
 - Protected Tree
 - Protected Avenue of Trees/Other Vegetation
 - Parcel/Road Boundary
 - Landscape Classification (ONF, ONL, RLC)
 - Urban Growth Boundary
 - Unformed Roads
 - Designated Areas
 - Visitor Accommodation Sub-Zone
 - Building Restriction
 - Low Density Residential
 - Large Lot Residential
 - Rural
 - Rural Lifestyle
 - Water

X tree proposed to be removed by submitter #383

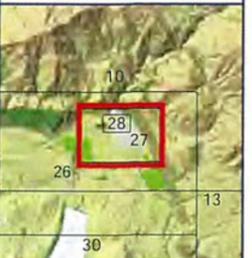


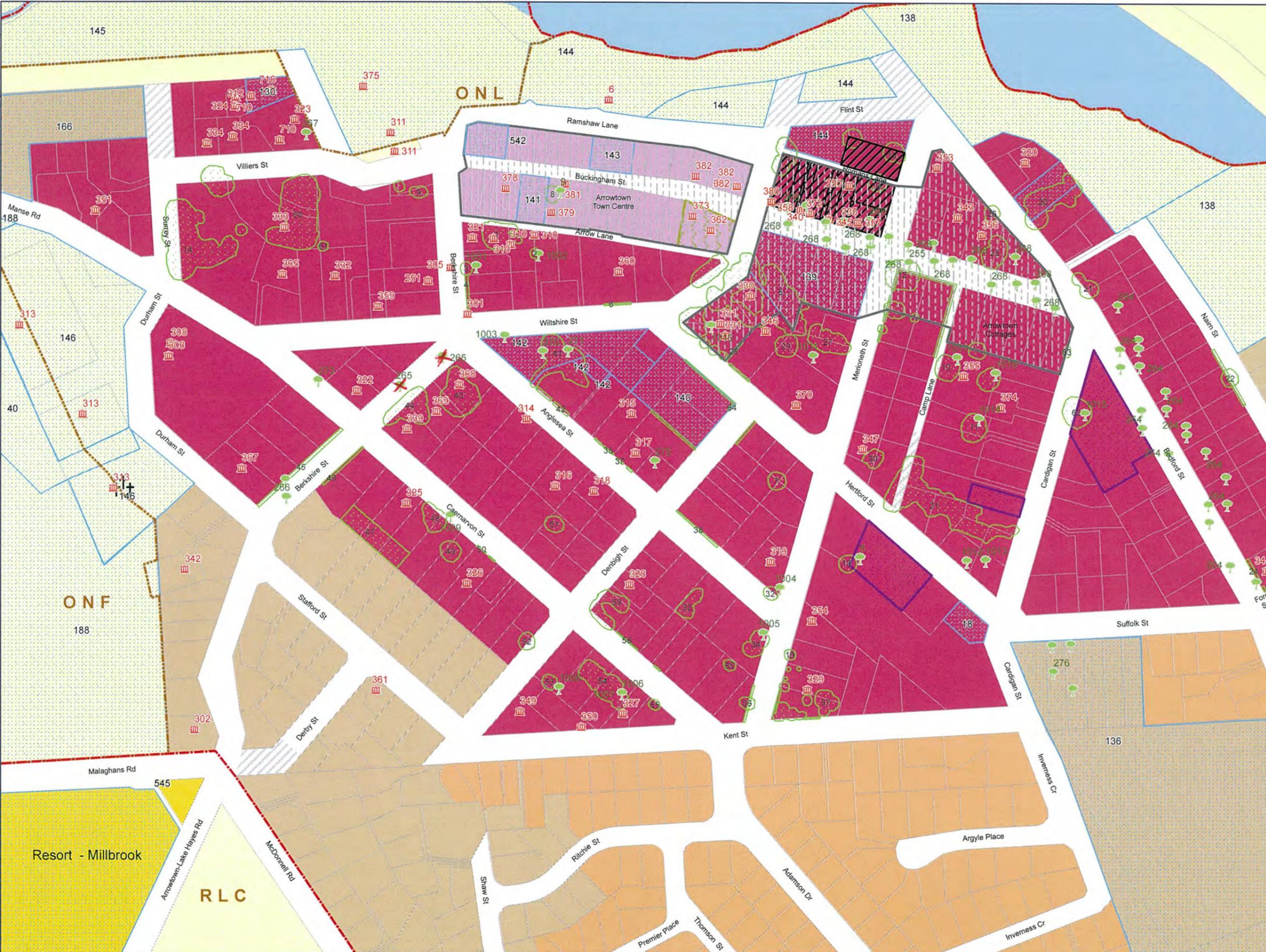


- Legend**
- Historic Heritage Features
 - Protected Tree
 - Parcel/Road Boundary
 - Landscape Classification (ONF, ONL, RLC)
 - Urban Growth Boundary
 - Arrowtown Character Tree
 - Heritage Landscape
 - Unformed Roads
 - Historic Heritage Precinct
 - Designated Areas
 - Visitor Accommodation Sub-Zone
 - Heritage Protection Order
 - Town Centre Transition Overlay
 - Medium Density Residential
 - Low Density Residential
 - Town Centres
 - Local Shopping
 - Arrowtown Residential Historic Management Zone
 - Zone
 - Rural
 - Rural Lifestyle
 - Special Zones
 - Water

X tree proposed to be removed by submitter #383

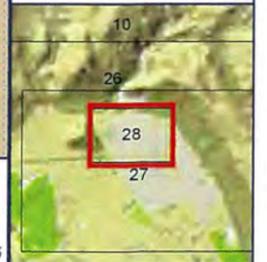
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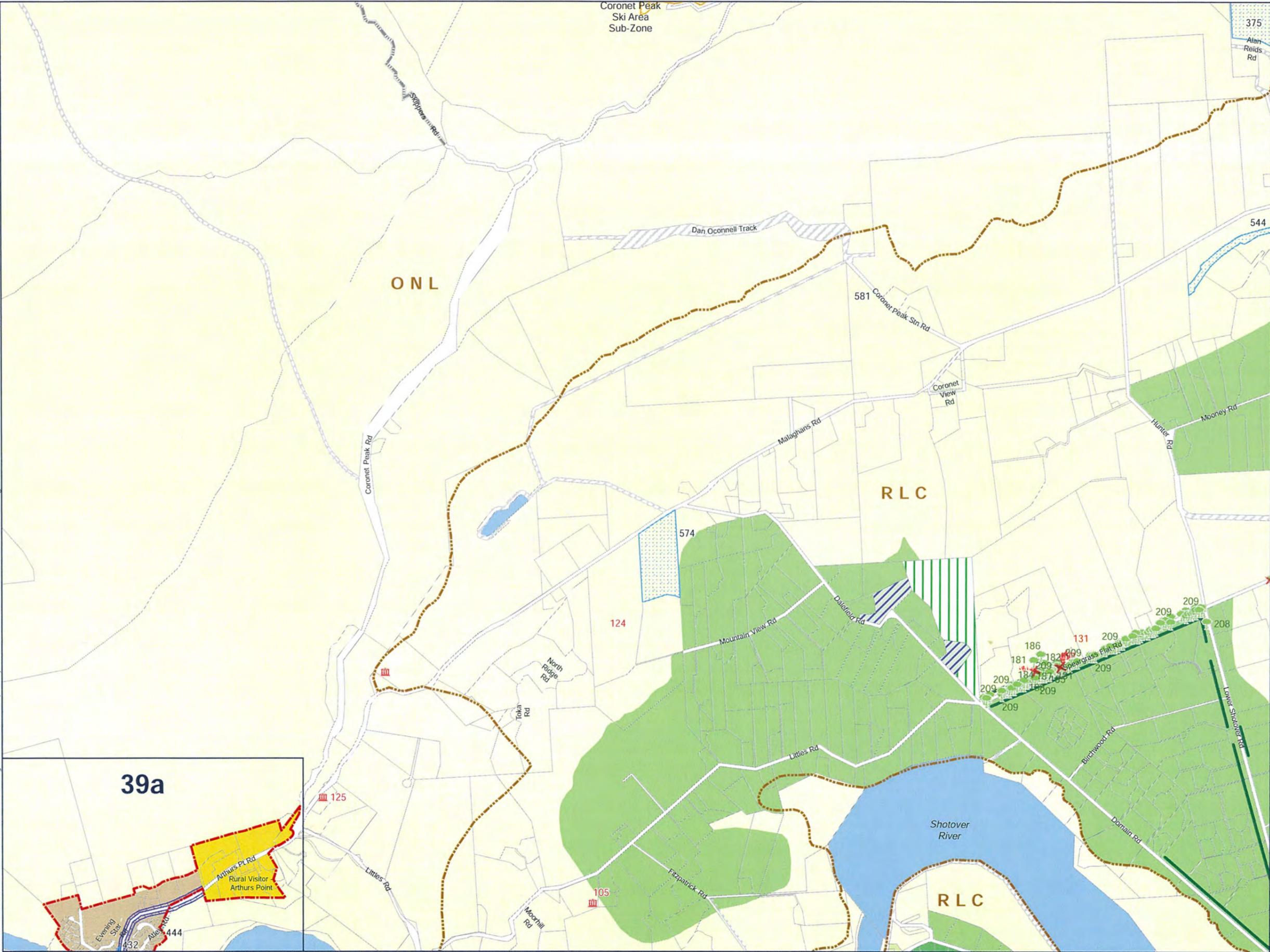




- Legend**
- Open Cemetery
 - Historic Heritage Features
 - Protected Tree
 - Parcel/Road Boundary
 - Landscape Classification (ONF, ONL, RLC)
 - Urban Growth Boundary
 - Arrowtown Character Tree
 - Unformed Roads
 - Historic Heritage Precinct
 - Designated Areas
 - Visitor Accommodation Sub-Zone
 - Heritage Protection Order
 - Town Centre Transition Overlay
 - Medium Density Residential
 - Low Density Residential
 - Town Centres
 - Arrowtown Residential
 - Historic Management Zone
 - Rural
 - Special Zones
 - Water

X tree proposed to be removed by submitter # 383



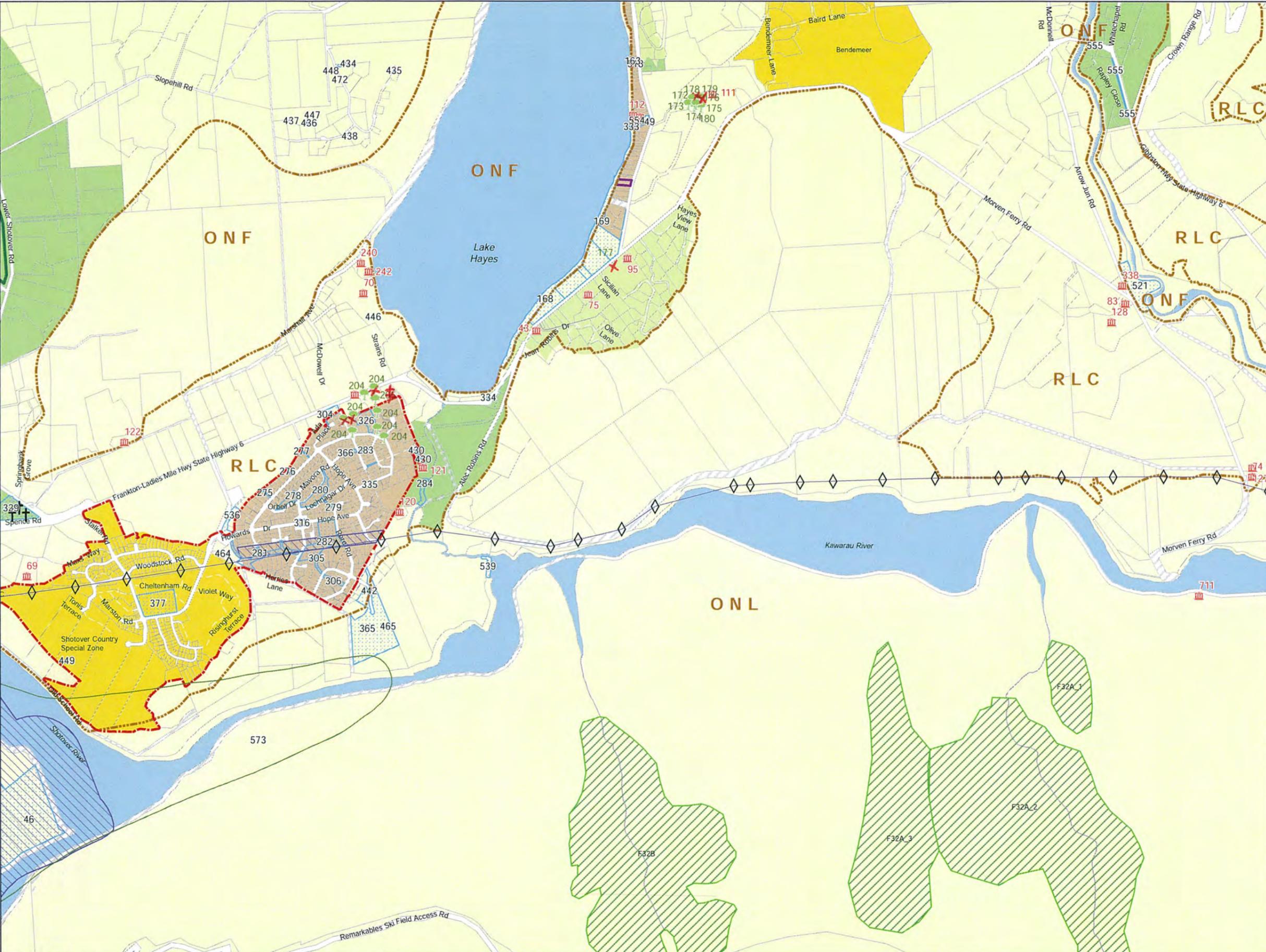


- Legend**
- Historic Heritage Features
 - Protected Tree
 - Protected Avenue of Trees/Other Vegetation
 - Parcel/Road Boundary
 - Landscape Classification (ONF, ONL, RLC)
 - Unformed Roads
 - Designated Areas
 - Visitor Accommodation Sub-Zone
 - Building Restriction
 - Ski Area Sub-Zone
 - Low Density Residential
 - Rural
 - Rural Residential
 - Rural Lifestyle
 - Ferry Hill Rural Residential Sub-Zone
 - Rural Lifestyle Deferred
 - Rural Lifestyle Buffer
 - Special Zones
 - Water

X tree proposed to be removed by submitter #383

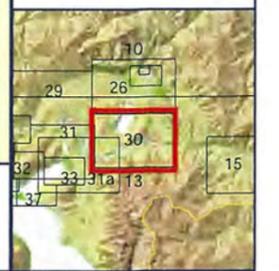
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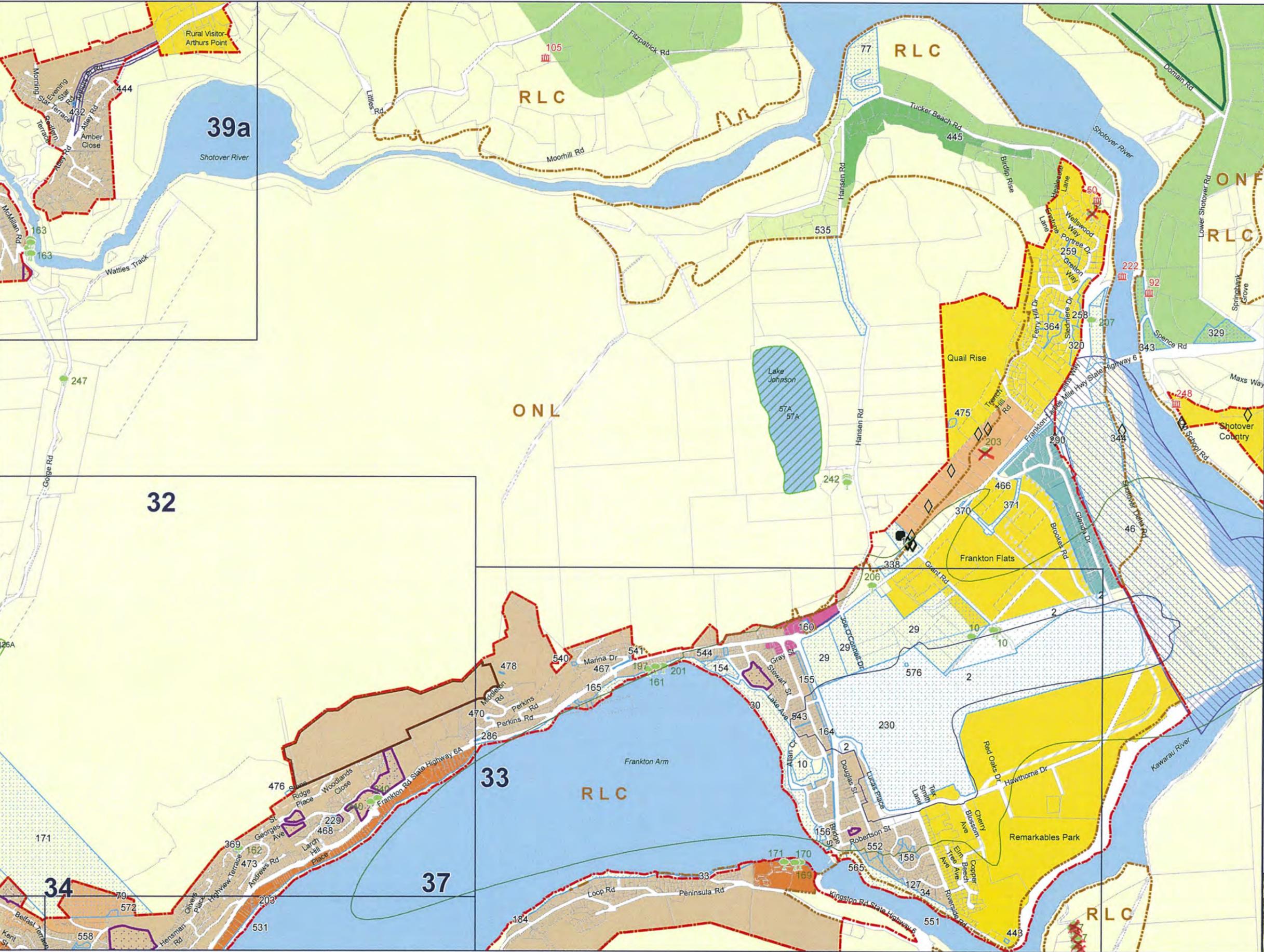


- Legend**
- ◇ Transpower Pylons
 - ††† Open Cemetery
 - Historic Heritage Features
 - 🌳 Protected Tree
 - 🌿 Protected Avenue of Trees/Other Vegetation
 - Transmission Corridor
 - ▭ Parcel/Road Boundary
 - Landscape Classification (ONF, ONL, RLC)
 - ▭ Urban Growth Boundary
 - ▭ Queenstown Airport Outer Control Boundary (Ldn65)
 - ▭ Significant Natural Area
 - ▭ Unformed Roads
 - ▭ Designated Areas
 - ▭ Visitor Accommodation Sub-Zone
 - ▭ Building Restriction
 - ▭ Low Density Residential
 - ▭ Rural
 - ▭ Rural Residential
 - ▭ Rural Lifestyle
 - ▭ Special Zones
 - ▭ Water

x tree proposed to be removed by submitter #383



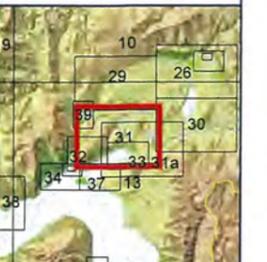
Maps created by QLDC GIS Department
Parcel boundaries derived from New Zealand Core Records System Vector Data (Corax) obtained from LINZ under the LINZ Licence Agreement



Legend

- Transpower AC Substation
- Transpower Pylons
- Historic Heritage Features
- Protected Tree
- Protected Avenue of Trees/Other Vegetation
- Transmission Corridor
- Parcel/Road Boundary
- Landscape Classification (ONF, ONL, RLC)
- Urban Growth Boundary
- Queenstown Airport Air Noise Boundary (Ldn65)
- Queenstown Airport Outer Control Boundary (Ldn65)
- Significant Natural Area
- Unformed Roads
- Queenstown Heights Overlay Area
- Designated Areas
- Visitor Accommodation Sub-Zone
- Building Restriction
- Medium Density Residential
- Low Density Residential
- High Density Residential
- Local Shopping Centre
- Airport Mixed Use Zone
- Industrial A Zone (Operative)
- Rural
- Rural Residential
- Rural Lifestyle
- Ferry Hill Rural Residential Sub-Zone
- Special Zones
- Water

X tree proposed to be removed by submitter #383

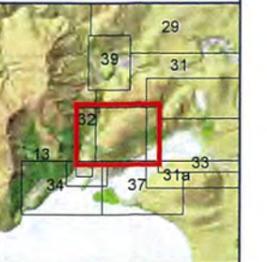


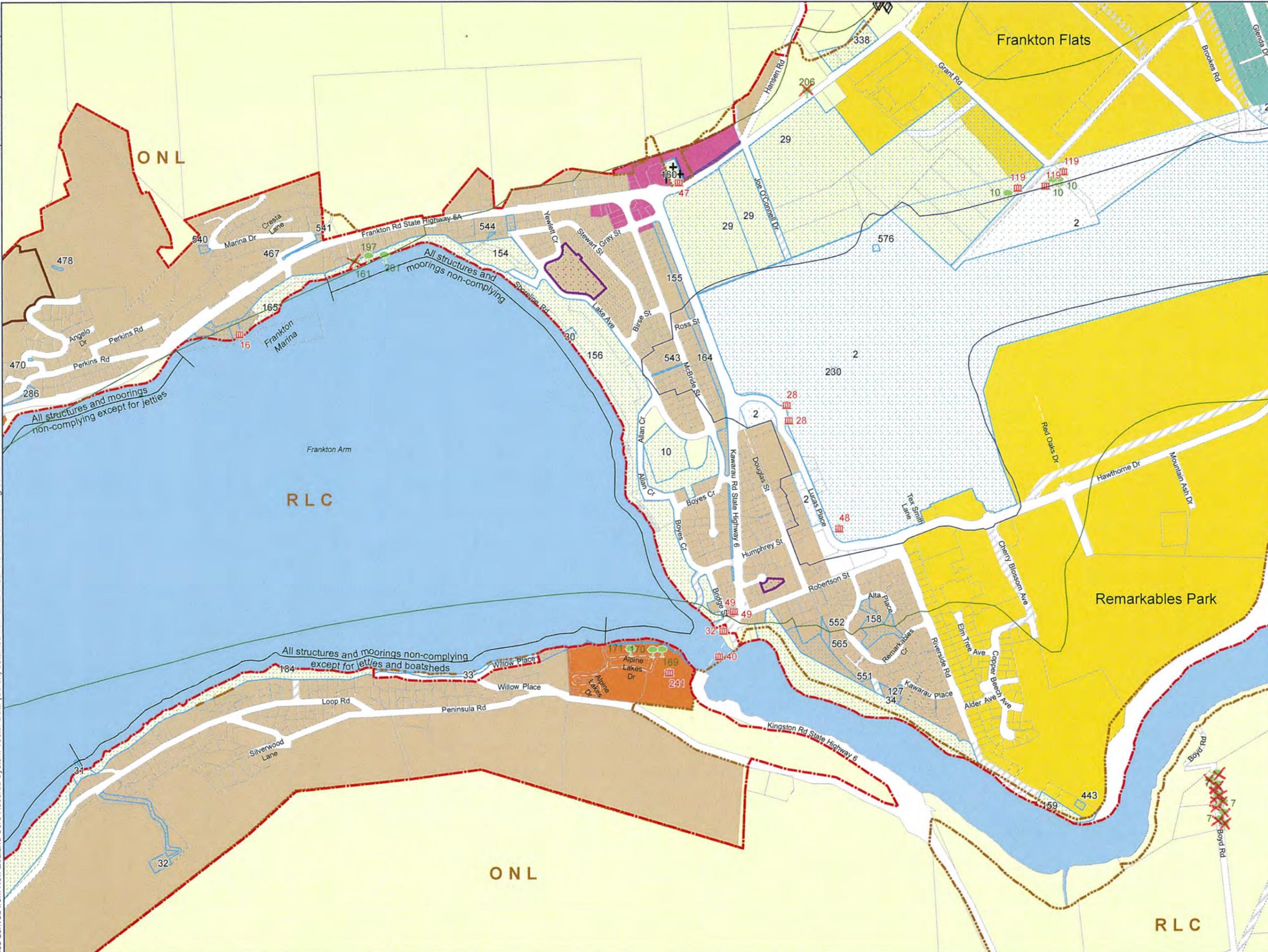


- Legend**
- Protected Tree
 - Parcel/Road Boundary
 - Landscape Classification (ONF, ONL, RLC)
 - Urban Growth Boundary
 - Queenstown Airport Outer Control Boundary (Ldn65)
 - Significant Natural Area
 - Unformed Roads
 - Queenstown Heights Overlay Area
 - Designated Areas
 - Visitor Accommodation Sub-Zone
 - Plan Change Boundary
 - Business (Operative)
 - High Density (Operative)
 - Business Mixed Use
 - Medium Density Residential
 - Low Density Residential
 - High Density Residential
 - Rural
 - Water

x tree proposed to be removed by submitter # 383

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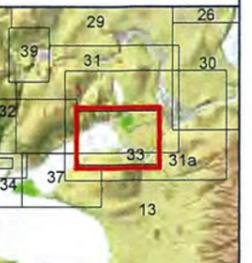


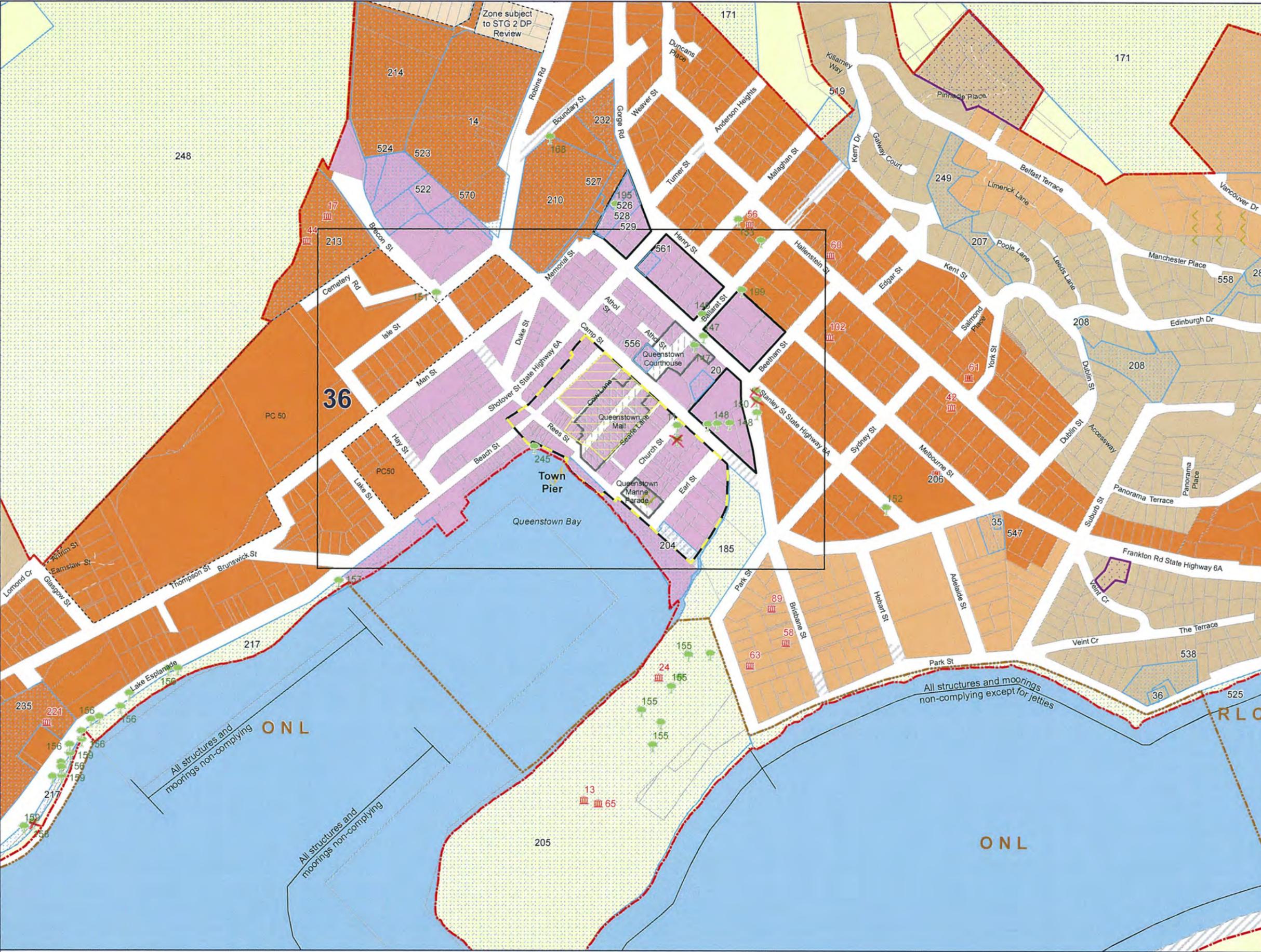


- Legend**
- ◇ Transpower Pylons
 - ††† Open Cemetery
 - Historic Heritage Features
 - Protected Tree
 - Transmission Corridor
 - ▭ Parcel/Road Boundary
 - ▭ Landscape Classification (ONF, ONL, RLC)
 - ▭ Urban Growth Boundary
 - ▭ Queenstown Airport Air Noise Boundary (Ldn65)
 - ▭ Queenstown Airport Outer Control Boundary (Ldn65)
 - ▭ Unformed Roads
 - ▭ Queenstown Heights Overlay Area
 - ▭ Designated Areas
 - ▭ Visitor Accommodation Sub-Zone
 - ▭ Building Restriction
 - ▭ Medium Density Residential
 - ▭ Low Density Residential
 - ▭ High Density Residential
 - ▭ Local Shopping Centre
 - ▭ Airport Mixed Use Zone
 - ▭ Industrial A Zone (Operative)
 - ▭ Rural
 - ▭ Special Zones
 - ▭ Water

X tree proposed to be removed by submitter #383

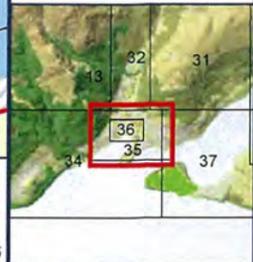
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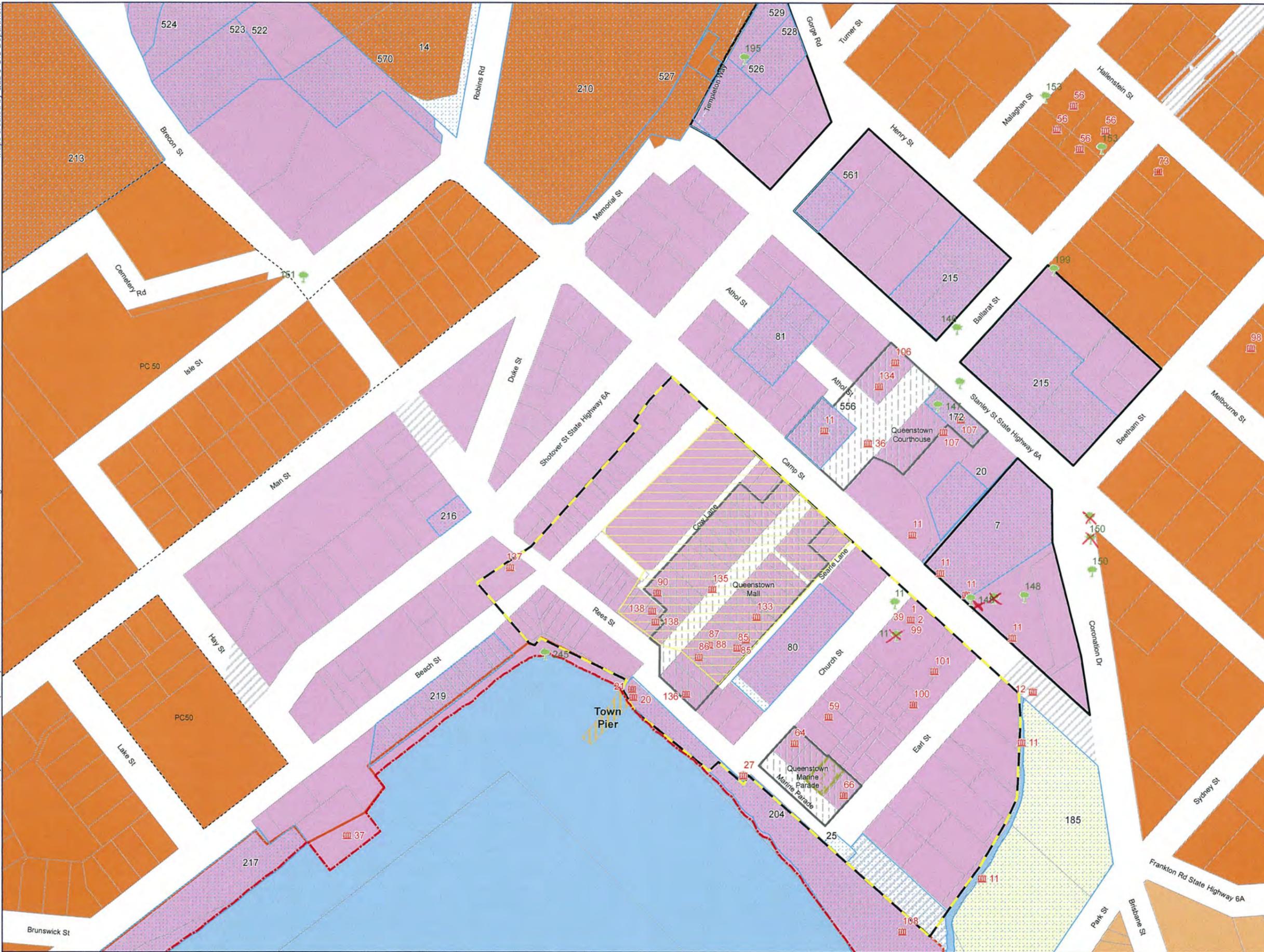




- Legend**
- Historic Heritage Features
 - Protected Tree
 - Parcel/Road Boundary
 - Landscape Classification (ONF, ONL, RLC)
 - Urban Growth Boundary
 - Unformed Roads
 - Historic Heritage Precinct
 - Designated Areas
 - Visitor Accomodation Sub-Zone
 - Heritage Protection Order
 - Town Centre Entertainment Precinct
 - Town Centre Special Character Area
 - Town Centre Transition Sub-Zone
 - Town Centre Town Pier
 - Plan Change Boundary
 - High Density (Operative)
 - Medium Density Residential
 - Low Density Residential
 - High Density Residential
 - Town Centres
 - Rural
 - Water

X tree proposed to be removed by submitted #383





- Legend**
- Open Cemetery
 - Historic Heritage Features
 - Protected Tree
 - Parcel/Road Boundary
 - Urban Growth Boundary
 - Unformed Roads
 - Historic Heritage Precinct
 - Designated Areas
 - Visitor Accommodation Sub-Zone
 - Heritage Protection Order
 - Town Centre Entertainment Precinct
 - Town Centre Special Character Area
 - Town Centre Transition Sub-Zone
 - Town Centre Town Pier
 - Plan Change Boundary
 - High Density (Operative) Residential
 - Medium Density Residential
 - High Density Residential
 - Town Centres
 - Rural
 - Water

x tree proposed to be removed by submitter # 383

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- Legend**
- Historic Heritage Features
 - Protected Tree
 - Urban Growth Boundary
 - Outstanding Natural Feature & Landscape (ONF & ONL)
 - Designation
 - Visitor Accommodation Sub-Zone
 - Unformed Roads
 - Designation
 - Building Restriction
 - Parcel / Road Boundary
 - Townships (Operative)
 - Low Density Residential
 - Rural
 - Special Zones
 - Water

X tree proposal to be removed by submitter #383

