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Trade competition and adverse effects:

☒ I could ☒ I could not

gain an advantage in trade competition through this submission

☒ I am ☒ I am not

directly affected by an effect of the subject matter of the submission that :

a. adversely affects the environment, and

b. does not relate to the trade competition or the effects of trade competitions.

Wishes to be heard:

☒ Yes

☒ No

Submission

Attached Documents

File
ADG 2016 Submission

SUBMISSION RE INCORPORATION OF ARROWTOWN DESIGN GUIDELINES (ADG) TO PROPOSED DISTRICT PLAN VARIATION 1

In principal I do not object to the incorporation of the Arrowtown Design Guidelines (ADG) into the Proposed District Plan (PDP) but I question the timing. The submission dates on Variation 1 may have been extended to 17 August 2016 but the information contained in the ADG also relates to previous Chapters of the Proposed District Plan which have already been presented through the Hearing process and cannot be considered in retrospect.

For example I made a submission (which closed in October 2015) on the proposed scheduling of Tree 1002 (Thuja Plicata – Western Red Cedar). At that stage the ADG was a stand-alone document and had no bearing on the Proposed District Plan. Now that the intention is to incorporate the ADG and the District Plan I would like to draw attention to the sections of the ADG that include the tree in question. Our address at 22 Wiltshire Street is classed in the ADG as Neighbourhood 1 (refer Attachment 1 - page 20 of ADG 2016 – Part 1).

Although our tree is included in the established tall trees and vegetation of Neighbourhood 1 it is also an entirely inappropriate tree for its current location as determined in the table of Structure Trees - Plant Lists (refer Attachment 2 - pages 148 and 151 of the ADG 2016 – Part 2).

As quoted in section 4.17 “Appropriate tree and plant species contribute in a positive way. Similarly, inappropriate species have a negative effect on appearance and character” (refer Attachment 3 - page 132 of ADG 2016 – Part 2).

This is not the first time the QLDC have introduced information relating to Chapters in the Proposed District Plan months after submissions on those Chapters have closed.

If it is considered appropriate to incorporate the ADG into the Proposed District Plan at this late stage then I request that the STEM evaluation methodology, as outlined in Mr David Spencer’s Statement of Evidence dated 1 June 2016, be added to the Proposed District Plan so that the public have an understanding of what qualifies as a significant tree. This should include Figure 1 – Full Tree Evaluation Score Sheet (refer Attachment 4 – pages 5 and 6 of the Statement of Evidence of David Spencer dated 1 June 2016).

I requested this information from the QLDC before submissions closed in October 2015 and it was not provided. I would like to have been given the opportunity to have my own Independent Arborist assess our tree using the same STEM evaluation scoring system that Mr Spencer used but this methodology has only been made available as of 1 June 2016. Why wasn’t this information made available to all submitters prior to submissions closing in October 2015?

The blanket tree rules in the Operative District Plan (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.

However the ADG is applying a blanket rule in section 4.20.1 by using the following guideline “Retain and maintain all large trees, hedges and other vegetation that contribute to the character or sense of enclosure of the ARHMZ and the Town Centre” (refer Attachment 5 – page 135 of ADG

2016 – Part 2). This is despite the fact that our tree, and no doubt others, are identified as inappropriate species for that area as referenced in Attachment 2.

I appreciate the aesthetic and value that trees add to the Arrowtown landscape and agree that there have to be some measures in place to protect heritage trees but consideration should also be given to private property owners where the benefits of scheduling the tree are outweighed by the negative impacts that the tree is causing.

I also wish to speak to this submission.

**2.5.2 NEIGHBOURHOOD 1 -
ABOVE THE TOWN CENTRE**

This neighbourhood occupies the terrace face to the south of the Town Centre and relates more to the Town Centre than Old Town Residential. It overlooks and contrasts with the town forming the important backdrop. Arrow Lane runs along the base of the terrace.

Residential in character, with a mix of small-scale cottages and buildings, this neighbourhood is distinctly non-commercial.

The established tall trees and vegetation have heritage value and provide containment and a sense of enclosure to the town. They have amenity value and soften and relieve the predominantly built environs of the Town Centre. This vegetation is important to the neighbourhood and of even greater significance to the Town Centre. The 'lost in time', untended nature of the vegetation contributes significantly to the character and experience and along with stonewalls and rock outcrops relates well to the character of Arrow Lane.

**2.5.2.1 KEY VIEWS IDENTIFIED ON THE NEIGHBOURHOOD PLAN
(PLAN 5)**

- 27 Buckingham Green from Arrow Lane
- 29 View from top of Berkshire Street overlooking Town Centre
- 30 Wiltshire Street west to mountains
- 31 View east along Wiltshire Street

2.5.2.2 THREATS

- a) Pressure for commercial expansion into residential area.
- b) Tree removal/vegetation removal.
- c) Loss of stonewalls, rock outcrops or their context.
- d) Loss of key views.
- e) Introduction of built form that does not reflect the small scale of the existing cottages and buildings.
- f) Loss of heritage buildings or lack of maintenance.



Looking east toward Arrow Lane from the Buckingham Green, showing existing residential dwelling located within Neighbourhood 1 – Above Town Centre.



Arrow Lane at Right.



Western end of Arrow Lane with existing dwelling to rear.



Appropriately Scaled Building.



On Arrow Lane looking south towards the 'Above Town Centre Neighbourhood'.

THE PLANT LISTS INCLUDE:

- Large Structure Trees
- Small/medium Structure Trees)
- Fruit Trees
- Other Trees and Large Shrubs (> 2.0m)
- Hedges
- Native Plant Species
- Heritage Roses
- Maintenance of Trees
(a few key pointers are included on tree maintenance)

How to use these lists.

'TC' refers to the Arrowtown Town Centre Zone;

'ARHMZ' refers to the Arrowtown Residential Historic Management Zone

'NT' for New Town (encompassing the proposed Medium Density Residential and Low Density Residential Zones).

✓ Indicates appropriate material.

✗ Indicates inappropriate material.

STRUCTURE TREES

Structure trees are the large trees, which are the single most important structural plant element of the Arrowtown character. The Old Town is dominated by large trees, in the streets, private gardens and public reserves and it is important to maintain this characteristic and develop it in the New town. Ways to successfully integrate structure trees within new urban areas are shown in the guidelines.

Fruit and nut trees can make good small to medium structure trees – refer list.

ATTACHMENT 2 - PAGE 151 OF ADG 2016 – PART 2

Town Centre	ARHMZ	New Town	Botanical Name	Common Name	Arrowtown Historic spp	
✓	✓	✓	<i>Quercus robur</i> 'Fastigiata'	Cypress Oak		
x	x	x	<i>Robinia pseudoacacia</i>	Black Locust		white
x	✓	✓	<i>Sequoia sempervirens</i>	Coast Redwood		conifer
x	✓	✓	<i>Sequoiadendron giganteum</i>	Wellingtonia	✓	conifer
✓	✓	✓	<i>Sophora japonica</i>	Pagoda Tree		white-yellow
x	x	✓	<i>Taxodium distichum</i>	Swamp Cypress		Deciduous conifer
x	x	✓	<i>Thuja plicata</i>	Western Red Cedar		conifer
✓	✓	✓	<i>Tilia cordata</i>	Small-leaved Lime		
✓	✓	✓	<i>Tilia intermedia</i> syn. <i>T. x europaea</i>	Common Lime		
✓	✓	✓	<i>Tilia platyphylla</i>	Large-leaved Lime		
✓	✓	✓	<i>Ulmus glabra</i>	Wych Elm		

NATIVE SPECIES

Arrowtown has developed a uniquely exotic 'European character' and hence while native plants are by definition appropriate anywhere in New Zealand they should be seen in Arrowtown as adding accents as opposed to providing the dominant planting theme i.e natives en masse.

Town Centre	ARHMZ	New Town	Botanical Name	Common Name	Arrowtown Historic spp	
x	✓	✓	<i>Nothofagus fusca</i>	Red Beech		
x	✓	✓	<i>Nothofagus menziesii</i>	Silver Beech		
x	✓	✓	<i>Nothofagus solandri</i> var. <i>cliffortioides</i>	Mountain Beech	✓	
x	✓	✓	<i>Podocarpus hallii</i>	Hall's Totara		

4.16.1 GUIDELINES: EXISTING VEGETATION

4.16.1.1 The sense of spaciousness and simplicity within the ARHMZ must be preserved.

- a) Retain all those plantings shown on the Neighbourhood Plans included in Section 2.
- b) Consider how all the existing vegetation (not only vegetation of stature) contributes to the overall historic character of the ARHMZ and the proposed MDR and LDR zones. The rambling shrubs as well as the trees can be very important to heritage values.



Street trees, evenly spaced, hedges, grass verges and swales.



Vegetable gardens – a link to agricultural/horticultural heritage.

4.17 NEW TREES AND PLANTING

As outlined above, trees and plants in both public and private areas have a major influence on the character Arrowtown.

Appropriate tree and plant species contribute in a positive way. Similarly, inappropriate species have a negative effect on appearance and character.

For Arrowtown, the guide to appropriateness comes from the ARHMZ. The vegetation here has matured and provides a distinctive fabric or character. For example, the avenue - one of the most photographed features of Arrowtown - is simple, strong and effective.



Promote good integration between public and private landscape – simplicity.

A key feature of these early plantings was their simplicity in terms of species and placement. Plantings similar to these will give cohesion to Arrowtown. Some other more modern varieties - usually those with variegated, blue, yellow or other colourful foliage - disturb the cohesive appearance of the urban landscape of Arrowtown. A wider variety of plant material, however, can be used in the newer parts of Arrowtown.

4.17.1 GUIDELINES: TREES AND PLANTING

4.17.1.1 Keep planting simple and choose trees and plants appropriate to the context of Arrowtown as set out in Section 5 of this Guidance.

4.17.1.2 Only plant trees that are appropriate to Arrowtown's character as key species and as set out in Section 5 of this Guidance.

4.17.1.3 Within the proposed MDR and LDR zones, as a second choice, plant species that are appropriate to your neighbourhood.

- a) Using only tree species already found in the ARHMZ within that areas will help to conserve its character. Using these species within the proposed MDR and LDR zones will help to create cohesion between them and the character of Arrowtown. Within these Zones, plant these species first and in greatest numbers.



Avoid busy garden and planting design. Keep it simple..

ATTACHMENT 4

SECTION 5 PAGE 5 STATEMENT OF EVIDENCE OF DAVID SPENCER - 1 JUNE 2016

Standard Tree Evaluation Methodology (STEM) – Summary

- 5.3 STEM uses a set of established criteria developed for New Zealand conditions to evaluate trees. It is a quantitative assessment protocol for scoring trees based on their varying attributes using a series of ordinal scales. Points are awarded in each of the categories in increments of three from 0 to 18 inclusive, depending on how well the tree fits a particular descriptor within the ordinal scaling system. The final STEM score is the sum of all the points in each of the categories. The assessment relies on the objectivity and experience of the assessor.
- 5.4 The evaluation criteria are separated into four major sections;
- (a) condition;
 - (b) amenity;
 - (c) notability; and
 - (d) value.
- 5.5 Aesthetic (amenity) considerations are a separate issue to that of the health (condition) of trees, but are equally important. This separation prompts objectivity and includes different points of view.
- 5.6 Arborists are normally concerned with these first two considerations as it may be necessary to consult other recognised professionals for a historical, botanical or ecological context. An example of a STEM score sheet is set out below as Figure 1.

ATTACHMENT 4
SECTION 5 PAGE 6 STATEMENT OF EVIDENCE OF DAVID SPENCER - 1 JUNE 2016

Figure 1 – Full Tree Evaluation Score Sheet

Condition Evaluation

Points	3	9	15	21	27	Score
Form	Poor	Moderate	Good	Very Good	Specimen	
Occurrence	Predominant	Common	Infrequent	Rare	Very Rare	
Vigour and Vitality	Poor	Some	Good	Very Good	Excellent	
Function	Minor	Useful	Important	Significant	Major	
Age (yr)	10yrs. +	20yrs. +	40yrs. +	80yrs. +	100yrs. +	
Subtotal Points						

Amenity Evaluation

Points	3	9	15	21	27	Score
Stature	3 to 8	9 to 14	15 to 20	21 to 26	27 +	
Visibility	0.5	1.0	2.0	4.0	8.0	
Proximity	Forest	Parkland	Group 10 +	Group 3 +	Solitary	
Role	Minor	Moderate	Important	Significant	Major	
Climate	Minor	Moderate	Important	Significant		
Subtotal Points						

Notable Evaluation

Recognition	Local	District	Regional	National	International	Score
Points	3	9	15	21	27	
Stature						
• Feature						
• Form						
Historic						
• Age 100 +						
• Association						
• Commemoration						
• Remnant						
• Relict						
Scientific						
• Source						
• Rarity						
• Endangered						
Subtotal Point						
Total Points						

- b) There are also species that reflect the character of the era of the development of different subdivisions within the proposed MDR and LDR zones. These can be planted as secondary species. To identify a secondary species look around your area and note a type of tree that is planted in many gardens and appears as a 'theme' within the neighbourhood.



Structure trees reflecting the importance of large trees to Arrowtown's character.

4.18 STRUCTURE TREES

Trees are the most important structural plant element in Arrowtown. The structure trees are the large trees in the private gardens, the avenue, streets and the public reserves which dominate ARHMZ and are of a height well above the buildings. It is important to develop and maintain this 'canopy' in the proposed MDR and LDR zones. The comparatively large scale of many of the buildings, including the more common two storey height of buildings these zones makes this very important. One structure tree per section would make an enormous difference along with trees in the streets and reserves.

4.18.1 GUIDELINES: STRUCTURE TREES

4.18.1.1 The planting and maintaining of large trees is a priority.

- a) Plant structure trees in private sections, streets and public reserves.
- b) Plant trees on the south/south-easterly side of the house to avoid shading.
- c) Deciduous trees planted to the north will provide shade in summer and allow through sun in winter.
- d) Plant in gaps to avoid shading neighbour's houses and blocking their views. Consult with neighbours.
- e) Plant a minimum of one structure tree per lot, which will grow to a height of not less than least 4m above building height.
- f) Plant structure trees along streets and in public reserves. If shading is a potential problem locate carefully in relation to property boundaries and use medium sized deciduous trees.
- g) Avoid the topping of trees. Limb up or thin out to increase sun. See advice on maintenance included in Section 5.
- h) Select species from the list included in Section 5.

4.20 VEGETATION: PLANT MATERIALS

A simple palette of plant materials, almost entirely exotic, was traditionally used and/or survived in Arrowtown. This provides a logical limit to the range of plants appropriate for this area.

Large tall trees include species such as ash, oak, English elm, walnut and poplar. The smaller fruit and nut trees (pear, apples, almond, plum, hazelnut) are significant for the character and framework for this Precinct. Shrubs, old-fashioned roses and perennials add a finer grain of texture and colour to the characteristic planting and pattern.

Other species have been added in more recent years and contribute positively to the character and amenity while others are not appropriate. Inappropriate species include yellow conifers and golden elm. Traditional plantings generally did not include many native species.

Inappropriate tree maintenance such as topping can leave disfigured and unattractive trees, which degrade the character areas. Limbing up trees or thinning out branches is preferable.

4.20.1 GUIDELINES: VEGETATION: PLANT MATERIALS

4.20.1.1 Protect and maintain historic vegetation within the ARHMZ and within all zones ensure new plantings are appropriate to the historic context.

- a) Retain and maintain all large trees, hedges and other vegetation that contribute to the character or sense of enclosure of the ARHMZ and the Town Centre.
- b) Retain and maintain existing hedges and plant new hedges on the street frontage and side boundaries. Use appropriate species for new hedges. (See Section 5). A hedge maintained at 1.2m will fulfil both historic and amenity functions.



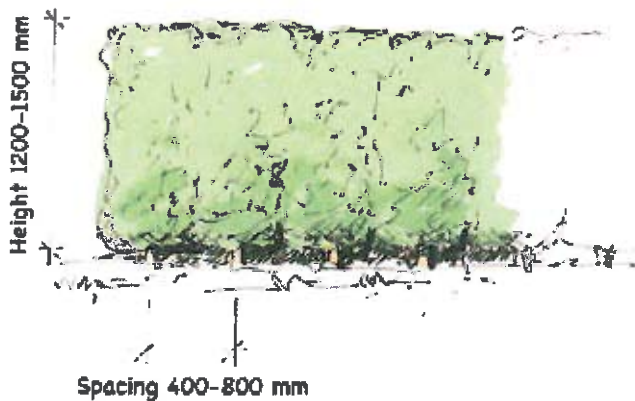
Informal hedges with more than one species (Angelsea Street).



Yellow conifers are not appropriate to historic character.



Avoid the planting of tussocks: en masse is inappropriate in the ARHMZ.



Hedge details.

