

**Plan Change 2: Protected Trees**  
**Section 42A Hearing Report**  
**17 June 2019**

**Report on Submissions and Further Submissions**

**Definitions**

**Section 15 – Infrastructure, Hazards, Development and Subdivision**

**Section 21 – Assessment Criteria and Information Requirements**

**Section 23 – Protected Trees**

**Appendix N4 – Protected Trees**

## Table of Contents

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1	Introduction.....	3
2	Background.....	3
3	Submissions.....	5
4	Conclusion and Recommendation .....	6
5	Consideration of submissions and further submissions .....	7
5.1	Introduction .....	7
5.2	Submission Topic Areas.....	7
5.3	Topic 1 – Assessment Methodology .....	7
5.4	Topic 2 – Individual Tree Assessments / STEM scores.....	18
5.5	Topic 3 – Cost Transfers .....	25
5.6	Topic 4 – Importance of Trees in Cambridge .....	28
5.7	Topic 5 – Value of Trees .....	30
5.8	Topic 6 – Supports the Plan Change .....	35
5.9	Topic 7 – Miscellaneous .....	35

## Appendices

**Appendix A: Summary of submissions by topic.**

**Appendix B: Craig Webb technical report**

**Appendix C: STEM report extracts for Topic 2**

**Appendix D: Draft Waipa District Council Tree Policy (2019)**

**Appendix E: Draft Waipa District Council Protected Tree Guide**

**Appendix F: Recommended strikethrough version of Waipa District Plan**

*Definitions*

*Section 15 – Infrastructure, Hazards, Development and Subdivision*

*Section 21 – Assessment Criteria and Information Requirements*

*Section 23 – Protected Trees*

*Appendix N4 – Protected Trees*

## **1 Introduction**

- 1.1 My name is Chris Dawson. I hold the qualifications of Diploma in Parks and Recreation Management (Lincoln), a Bachelor of Social Science Degree with Honours (Waikato) and a Post Graduate Diploma in Resources and Environmental Planning (Waikato). I have had over twenty-four years of planning experience in both the public and private sector. I am a Full Member of the New Zealand Planning Institute.
- 1.2 At present I hold the position of Planning Project Manager for Bloxam Burnett & Olliver Ltd (BBO). Prior to this, I worked for Waikato District Council as a planner.
- 1.3 Although this is a Council Hearing, I have read the Code of Conduct for Expert Witnesses contained in the Environment Court's Practice Note dated 1 December 2014. I have complied with that code when preparing my written statement of evidence and I agree to comply with it when I give any oral evidence.
- 1.4 BBO has been engaged by Waipa District Council to process Proposed Plan Change 2: Protected Trees (PC2) to the Waipa District Plan and prepare the Section 42A report (s42A report).
- 1.5 The scope of my evidence relates to comments on the submissions received in relation to the Plan Change.
- 1.6 The data, information, facts, and assumptions I have considered in forming my opinions are set out in my evidence. Where I have set out opinions in my evidence, I have given reasons for those opinions. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

## **2 Background**

- 2.1 The District Plan currently protects 120 trees on private land across Waipa District. Most are in Cambridge and date back from early European settlement. Under the existing District Plan rules, trees on private land are eligible for protection in the District Plan if they score 100 points under the Royal New Zealand Institute of Horticulture (RNZIH) scoring system.
- 2.2 Council currently undertakes inspections, pruning and maintenance of protected trees. The only permitted activities that can be undertaken by the landowner are:
- Emergency removal in the case of imminent hazard to life or property; or
  - Maintenance of ground within the root protection zone which does not alter the soil levels, remove soil, or cause any damage to the tree or root system, for example, gardening and lawn mowing.
- 2.3 One of the key drivers for this Plan Change has been the change in our urban environments. Trees are a significant part of our community's landscape; however, our towns have grown. In our community there are protected trees which were once on a farm or a large urban section which are now on a small urban section or commercial site. The proximity of the tree to the development is problematic for both the health of the tree and the enjoyment of the property by the landowner.
- 2.4 Council have also been considering other aspects of the approach to the management of protected trees and vegetation throughout the District. While trees in the Rural area are outside the scope of this plan change, the Operative District Plan already contains a number of mechanisms to identify and

## WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES

protect significant areas of indigenous vegetation and significant habitats of indigenous fauna. District Plan controls on vegetation removal vary depending on whether that vegetation is identified as being within a Significant Natural Area, a Bush Stand, a Biodiversity corridor or is identified on a District wide basis as indigenous vegetation. Given the significant level of existing protection under the District Plan, no additional protection mechanisms are required to protect significant forest areas and no changes are recommended as a result of these submissions.

2.5 In addition, Council have made the other policies relating to PC2 available as part of this s42A report to provide visibility to the broader policy picture. **Appendix D** to this s42A report provides the Draft Waipa District Council Tree Policy (for information purposes only). This document will replace the current Tree Policy and on completion of the PC2 process will be finalised to ensure it aligns with the outcomes of the Plan Change. The draft Tree Policy places much greater focus on trees on Council land.

2.6 A summary of the key policies contained in the draft Tree Policy include:

*Policy 1: Council will maintain trees on Council land, including road reserves, to ensure their good health, safety and amenity function.*

*Policy 2: Council will undertake planting for continuity where trees are in a state of decline, commencing decay, have suffered damage or have been removed.*

*Policy 4: Council will avoid the inappropriate siting of buildings and development within the root protection zone of culturally significant, historic, significant native and gifted trees on the Council register.*

*Policy 8: To compensate for the effect of higher density urban development on limiting tree choice, Council will plant larger trees of long-term value in suitable public spaces.*

2.7 The draft Tree Policy also provides clear policies on tree removal by emphasising that trees on public reserves, including road reserves and Council land, are to be considered for removal only if; it is clearly established that the tree is a potential danger to human life or property, if it constitutes a weed species, if it creates hardship for adjoining private property or is necessary to make way for a Council approved capital development project. The draft Tree Policy also provides direction on the management of trees on private land and confirms that Council will undertake a five-yearly review of protected trees on private land to ensure that they are in good health and retain at least 120 STEM points.

2.8 In addition, the draft Tree Policy includes a proposal for a contestable fund to assist landowners in maintaining trees that are protected under the Waipa District Plan along with an advisory service to owners of trees that are potentially worthy of protection within the Waipa District Plan.

2.9 **Appendix E** contains the Draft Waipa District Council Guide to Protected Trees which has been prepared to replace the current guidance located on the Council website. This revised Guide has been prepared to align with the recommendations of PC2 and to ensure that clear guidance is available to all owners of protected trees in Waipa. Appendix E also contains the draft Protected Tree Maintenance Fund guidelines which set out the purpose of the fund and how an application can be made to source funds from that fund.

2.10 The overall objectives of Plan Change 2 are to:

- Address the negative impacts created by large protected trees on small urban sections;
- Create flexibility in the rules to allow landowners to undertake works which do not impact on the health and structural integrity of a protected tree without a resource consent;

- Change the assessment method used to assess trees for protection in the Waipa District Plan from the current Royal New Zealand Institute of Horticulture (RNZIH) method to the Standard Tree Evaluation Method (STEM) and reassess all protected trees in the District Plan under STEM.
- More effectively manage risks, including where a tree is dead or dying or there is a threat identified to part of the tree; and
- Ensure street tree planting occurs in new developments.

### 3 Submissions

- 3.1 In total, 15 submissions with 50 submission points were received on Plan Change 2 as a whole. Five further submissions with 30 further submission points were received.
- 3.2 A list of the Submitters and Further Submitters referred to in this report are contained in **Appendix A**.
- 3.3 Submissions received were generally supportive of PC2, however one submitter has requested that the entire Plan Change be rejected. A number of submitters raised concerns with the proposed provisions. The primary issues raised include:
- The proposed change in Assessment Methodology from RNZIH to STEM;
  - The proposed threshold for protection under the STEM method;
  - Lack of visibility of other Council policies that are linked to PC2;
  - Individual STEM scores attributed to specific trees on the Protected Tree list and concerns that the proposed STEM score was either too high or too low;
  - The proposal to transfer the cost of maintenance and removal of a protected tree from Council to the landowner; and
  - The narrow range of attributes of trees that are valued and the need to look at wider ecological and environmental values.

#### Analysis

- 3.4 The submissions received addressed a range of plan provisions across the five sections of the District Plan proposed to be amended by PC2. The fifteen submitters raised submission points that addressed a number of matters but for ease of reference, the submissions have been grouped by topic as set out below. Where reference is made to the Royal New Zealand Institute of Horticulture assessment method this is referred to as RNZIH. Where reference is made to the Standard Tree Evaluation Method, this is referred to as STEM.
- 3.5 The submissions have been addressed in the following order:
- Topic 1 – Assessment Methodology
  - Topic 2 – Individual Tree Assessments / STEM scores
  - Topic 3 – Cost Transfers
  - Topic 4 – Importance of Trees in Cambridge
  - Topic 5 – Value of Trees
  - Topic 6 – Supports Plan Change
  - Topic 7 – Miscellaneous

- 3.6 Each grouping of submissions contains the following:
- An analysis of the matters raised in submission with a discussion of each submission point and a detailed response to the matters raised.
  - A table summarising each submission point containing:
    - Submitter / Further submitter Name / Number / Submission point
    - Plan provision to which the submission relates
    - Submission type (Support / Oppose / Support in part)
    - Summary of the decision sought (from summary of submissions)
    - A recommendation on whether to Accept, Accept in part or Reject the submission
    - The reason for the recommendation

## 4 Conclusion and Recommendation

- 4.1 On the basis of my analysis and reasons in Section 5 below, and to address the requirements of Clause 10 of the First Schedule of the RMA, I recommend that:
- (a) Plan Change 2 is approved, with amendments to the notified version, as per **Appendix F** of this report.
  - (b) The submissions that support Plan Change 2 are accepted in part to the extent that changes are made to the notified version, as per **Appendix F** of this report.
  - (c) The submissions that are neutral, support in part, opposed in part and opposed are accepted to the extent that Plan Change 2 is approved, with amendments to the notified version, as per **Appendix F**.
  - (d) The further submissions are similarly accepted to the extent that amendments are made to the notified version of Plan Change 2, as per **Appendix F**.
- 4.2 The Tracked Change Version within **Appendix F** adopts the majority of the provisions as notified with changes recommended to the STEM scores in Appendix N4 associated with two trees based on a peer review of the assessments. An additional change to the address attributed to two trees has been recommended to correct a mistake in the property database.



Chris Dawson  
Consultant Planner to Waipa District Council

29 May 2019

## 5 Consideration of submissions and further submissions

### 5.1 Introduction

5.1.1 This section contains a summary of the submissions and further submissions received on Plan Change 2. Submissions have been grouped under the proposed plan topics to assist the Committee considering the submissions made and this report.

5.1.2 The format of the submissions table is as follows:

- An analysis of each of the submission points raised with a response to the matters raised. Note, some submissions have been responded to together.
- A summary of each submission point including details of the original submission with a recommendation and reasons.
- Detail on any further submissions to an original submission. Further submission numbers are prefixed by FS and have a grey background.

### 5.2 Submission Topic Areas

5.2.1 Submissions have been assessed in groups according to the following topic areas:

- **Topic 1 – Assessment Methodology**
- **Topic 2 – Individual Tree Assessments / STEM scores**
- **Topic 3 – Cost Transfers**
- **Topic 4 – Importance of Trees in Cambridge**
- **Topic 5 – Value of Trees**
- **Topic 6 – Supports Plan Change**
- **Topic 7 – Miscellaneous**

### 5.3 Topic 1 – Assessment Methodology

#### Analysis:

5.3.1 Christopher Floyd (**1/1**) considers that the protection for significant trees should be strengthened and not weakened. The submitters considers that the effect of the proposed plan change will be to reduce the level of protection available to significant trees in Waipa District. A similar view has been expressed by Roger Jordan (**2/1 & 2/5**) who does not consider that mature trees currently protected should be “de-rated” and considers that the reputation of Cambridge as the ‘town of trees’ will be threatened by the proposed changes as trees are the heart, soul and character of Cambridge. These submissions were supported by Royce Wiles (**FS16/19 & FS16/20**) and the Cambridge Tree Trust (**FS17/1**).

5.3.2 Some submitters Richard Carver (**3/1**) and Chris Beex (**4/1**) expressed concern over the change from RNZIH to STEM and requested that the Council retain the use of the RNZIH method of assessment. This submission was supported by Jill and John Elliot (**FS19/2**). Richard Carver (**3/2**) also stated that the threshold for public notification of an application to remove a protected tree was too low at 138 STEM points. This submission was supported by the Cambridge Tree Trust (**FS20/4**).

5.3.3 David Phillips (**5/1**), Roger Axcell & Nola Searancke (**8/1**) and Pamela Carter (**15/1**) all support the change to STEM as an improved methodology. However, David Phillips considers that under PC2, one

third of the currently protected trees will lose their protected status which means that the threshold for protection at 120 STEM points is too high and should be lowered. This submission was also supported by the Cambridge Tree Trust (**FS20/5** and **FS20/6**). Roger Axcell & Nola Searancke (**8/2**) support the wider benefits of moving to the STEM method including the removal of health and safety risks with trees through limited permitted pruning and to allow some limited pruning of a protected tree without a consent. This submission was supported by Helen Gubelmann (**FS18/3**). Pamela Carter (**15/1**) supports the move to STEM as it considers both the positive and negative aspects of trees. Cambridge Tree Trust support this submission but request that the threshold be lowered (**FS20/7**). These submission points were supported by Royce Wiles (**FS16/7**) and the Cambridge Tree Trust (**FS20/5**).

- 5.3.4 Royce Wiles (**9/4**) raises concerns over the change from RNZIH to STEM and seeks an overview of the differences between the two methodologies to understand why a tree that is protected under the RNZIH system may not be protected under STEM. The submitter also questions the values that are included in the STEM approach. This submitter (**9/6**) also questions what the results have been of other Councils using STEM and considers that it may not be the best possible system for Council to adopt. These submission points are supported by Further submitters Royce Wiles (**FS16/12**) and Jill & John Elliot (**FS19/3** and **FS19/7**) and the Cambridge Tree Trust (**FS20/7**).

Response:

- 5.3.5 As part of the preparation for PC2, the Council reviewed the current issues that it faces in relation to protected trees and their management. As part of that preparation, staff engaged with protected tree owners and key stakeholders including the Cambridge Tree Trust. Council subsequently engaged the services of a consultant arborist, Mr Craig Webb from Auckland to provide independent advice on the plan change. This included a review of the PC2 documents prepared to date and advice on whether Council should consider moving from the current RNZIH assessment methodology to the alternative STEM. Mr Webb advised that the RNZIH method was published by the Royal Institute of Horticulture in 1988 specifically for the inclusion of trees into District Plans. STEM is a more recent method and now has the support of the RNZIH who have themselves adopted STEM as the standard for tree evaluation in New Zealand. STEM is now used by 36 Councils around New Zealand (which has a total of 67 Councils) while only two Councils (Waipa District and Hamilton City Council) still use the RNZIH method. This means that the familiarity and level of experience amongst local arborists with the RNZIH method will progressively diminish over time as it is used less and less while the STEM approach is now being used consistently across the majority of Councils in the country.
- 5.3.6 While RNZIH and STEM contain similar assessment criteria, STEM adds the values from each criterion while RNZIH multiplies them. This means that the range of potential scores under the RNZIH approach is far wider than those that are possible under the STEM system. The RNZIH method does not take account of the negative factors associated with trees such as shading, excessive leaf litter drop, lifting of services or threats to human health and safety however an assessment under STEM does make allowance for negative factors to be addressed under the Function criteria. It should be noted that the negative factors associated with trees are also assessed in more detail at the time an application for resource consent is lodged with Council to prune or remove a protected tree. This is one of the key areas that PC2 is seeking to address in that the current District Plan criteria for protected trees does not allow negative factors to be considered. However, the proposed changes under PC2 amends the criteria to both change the status of an application for the removal of the protected tree from Non Complying to Discretionary and add a set of criteria that include reference to the negative factors associated with trees.
- 5.3.7 The reason that a tree may be protected under RNZIH and not under STEM is that the aggregate factors that make up an assessment under RNZIH are different under STEM and the STEM criteria are better defined and can include negative factors. The advice received from Mr Webb over the threshold for a tree to be included in the protected tree list is that 120 STEM points is appropriate. Mr Webb notes that the 120 STEM threshold neatly divides those trees considered to be of significant quality from those that



**WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES**

are of ordinary quality. While there will always be some debate over the most appropriate threshold for a tree to be protected, 120 STEM points strikes the appropriate level of notability for trees and is also a defensible threshold that aligns with many other Councils in New Zealand that use the STEM system. The notification threshold of 138 STEM points was recommended by Mr Webb on the basis that a large number of trees generally score between 120 and 132 STEM points and therefore more than 138 STEM points denotes a tree that has truly exceptional qualities. On that basis it is appropriate that an application to remove a tree with more than 138 STEM points should be publicly notified to ensure that the wider community has an opportunity to get involved if they wish.

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
1/1	Floyd, Christopher	General	Oppose	The submitter believes tree protection should be strengthened and the plan change weakens protection.	Decline Plan Change.	<b>Reject</b> PC2 provides for a more balanced and up to date assessment methodology in STEM that will replace the outdated RNZIH. The plan change also provides a more balanced set of rules and assessment criteria to enable tree owners to undertake more work on protected trees within specific guidelines. The plan change recognises the changing circumstances in relation to trees and also introduces a requirement for developers of new housing areas to plant street trees as part of their development. See changes in Appendix F: Recommendations.
FS16/19	Wiles, Royce	General	Support	<i>Because any other policies related to the management of trees are apparently not available it is not clear to the public what WDC is doing in this direction.</i>	<i>1/1 - Delay of this change to the plan until WDC has released a full suite of background and policies (in draft if need be) to show the overall context and policy direction with trees and thus allow meaningful public consultation. Moving ahead with incomplete documentation short-circuits the process of public consultation and is against the spirit of the Resource Management Act 1991.</i>	<b>Accept in part</b> <i>Appendix C to this report contains the Draft Waipa District Council Tree Policy 2019 and Appendix D contains the Draft Waipa District Council Protected Tree Guide. While the report in Appendix C is for information only, it does provide visibility on the Council's draft direction for trees on public land and how it intends to manage this important component of the District.</i>

**WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES**

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
FS20/1	Cambridge Tree Trust	General	Support	We agree that tree protection should be strengthened.	1/1 - Lower STEM score for removal from the protected tree list, from 120 to 100 and the score for public notification for tree removal from 138 to 120.	<b>Reject</b> The threshold of 120 STEM points has been carefully considered and recommended by Mr Webb. It is a tried and tested threshold used in tree protection methodologies in a number of other Councils around the country. In addition, the public notification threshold of 138 STEM points signals the point where the tree is considered to be significant.
2/1	Jordan, Roger	General	Oppose	Submitter is opposed to the de-rating of trees, particularly in Cambridge.	No relief sought.	<b>Reject</b> PC2 recommends adopting a new STEM system for tree assessment. This has applied a new set of assessment criteria to the list of protected trees in Waipa District. While a number of trees currently on the protected tree list will be removed from that list under the current recommendations; these recommendations are robust and have been prepared by a qualified and experienced arborist. When a new system of tree evaluation is introduced, it is expected that there will be a percentage of loss from the tree list. This is also determined by the threshold that is set by Council for inclusion in the protected tree list. Council are also reviewing their Tree Policy to ensure that it aligns with the changes proposed under PC2 (see Appendix C). This will adjust the way that Council manages trees on public land owned by Council and place

**WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES**

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
						more emphasis on ensuring that trees on public land form a greater part of the treescape within the District.
FS16/25	Wiles, Royce	General	Support	Again, these points support my own and because WDC has not uploaded or otherwise released the necessary overall direction of tree management we are in the dark about the context, guidelines, aims, etc.	2/1 - Delay of this change to the plan until WDC has released a full suite of background and policies (in draft if need be) to show the overall context and policy direction with trees and thus allow meaningful public consultation. Moving ahead with incomplete documentation short-circuits the process of public consultation and is against the spirit of the Resource Management Act 1991.	<b>Accept in part</b> Appendix C to this report contains the Draft Waipa District Council Tree Policy 2019 and Appendix D contains the Draft Waipa District Council Protected Tree Guide. These documents provide visibility on the Council's draft direction for trees on public land and how it intends to manage this important component of the Waipa District's environment.
FS20/2	Cambridge Tree Trust	General	Support	We have sympathy with the view expressed in these 2 submissions, that as far as possible, protected trees should remain protected.	2/1 - Lower STEM score for removal from the protected tree list, from 120 to 100 and the score for public notification for tree removal from 138 to 120.	<b>Reject</b> The threshold of 120 STEM points has been carefully considered and recommended by Mr Webb. It is a tried and tested threshold used in tree protection methodologies in a number of other Councils around the country. In addition, the public notification threshold of 138 STEM points signals the point where the tree is considered to be significant.
2/5	Jordan, Roger	General	Oppose	The submitter does not think mature trees should be removed, stripped or emasculated.	No relief sought.	<b>Reject</b> See discussion under submission 2/1 above.
FS16/29	Wiles, Royce	General	Support	Again, these points support my own and because WDC has not uploaded or otherwise released the necessary overall direction of tree management we are in the dark about the context, guidelines, aims, etc.	2/5 - Delay of this change to the plan until WDC has released a full suite of background and policies (in draft if need be) to show the overall context and policy direction with trees and thus allow meaningful public	<b>Accept in part</b> Appendix C to this report contains the Draft Waipa District Council Tree Policy 2019 and Appendix D contains the Draft Waipa District Council Protected Tree Guide. These documents provide visibility on the

**WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES**

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
					<i>consultation. Moving ahead with incomplete documentation short-circuits the process of public consultation and is against the spirit of the Resource Management Act 1991.</i>	<i>Council's draft direction for trees on public land and how it intends to manage this important component of the Waipa District's environment.</i>
FS20/3	Cambridge Tree Trust	General	Support	<i>We have sympathy with the view expressed in these 2 submissions, that as far as possible, protected trees should remain protected.</i>	<i>2/5 - Lower STEM score for removal from the protected tree list, from 120 to 100 and the score for public notification for tree removal from 138 to 120.</i>	<b>Reject</b> <i>The threshold of 120 STEM points has been carefully considered and recommended by Mr Webb. It is a tried and tested threshold used in tree protection methodologies in a number of other Councils around the country. In addition, the public notification threshold of 138 STEM points signals the point where the tree is considered to be significant.</i>
3/1	Carver, Richard	General	Oppose	The submitter opposes changes to the RNZIH scoring system.	No relief sought.	<b>Reject</b> The change from RNZIH to STEM is appropriate as the STEM system is more modern, it is used by the majority of Councils in New Zealand and it allows for a more balanced set of criteria for tree assessment. In addition, the Royal NZ Institute of Horticulture have adopted STEM as their preferred method of tree assessment.
FS19/2	Elliott, Jill and John	General	Support	<i>As per submission 13 and reasons given in response to Roger Jordan (2/4).</i>	<i>3/1 - As per submission 13 (7.1, 7.2, 7.3, 7.4) Retain the criteria with additional criteria.</i>	<b>Reject</b> <i>See comments above.</i>
3/2	Carver, Richard	General	Oppose	The submitter is concerned that some of Cambridge's large trees are scored below 138 STEM points which allows for removal without public notification.	No relief sought.	The notification threshold of 138 STEM points was recommended by Mr Webb on the basis that a large number of trees generally score between 120 and 132 STEM points and therefore more than

**WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES**

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						138 STEM points denotes a tree that has truly exceptional qualities. On that basis it is appropriate that only an application to remove a tree with more than 138 STEM points should be publicly notified. An application to remove a tree with 138 STEM points or less will still require a Discretionary resource consent to be obtained but it will be processed without the need for public notification.
FS20/4	Cambridge Tree Trust	General	Support	We agree that a STEM score of 138 required for public notification of tree removal is too high.	3/2 - Lower STEM score from public notification of tree removal from 138 to 120.	<b>Reject</b> <i>The threshold of 120 STEM points has been carefully considered and recommended by Mr Webb. It is a tried and tested threshold used in tree protection methodologies in a number of other Councils around the country. In addition, the public notification threshold of 138 STEM points signals the point where the tree is considered to be significant.</i>
4/1	Beex, Chris	General	Oppose	The submitter opposes changes to the RNZIH scoring system.	No relief sought.	<b>Reject</b> The change from RNZIH to STEM is appropriate as the STEM system is more modern, it is used by the majority of Councils in New Zealand and it allows for a more balanced set of criteria for tree assessment. In addition, the Royal NZ Institute of Horticulture have adopted STEM as their preferred method of tree assessment.
5/1	Phillips, David	General	Support in part	The submitter states that 1/3 of currently protected trees will no longer be protected, the submitter is	No relief sought.	<b>Reject</b> See discussion above for Submission 2/1 Roger Jordan.

**WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES**

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
				surprised at the number of trees losing their status.		
FS16/7	Wiles, Royce	General	Support	These questions show WDC has not yet been able to communicate well exactly what it is doing with regard to tree protection, there is a lack of clarity about the council overall policy.	5/1 - Delay of this change to the plan until WDC has released a full suite of background and policies (in draft if need be) to show the overall context and policy direction with trees and thus allow meaningful public consultation. Moving ahead with incomplete documentation short-circuits the process of public consultation and is against the spirit of the Resource Management Act 1991.	<b>Accept in part</b> Appendix C to this report contains the Draft Waipa District Council Tree Policy 2019 and Appendix D contains the Draft Waipa District Council Protected Tree Guide. These documents provide visibility on the Council's draft direction for trees on public land and how it intends to manage this important component of the Waipa District's environment.
FS20/5	Cambridge Tree Trust	General	Support	We agree that the loses of protection of 1/3 of protected trees is far too high and that the scoring system is too high.	5/1 - Lower the STEM score for removal from protection to 100 and the score for public notification to 120.	<b>Reject</b> The threshold of 120 STEM points has been carefully considered and recommended by Mr Webb. It is a tried and tested threshold used in tree protection methodologies in a number of other Councils around the country. In addition, the public notification threshold of 138 STEM points signals the point where the tree is considered to be significant.
5/2	Phillips, David	General	Support in part	The submitter believes the STEM scoring system is too high and is surprised at how many trees are losing protection.	No relief sought.	<b>Reject</b> See discussion above for Submission 2/1 Roger Jordan.
FS16/8	Wiles, Royce	General	Support	These questions show WDC has not yet been able to communicate well exactly what it is doing with regard to tree protection, there is a lack of clarity about the council overall policy.	5/2 - Delay of this change to the plan until WDC has released a full suite of background and policies (in draft if need be) to show the overall context and policy direction with trees and thus allow meaningful public consultation. Moving ahead with incomplete	<b>Accept in part</b> Appendix C to this report contains the Draft Waipa District Council Tree Policy 2019 and Appendix D contains the Draft Waipa District Council Protected Tree Guide. These documents provide visibility on the Council's draft direction for trees on

**WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES**

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					<i>documentation short-circuits the process of public consultation and is against the spirit of the Resource Management Act 1991.</i>	<i>public land and how it intends to manage this important component of the Waipa District's environment.</i>
FS20/6	Cambridge Tree Trust	General	Support	We agree that the loses of protection of 1/3 of protected trees is far too high and that the scoring system is too high.	5/2 - Lower the STEM score for removal from protection to 100 and the score for public notification to 120.	<b>Reject</b> The threshold of 120 STEM points has been carefully considered and recommended by Mr Webb. It is a tried and tested threshold used in tree protection methodologies in a number of other Councils around the country. In addition, the public notification threshold of 138 STEM points signals the point where the tree is considered to be significant.
8/1	Searancke, R Axcell & N	General	Support	Submitter supports moving to the "STEM" scoring system to allow for pruning of a protected tree without requiring a resource consent and paying a fee.	No relief sought.	<b>Accept</b> No change to proposed provisions. See Appendix F – Recommendations.
FS18/2	Gubelmann, Helen	General	Support	Council should maintain trees annually. Non-pruning creates a health and safety risk, therefore the new STEM scoring system is positive.	8/1 - Move to STEM system.	<b>Accept in part</b> It is recommended to adopt the new STEM scoring system enabling a certain level of permitted pruning, however the onus for tree maintenance will shift to the landowner.
8/2	Searancke, R Axcell & N	General	Support	The submitter states non-pruning creates a health and safety risk, therefore the new STEM scoring system is positive.	No relief sought.	<b>Accept</b> No change to proposed provisions. See Appendix F.
FS18/3	Gubelmann, Helen	General	Support	Council should maintain trees annually. Non-pruning creates a health and safety risk, therefore the new STEM scoring system is positive.	8/2 - Move to STEM system.	<b>Accept in part</b> It is recommended to adopt the new STEM scoring system enabling a certain level of permitted pruning, however the onus for tree maintenance will shift to the landowner.
9/4	Wiles, Royce	General	Support in part	The submitter requests an overview on the	The submitter requests to see Council's	<b>Accept</b>

**WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES**

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
				changes between the STEM scoring system and the RNZIH to understand why a tree may not be protected under the STEM scoring but it was protected under RNZIH. The submitter questions what values are involved in the STEM scoring.	policies linked to the proposed plan change in order to be able to evaluate the entire proposal. (i.e. WDC Tree Policy). No other relief sought.	Appendix C to this report contains the Draft Waipa District Council Tree Policy 2019 and Appendix D contains the Draft Waipa District Council Protected Tree Guide. These documents provide visibility on the Council's draft direction for trees on public land and how it intends to manage this important component of the Waipa District's environment.
FS16/12	Wiles, Royce	General	Support	WDC has not released or supplied the requested documents - instead a cut-and-paste paragraph in the submission summary states that I am only requesting to see the policies - yes, but until I get that "relief" i.e. see them, I have to change my submission to oppose the change because the WDC has failed to provide documentation necessary to evaluate the reasons for this change.	9/4 - The relief is release of requested information ahead of the public hearing.	<b>Accept</b> See discussion above for 9/4.
FS19/3	Elliott, Jill and John	General	Support	Some trees need to be protected.	9/4 - Refer to submission 13 (para 6).	<b>Accept</b> Council will be protecting some trees and are releasing the draft Council Tree Policy with the PC2 s42A report.
9/6	Wiles, Royce	General	Support in part	The submitter questions what the result of other Council's using the STEM system has been and identifies that not all Council's use the STEM system and it may not be the best possible system.	The submitter requests to see Council's policies linked to the proposed plan change in order to be able to evaluate the entire proposal. (i.e. WDC Tree Policy). No other relief sought.	<b>Accept</b> Council are releasing the draft Council Tree Policy for information only with the PC2 s42A report.
FS16/14	Wiles, Royce	General	Support	WDC has not released or supplied the requested documents - instead a cut-and-paste paragraph in the submission summary states that I am only	9/6 - The relief is release of requested information ahead of the public hearing.	<b>Accept</b> Council are releasing the draft Council Tree Policy for information only with the PC2 s42A report.



**WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES**

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
				<i>requesting to see the policies - yes, but until I get that "relief" i.e. see them, I have to change my submission to oppose the change because the WDC has failed to provide documentation necessary to evaluate the reasons for this change.</i>		
15/1	Carter, Pamela	General	Support	The submitter supports moving to the STEM scoring system as it considers both positive and negative aspects of trees.	No relief sought.	<b>Accept</b> No changes to the proposed plan change.
FS18/4	Gubelmann, Helen	General	Support	<i>Move to STEM system as it considers both positive and negative aspects of trees. We have similar situation (risk, cost / responsibility)</i>	15/1 - Move to STEM system.	<b>Accept</b> No changes to the proposed plan change.
FS19/7	Elliott, Jill and John	General	Oppose	<i>The negative aspects of trees need to be clearly defined and the trees need to be removed for the register.</i>	15/1 - Retain the current criteria with assessments as to human, animal and plant life and the trees that pose a danger to human, animal and/or plant life be removed for the Register. Also refer to submission 13 at paras 6 and 7.	<b>Reject</b> <i>The RNZIH assessment system is now outdated and the recommended STEM system provides a more up to date, balanced assessment criteria.</i>
FS20/7	Cambridge Tree Trust	General	Support	<i>We have advocated for the move to the STEM scoring system.</i>	15/1 - Retain the STEM scoring system but lower the thresholds.	<b>Accept in part</b> <i>The change to the STEM system is appropriate and recommended, however the thresholds for inclusion of a tree on the protected tree list and for the public notification of an application for removal have been recommended by Mr Webb and are well used and tested at other Councils around New Zealand.</i>

**5.4 Topic 2 – Individual Tree Assessments / STEM scores**

Analysis:

- 5.4.1 Fairview Motors (**7/1**) own 95 Victoria Street where there is an English Oak tree that has caused significant issues for the operation of the car yard that is located on that premises. The submitter is concerned at the amount of leaf litter drop, branches dropping on cars in the yard and neighbouring landowners and wants the tree removed. Further submitter Royce Wiles (**FS16/30**) opposes this submission and seeks to retain the tree as a protected tree. Helen Gubelmann (**FS18/6**) supports the submitters position.
- 5.4.2 Jane Moodie (**10/2** and **10/3**) supports the move to the STEM system but considers that the STEM score that a tree requires to be protected is too high. This is based on a concern that over one third of the trees currently on the protected tree list will come off the list if the threshold for protection remains at 120 STEM points. This submission is supported by further submitter Royce Wiles (**FS16/2**) who seeks that the plan change be delayed until there is visibility on all of the Council policies relating to tree management and protection. The further submitter Cambridge Tree Trust (**FS20/8**) also supports this submission point and seeks to lower the STEM point threshold for protection from 120 to 100 points.
- 5.4.3 Neil and Rona Voice (**11/1** and **11/2**) do not consider that the protected trees at 95 Carlyle Street should be removed from Council protection and become the responsibility of the landowner. The submitter is concerned that the lack of maintenance by the Council has resulted in the poor state of the trees now. They consider that the trees are not in a state to be handed back to the owners of the property for their management. The submitter also considers (**11/4**) that the trees assist with managing stormwater on the property and should not be removed. Further submitter The Cambridge Tree Trust (**FS20/10**) supports this submission and considers that the STEM assessment should identify and note all of the environmental services of trees.
- 5.4.4 Elizabeth Bridgman (**12/1**) considers that the Golden Elm at 30A Hamilton Road should be protected and should not lose its protection under the new STEM system. The submitter considers that the healthy state of the tree and the historical family value association with the submitters mother. The submitter also notes (**12/2**) that the fact that the Golden Elm is the largest specimen in the Waipa District means it has a rarity that should be reflected in the STEM score. Further submitter The Cambridge Tree Trust (**FS20/11**) supports the reassessment of the Golden Elm and also seeks that the STEM score threshold be lowered from 120 to 100 points for inclusion of a tree on the protected tree list.
- 5.4.5 Jill and John Elliot (**13/3**) seek that the Black Walnut tree located at 18 Le Quesnoy Place in Cambridge be removed from the protected tree register because it is a danger to human, animal and plant life and has created a toxic zone around it.

Response:

- 5.4.6 The Fairview Motors submission in relation to the English Oak at 95 Victoria Street was supported by the STEM score review that was carried out by Mr Webb. His assessment of this tree was that it only scored 90 STEM points and will therefore be removed from the protected tree list.
- 5.4.7 The submission by Jane Moodie supports the STEM system but raises a concern over the score that a tree requires to be protected. This submitter, supported by Royce Wiles and the Cambridge Tree Trust, seek that the STEM score be lowered so that less trees are removed from the protected tree list as a result of PC2. While none of the primary submissions sought a lowered STEM score below 120 points, the further submission of the Cambridge Tree Trust requested a lowered score from 120 STEM points to 100 STEM points. Further submissions can only support or oppose a primary submission point, they cannot raise new issues. Therefore, the introduction of a lowered STEM score of 100 STEM points in the

Cambridge Tree Trust further submission is a new issue and lacks sufficient scope to be considered as part of this plan change.

- 5.4.8 PC2 recommends adopting a new STEM system for tree assessment. This has applied a new set of assessment criteria to the list of protected trees in Waipa District. While a number of trees currently on the protected tree list will be removed from that list under the current recommendations; these recommendations are robust and have been prepared by a qualified and experienced arborist. When a new system of tree evaluation is introduced, it is expected that there will be a percentage of loss from the tree list. Mr Webb states in his technical report (**Appendix B**) that some attrition from the protected tree list is expected within each tree evaluation cycle however, notes that the proposed 34% loss of protected trees under PC2 is more than could be expected from natural or unnatural causes. This level of attrition is largely determined by the 120 STEM point threshold set for including a tree on the protected tree list. Lowering the protected tree threshold from 120 STEM points must be considered against the fact that 120 STEM points is a threshold that is used by a number of other Councils and has been tested through a number of hearings and Environment Court proceedings. Mr Webb considers that a STEM score threshold of 120 points seems reasonable given that it divides trees that are of significant quality from those that are of ordinary quality (see **Appendix B**).
- 5.4.9 Council are also reviewing their Tree Policy to ensure that it aligns with the changes proposed under PC2 (see **Appendix D**). This will adjust the way that Council manages trees on Council owned land by strengthening reference to the retention of trees on Council land, providing for planting for continuity, strengthening the policies relating to the removal of trees and maintaining an annual contestable fund for tree maintenance.
- 5.4.10 The submission by Neil and Rona Voice expresses concern at the potential for the tree at 95 Carlyle Street to be handed back to the landowner, citing the poor state of the tree yet seeks that it be retained due to its stormwater mitigation properties. The STEM review by Mr Webb allocated just 84 STEM points, well below the score needed to include the tree on the protected tree list. The STEM score means that the tree is not worthy of retention on the protected tree list however its removal from the list does not mean that it has to be removed from the property. The landowners can retain the tree even though it is not formally protected. The more significant issue is the transfer of responsibility (and associated costs) from the Council to landowners under PC2. This issue is discussed more fully in **Topic 3** below.
- 5.4.11 The Golden Elm at 30A Hamilton Road has been peer reviewed by Chris Brockelbank and a copy of her report included as **Appendix C**. The report notes that the vigour and vitality of the tree was very good at the late stage of summer and therefore the score for this factor was raised from Good to Very Good. This means that the overall score for the tree is adjusted upwards from 117 to 123 STEM points. The tree is now recommended to be retained on the protected tree list. See Appendix N4 – Protected Trees in **Appendix F – Recommendations**.
- 5.4.12 Jill & John Elliot’s submission relates to the Black Walnut at 18 Le Quesnoy Place, Cambridge and it seeks that this tree be removed from the protected tree list due to the significant negative aspects associated with the tree on the small residential section. The STEM score allocated by Mr Webb was 144 STEM points reflecting the size, visual amenity and function factors of the tree. However, the peer review of the tree gave greater consideration to the site being a residential section that will eventually have a dwelling on it. The peer review notes that the tree covers much of the unbuilt portion of the site, it drops a large amount of walnuts and is allelopathic (limiting the ability to grow other plants nearby). The peer review recommended lowering the score from 144 STEM points to 138 STEM points which means that an application to remove this tree would not be publicly notified (see **Appendix C**).

**WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES**

66 and 66A Thompson Street, Cambridge

5.4.13 The writer was contacted in May 2019 by the owners of 66A Thompson Street, Cambridge with concerns about the protected tree located at the rear of their property. The notified version of PC2 concluded that the English Oak at 66A Thompson Street rated a STEM score of 108 and would no longer be protected while the English Oak on the adjacent property at 66 Thompson Street rated a STEM score of 123 and would remain protected. Following further discussions with the landowner and a review of the STEM score sheets relating to these two properties, it became apparent that the Council database had inadvertently swapped the addresses and allocated the incorrect address to each of these properties. This meant that the STEM score sheets were also swapped. Although the owners of 66A Thompson Street had not lodged a submission or further submission in relation to PC2, the clear error meant this needed to be changed as part of the plan change. The STEM score rating for each tree has been amended in Appendix N4 – Protected Trees in **Appendix F – Recommendations**.

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
7/1	Fairview Motors Ltd	General	Support	Fairview Motors (the submitter) owns 95 Victoria Street, there is an English Oak tree on the property which drops leaves, branches and a liquid residue on display stock, staff and clients which frequently causes damage. Neighbours at risk if tree falls. Passing pedestrians have been affected.	Removal of the English Oak tree at 95 Victoria Street, Cambridge.	<b>Accept</b> Mr Webb has assessed the English Oak at 95 Victoria Street under STEM and considers that it should only have a STEM score of 90 points. This means that it does not meet the threshold of 120 STEM points for inclusion in the protected tree list and will be removed from the list.
FS16/30	Wiles, Royce	General	Oppose	<i>The attractive tree canopy of this part of historic Cambridge is a major component of the attractiveness of the town and part of the reason for its continued in-migration and current growth. Fairview Motors chose this site fully knowing the tree was in place - removing a tree for minor nuisance will irreparably damage the attractiveness of a long-standing character landscape feature on a major public highway.  I sympathise with Fairview Motors, but removing a public tree for the purposes of a commercial enterprise does not seem the right answer. Fairview Motors could erect a</i>	<i>7/1 - A sound, mature, landmark tree should not be removed simply because a business which moves in near that tree suddenly decides that the tree is a nuisance - the choice of the site was made earlier with the tree already in position.</i>	<b>Reject</b> <i>See discussion above for submission 7/1.</i>

**WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES**

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
				<i>canopy, or even move sites, if this is the best site it is because of its visibility to the public and that validates my point that this is a major thoroughfare and a tree of many decades needs to be preserved if it is part of the historic precinct near the old churches.</i>		
FS18/6	Gubelmann, Helen	General	Support	<i>We have similar situation.</i>	7/1 - Move to STEM system.	<b>Accept</b> <i>STEM system is recommended in the Plan Change.</i>
10/2	Moodie, Jane	General	Support in part	<i>The submitter supports adopting the STEM scoring system but thinks the score a tree requires for protection is too high (120).</i>	Reconsider the STEM score a tree requires for protection.	<b>Reject</b> <i>See discussion above for submission 3/2.</i>
FS16/2	Wiles, Royce	General	Support	<i>Each of these points suggests more consultation, more transparency in WDC processes and steps are needed. Without being able to see related policies and decisions submitters are in the dark about what WDC is attempting with regard to overall tree management.</i>	<i>10/2 - Delay of this change to the plan until WDC has released a full suite of background and policies (in draft if need be) to show the overall context and policy direction with trees and thus allow meaningful public consultation. Moving ahead with incomplete documentation short-circuits the process of public consultation and is against the spirit of the Resource Management Act 1991.</i>	<b>Reject</b> <i>See discussion above for submission 3/2.</i>
FS20/8	Cambridge Tree Trust	General	Support	<i>We agree that the threshold for protection (120) is too high and will result in the loss of too many trees.</i>	10/2 - Lower the threshold for protection to 100.	<b>Reject</b> <i>There is no scope in terms of the primary submissions to PC2 to enable the consideration of this further submission.</i>
10/3	Moodie, Jane	General	Support in part	<i>The submitter states that over one third of trees will be no longer protected which will be a loss to the community.</i>	Reconsider the STEM score a tree requires for protection.	<b>Reject</b> <i>See discussion above for submission 3/2.</i>
FS16/3	Wiles, Royce	General	Support	<i>Each of these points suggests more consultation, more</i>	<i>10/3 - Delay of this change to the plan until WDC has released</i>	<b>Accept in part</b> <i>Council are releasing the draft Council Tree</i>

**WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES**

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
				<i>transparency in WDC processes and steps are needed. Without being able to see related policies and decisions submitters are in the dark about what WDC is attempting with regard to overall tree management.</i>	<i>a full suite of background and policies (in draft if need be) to show the overall context and policy direction with trees and thus allow meaningful public consultation. Moving ahead with incomplete documentation short-circuits the process of public consultation and is against the spirit of the Resource Management Act 1991.</i>	<i>Policy for information only with the PC2 s42A report. See Appendix D – Draft Waipa District Council Tree Policy (2019).</i>
FS20/9	Cambridge Tree Trust	General	Support	<i>We agree that the threshold for protection (120) is too high and will result in the loss of too many trees.</i>	<i>10/3 - Lower the threshold for protection to 100.</i>	<b>Reject</b> <i>The threshold of 120 STEM points has been carefully considered and recommended by Mr Webb. It is a tried and tested threshold used in tree protection methodologies in a number of other Councils around the country. In addition, the public notification threshold of 138 STEM points signals the point where the tree is considered to be significant.</i>
11/1	Voice, Neil & Rona	General	Oppose	<i>The submitter does not agree that the protected trees on the property at 95 Carlyle Street should be removed from Council protection to landowner responsibility.</i>	<i>No relief sought.</i>	<b>Reject</b> <i>Mr Webb has assessed these two English Oak trees under STEM and notes that one only achieves 84 STEM points while the other scores 108 STEM points. This means both trees will be removed from the protected tree list. Mr Webb notes that tree 134 is in poor condition, largely due to the damage endured by the tree during the development of the land. The matter of responsibility for the management of protected trees is a political choice. Under the current drafting of</i>

**WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES**

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
						PC2, the responsibility for protected trees will move from the Council to the owner of the land on which the tree sits. Council are considering a Heritage Tree fund where tree owners can apply for a grant to undertake repair works to a protected tree, however this fund will not cover tree removal.
11/2	Voice, Neil & Rona	General	Oppose	The submitter notes it was a requirement of a resource consent issued in 2000 that Council has a responsibility to maintain the trees at 95 Carlyle Street. Removing protection off the trees removes Council's responsibility to maintain the trees and it is the submitter's opinion that the Council have not maintained the trees previously resulting in rotting up to 350mm deep. The submitter is concerned that the trees are not in a safe state to be handed to the owner(s) of 95 Carlyle Street.	No relief sought.	<b>Reject</b> Both of the trees at 95 Carlyle Street that are currently protected will be removed from the protected tree list under PC2. Neither tree received a STEM score over 120. However, the removal of these trees from the protected tree list does not mean that they have to be removed from the site. The landowner is able to retain the trees as long as they wish to assist with flooding on the property. In addition, Council will undertake a final check of all trees proposed to be removed from the protected tree list to ensure that they are in a safe state prior to them becoming the responsibility of the landowner.
11/4	Voice, Neil & Rona	General	Oppose	The trees located at 95 Carlyle Street help with flooding on the property (high water table in the area according to bore drilling companies) therefore submitter does not want to remove the trees.	No relief sought.	<b>Reject</b> Both of the trees at 95 Carlyle Street that are currently protected will be removed from the protected tree list under PC2. Neither tree received a STEM score over 120. However, the removal of these trees from the protected tree list does not mean that they have to be removed from the site. The

**WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES**

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
						landowner is able to retain the trees as long as they wish to assist with flooding on the property.
FS20/10	Cambridge Tree Trust	General	Support	We have advocated for greater consideration of the environmental services of trees in applying the scoring system.	11/4 - That Plan Change 2 includes a description of the measures used in STEM, identifying <u>all possible</u> environmental services of trees.	<b>Accept in part</b> Mr Webb notes that the environmental services of trees are already included in the STEM system, albeit they are not separated out as specific topics such as carbon sequestration or similar. However, they are taken into account. A future review of STEM, if undertaken, may readdress this but in the meantime Council will have to use the STEM system as it is currently drafted.
12/1	Bridgman, Elizabeth	General	Oppose	The submitter opposes that the Golden Elm tree located at 30A Hamilton Road in Cambridge will not be protected under the STEM scoring system. The submitter believes the tree should be protected and be reassessed to go from 117 STEM points to 120 STEM points. The submitter states it is a beautiful tree and provides shelter in the summer, habitat for birds and the tree has a historical family value – the submitter's mother had it protected first in 1982.	Reassessment of the tree at 30A Hamilton Road, Cambridge, in order to increase the score under the STEM scoring system (currently 117) so that it continues to be protected.	<b>Accept</b> Mr Webb noted in his report (see Appendix B) that the tree at 30 A Hamilton Road could be re-evaluated in light of this submission. The tree at 30A was re-evaluated on 27 <sup>th</sup> February 2019 by Chris Brockelbank, Council arborist and a copy of her review report is included in Appendix B. The report notes that the vigour and vitality of the tree was very good at the late stage of summer and the score for this factor was raised from Good to Very Good. This meant that the overall score for the tree was altered from 117 to 123 STEM points. The tree will now be retained on the protected tree list.
12/2	Bridgman, Elizabeth	General	Oppose	The submitter states that Craig Webb identified the tree is the biggest Golden Elm in the Waipa District and the occurrence of such a tree is	Reassessment of the tree at 30A Hamilton Road, Cambridge, in order to increase the score under the STEM scoring system (currently 117) so that	<b>Accept</b> See discussion above for submission 12/1.



**WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES**

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
				infrequent.	it continues to be protected.	
FS20/11	Cambridge Tree Trust	General	Support	As the largest Golden Elm in Waipa, this may need reassessment.	12/2 - Lower the protection threshold to 100.	<b>Accept in part</b> The tree has been reassessed and the score raised to 123 STEM points.
13/3	Elliot, Jill and John	General	Support in part	The submitter notes the Black Walnut Tree at 18 Le Quesnoy Place is a danger to human, animal and plant life and has created a toxic zone around it.	The submitter seeks the black walnut tree at 18 Le Quesnoy Place be removed from the protected tree register.	<b>Accept in part</b> The Black Walnut at 18 Le Quesnoy Place has been reassessed by the Council arborist with consideration of the site on which it sits, which is a residential section. The arborist notes that the small size of the section means that the tree will be close to the house and will cover much of the unbuilt portion of the site. The arborist concluded that the future occupants of the site will be heavily impacted by the tree. Following the reassessment, the Function criteria under STEM was adjusted from Useful to Minor and therefore the STEM score changes from 144 to 138. This means that the tree will still be protected but an application to remove this tree would not require public notification.

**5.5 Topic 3 – Cost Transfers**

Analysis:

- 5.5.1 Both Kay Rona (**11/3**) and Pamela Carter (**15/2**) raise concerns in their submission about the financial impact of shifting the responsibility for the maintenance, repair and removal of protected trees from the Council to private landowners. These submissions are supported by Further Submitters Jane Mason (**FS17/1**), Helen Gubelmann (**FS18/5**) and the Cambridge Tree Trust (**FS20/12**). Jane Mason considers that the Council should develop a system whereby landowners can choose to accept or reject responsibility for maintaining a protected tree on their land. That choice could be dependent on their ability to cope with the financial, legal and physical burden associated with the care and maintenance of a large protected tree.

## WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES

### Response:

- 5.5.2 Under the current District Plan requirements, the costs associated with the removal of a healthy protected tree including obtaining resource consent and physically removing the tree are covered by the landowner. However, in the case of a tree that is being removed due to the tree dying, Council have generally negotiated a ‘cost share’ arrangement on a case by case basis. To date there has been no clear Council policy with respect to the costs associated with protected trees and this needs greater clarification under PC2. The financial burden associated with maintaining and potentially removing a protected tree can be significant. The matter is made more complex in situations where the protected tree is located on one property but physically affects two or three other adjacent properties, all of which receive the effects of shading, leaf drop and falling branches.
- 5.5.3 A Proposed Protected Tree Maintenance Fund is suggested; the details of which are contained in **Appendix E** to this report. This memo sets out a protocol for managing a fund that could be accessed through applications for the funding of tree maintenance and repair work (not removal). This fund would provide an option for protected tree owners where the costs associated with maintaining their protected tree were beyond their ability to pay. However, Council will need to consider the most appropriate means of spending scarce ratepayers money and whether this money should be spent on protected trees on private land or directed towards maintaining and planting new trees on public land. Following the completion of Plan Change 2, Council will undertake a review of all trees that are recommended for removal from the Protected Tree List to ensure that there are no outstanding health and safety issues with those trees. Proposed new Policy 16 in the draft Tree Policy (**Appendix D**) also states that: “Access permitting, Council will undertake an independent five-yearly review of protected trees identified in the Waipa District Plan to ensure that they are in good health and retain at least 120 points in the Standard Tree Evaluation System (STEM)”. This means that while regular and consistent oversight and maintenance of protected trees will be the responsibility of each landowner, Council will ensure that the trees have a five yearly review to ensure that the protected tree list is current and up to date. Any trees identified in that 5 yearly review as falling under the 120 STEM point threshold would be considered for removal from the protected tree list by plan change at an appropriate future date.
- 5.5.4 It is recommended that Council confirm the changes proposed under PC2 and subsequently confirm its policy towards maintaining significant or “heritage trees” on public land as set out in the draft memo (**Appendix E**) and the draft Tree Policy (**Appendix D**). These two new policies in conjunction with PC2 provide a coherent policy approach to the management and maintenance of significant trees in Waipa District and ensures that these policies will be aligned. Council could also consider either waiving or reducing fees for resource consents to prune or remove a protected tree in special circumstances and where it is considered appropriate.

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
11/3	Voice, Neil & Rona	General	Oppose	The trees located at 95 Carlyle Street help with flooding on the property (high water table in the area according to bore drilling companies) therefore submitter does not want to remove the trees.	No relief sought.	<b>Reject</b> The trees at 95 Carlyle both score below 120 STEM points and will therefore be removed from the protected tree list. However this does not mean the tree needs to be removed.
15/2	Carter, Pamela	General	Support	The submitter is concerned about the transfer of risk / cost / responsibility of	Seeks council to negotiate with landowners whose protected trees change	<b>Accept</b> Councils policy response is set out in the attached Draft

**WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES**

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
				formerly protected trees from Council to private land owners. The submitter seeks a system that allows land owners to choose to accept or decline responsibility of the tree.	status, to ensure trees are safe and maintained and landowners are able and willing to take on the responsibility.	<p>Waipa District Council Tree Policy in <b>Appendix D</b> and the Draft Waipa District Council Protected Tree Guide in <b>Appendix E</b>.</p> <p>The policy direction is that costs for managing and maintaining a protected tree will be borne by the landowner unless they seek a heritage grant for a portion of the costs to be met by the fund. The Tree Policy also signals that the Council will put an increased focus on planting and maintaining trees on public land. Council will undertake a review of all trees identified to be removed from the Protected Tree list under this plan change to ensure that they are safe and do not have outstanding issues. There is also the potential for some discretion on the part of Council to waive.</p>
FS17/1	Mason, Jane Catherine	General	Support	<i>I support the submitter seeking a system that allows land owners to choose to accept or decline responsibility of formerly protected trees because that inherited responsibility may be totally beyond the land owner to cope with.</i>	<i>15/2 - Seeks Council to negotiate with landowners of formerly protected trees to ensure trees are safely maintained and that landowners are able and willing to take on the responsibility and at no cost to the land owner.</i>	<b>Reject</b> <i>See discussion above for submission (15/2).</i>
FS18/5	Gubelmann, Helen	General	Support	<i>Move to STEM system as it considers both positive and negative aspects of trees. We have similar situation (risk, cost / responsibility).</i>	<i>15/2 - Move to STEM system.</i>	<b>Accept</b> <i>See discussion above for submission (15/2).</i>
FS20/12	Cambridge Tree Trust	General	Support	<i>Clearly the de-listing of a protected tree may place a legal and financial burden on owner, this may lead to wholesale removal of such trees.</i>	<i>15/2 - The plan needs to include a clear and concise outline of the problem and its solutions.</i>	<b>Accept in part</b> <i>See discussion above for submission 15/2.</i>

**5.6 Topic 4 – Importance of Trees in Cambridge**

Analysis:

- 5.6.1 Roger Jordan (2/2) emphasises the importance of Cambridge as a town of trees. Further submitter Royce Wiles (FS16/26) supports this submission and seeks that the plan change be delayed until the full range of Council policies in relation to trees are made available to submitters. The Cambridge Tree Trust (FS20/13) as further submitter also support this primary submission and seeks that the threshold for protection be lowered to 100 STEM points.
- 5.6.2 Elizabeth Bridgman (12/3) states that Cambridge is known as the town of trees making it unique which is supported by Further submitter The Cambridge Tree Trust (FS20/14) seeking the lowering of the STEM threshold for protection to 100 STEM points. Jennie Gainsford (14/2) stated that Cambridge is the town of trees and that all trees on the protected tree register should be retained. This submission was supported by Royce Wiles (FS16/22) who seeks that the plan change is delayed until the full range of Council policies are available to the public for consideration.

Response:

- 5.6.3 Council continues to support the importance of Cambridge as a town of trees. The purpose of PC2 is to adjust the manner in which protected trees on private land are addressed in the District Plan along with shift the focus of the management and maintenance of the trees to private landowners. The other key change is the shift to the STEM system which is a more modern and balanced assessment method that is well accepted and used by the majority of Councils throughout New Zealand. As discussed elsewhere in this report, Council is publishing the draft Waipa District Council Tree Policy for information only as Appendix D to this s42A report. There is no need to delay the plan change. The Tree Policy sets out the manner in which Council will strengthen its focus on managing trees on Council owned land throughout the District.

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
2/2	Jordan, Roger	General	Oppose	The submitter states that trees are the heart, soul and character of Cambridge and are an identifiable characteristic of Cambridge.	No relief sought	<b>Accept</b>
FS16/26	Wiles, Royce	General	Support	Again, these points support my own and because WDC has not uploaded or otherwise released the necessary overall direction of tree management we are in the dark about the context, guidelines, aims, etc.	2/2 - Delay of this change to the plan until WDC has released a full suite of background and policies (in draft if need be) to show the overall context and policy direction with trees and thus allow meaningful public consultation. Moving ahead with incomplete documentation short-circuits the process of public consultation and is against the spirit of the Resource	<b>Accept in part</b> Appendix C to this report contains the Draft Waipa District Council Tree Policy 2019 and Appendix D contains the Draft Waipa District Council Protected Tree Guide. These documents provide visibility on the Council's draft direction for trees on public land and how it intends to manage this important component of the Waipa District's environment.

**WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES**

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
					<i>Management Act 1991.</i>	
FS20/13	Cambridge Tree Trust	General	Support	<i>We agree that trees are an important feature of the character of Cambridge.</i>	<i>2/2 - In order to retain more of these trees, the threshold should be lowered to 100.</i>	<b>Reject</b> <i>The threshold of 120 STEM points has been carefully considered and recommended by Mr Webb. It is a tried and tested threshold used in tree protection methodologies in a number of other Councils around the country.</i>
12/3	Bridgman, Elizabeth	General	Oppose	The submitter notes Cambridge is known as the town of trees, making it unique.	N/A	<b>Accept</b>
FS20/14	Cambridge Tree Trust	General	Support	<i>We agree that trees are an important feature of the character of Cambridge.</i>	<i>12/3 - In order to retain more of these trees, the threshold should be lowered to 100.</i>	<b>Reject</b> <i>There is no scope in the primary submissions to consider this matter.</i>
14/2	Gainsford, Jennie	General	Oppose	The submitter views Cambridge as the town of trees.	To keep all existing trees on the protected tree register.	<b>Reject</b> The change to the STEM system and the selection of a STEM threshold means that some trees are no longer considered appropriate for protection. However Council are amending the Council Tree Policy and this will provide a stronger policy direction for the management of trees on Council land.
FS16/22	Wiles, Royce	General	Support	<i>Each of these points is valid and once again we have a theme in the submissions of insufficient preparation of the public about current decisions, contextual studies etc. and even the Council's own expert mentions a raft of policies being needed.</i>	<i>14/2 - Delay of this change to the plan until WDC has released a full suite of background and policies (in draft if need be) to show the overall context and policy direction with trees and thus allow meaningful public consultation. Moving ahead with incomplete documentation short-circuits the process of public consultation and is against the spirit of the Resource Management Act 1991.</i>	<b>Reject</b> <i>Appendix C to this report contains the Draft Waipa District Council Tree Policy 2019 and Appendix D contains the Draft Waipa District Council Protected Tree Guide. These documents provide visibility on the Council's draft direction for trees on public land and how it intends to manage this important component of the Waipa District's environment.</i>

**5.7 Topic 5 – Value of Trees**

Analysis:

5.7.1 Christopher Floyd (1/2) seeks a mechanism to provide for the voluntary protection of individual trees on private land. This submission is supported by further submitters Royce Wiles (FS16/20) and the Cambridge Tree Trust (FS20/15). Royce Wiles (9/9) questions if tree protection under the District Plan is being considered in isolation to other related issues such as heritage landscapes, tree planting and the retention of character areas and requests to see Council’s policies linked to the proposed plan change in order to evaluate the entire proposal. This submission is supported by further submitters Royce Wiles (FS16/17) and the Cambridge Tree Trust (FS20/16). Jane Moodie (10/5) seeks that visual, heritage and habitat values are identified as part of the plan change. This submission is supported by further submitters Royce Wiles (FS16/5) and Jill & John Elliot (FS19/4). Jane Moodie (10/6) states in her submission that the other values of trees such as climate change mitigation, cleaner air, temperature modulation, flood mitigation and human health impacts should be taken into account. This submission is supported by further submitters Royce Wiles (FS16/6), Jill & John Elliot (FS19/5) and the Cambridge Tree Trust (FS20/17). Jill & John Elliot (13/2) seek that the criteria for assessing the removal of trees includes an assessment of the danger of a tree to human, animal and plant life and that an application for the removal of a tree be a discretionary activity.

Response:

- 5.7.2 Tree protection by private covenant already exists as an option for landowners and is therefore not part of this plan change. In some cases, the protection of a tree on a private property may be important for the owner of that property in terms of its history on the site, its association with family and other personal reasons. However, such personal reasons may not necessarily mean that the tree is worthy of protection for the greater community good.
- 5.7.3 Tree protection under the District Plan is not being considered in isolation from other policy projects and the Draft Waipa District Council Tree Policy (**Appendix D**) and Draft Waipa District Council Protected Tree Guide (**Appendix E**) demonstrate that Council is being open with its suite of policy projects currently underway that relate to trees in Waipa. The STEM system does limit the ability of Council to add new trees to the protected tree list due to the threshold only allowing large, prominent or otherwise exceptional trees to become protected. Under PC2, new rule in Part A – All Development and subdivision requires new roads created under the development to provide for the planting of street trees. This will assist in creating the next generation of significant trees in Waipa District. However, under the revised Tree Policy, Council are also seeking to focus more on tree planting for continuity and new planting on Council land where appropriate.
- 5.7.4 The submission by Jane Moodie seeks that a range of additional values of trees should be identified and taken into account in the tree assessment process. Mr Webb notes that the STEM system favours the visual amenity benefits of trees along with their physical condition. Currently, the additional components mentioned in this submission (climate change mitigation, cleaner air, temperature modulation, flood mitigation and human health impacts) are relatively small components of the overall STEM evaluation system. These aspects of tree benefits are also likely to be relatively standard components of a tree rather than elements that can be differentiated between species or between individual trees. On this basis, there is currently no scope for taking this more into account in the STEM system.

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
1/2	Floyd, Christopher	General	Oppose	Exotic mature trees provide important	Provide a mechanism for voluntary	<b>Reject</b> There is already a

**WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES**

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
				habitat, food sources and stepping stones for native fauna species.	protection of individual trees on private land.	mechanism for voluntary protection of trees on private land.
FS16/20	Wiles, Royce	General	Support	Because any other policies related to the management of trees are apparently not available it is not clear to the public what WDC is doing in this direction.	1/2 - Delay of this change to the plan until WDC has released a full suite of background and policies (in draft if need be) to show the overall context and policy direction with trees and thus allow meaningful public consultation. Moving ahead with incomplete documentation short-circuits the process of public consultation and is against the spirit of the Resource Management Act 1991.	<b>Reject</b> Appendix C to this report contains the Draft Waipa District Council Tree Policy 2019 and Appendix D contains the Draft Waipa District Council Protected Tree Guide. These documents provide visibility on the Council's draft direction for trees on public land and how it intends to manage this important component of the Waipa District's environment.
FS20/15	Cambridge Tree Trust	General	Support	We agree that a mechanism / process is necessary to identify the next generation of protected trees and have advocated for this in the past. It was also mentioned by Craig Webb.	1/2 - Plan change 2 include a process for identifying the new protected trees for the future.	<b>Reject</b> PC 2 provides a new rule requiring that street trees be planted on any new street being vested in Council as part of a development. The revised Tree Policy signals a stronger move to managing trees on Council land.
9/9	Wiles, Royce	General	Support in part	The submitter questions if tree protection is being considered in isolation to other related concerns such as heritage landscapes, tree planting and retention of character areas.	The submitter requests to see Council's policies linked to the proposed plan change in order to be able to evaluate the entire proposal. (i.e. WDC Tree Policy). No other relief sought.	<b>Accept</b> Appendix C to this report contains the Draft Waipa District Council Tree Policy 2019 and Appendix D contains the Draft Waipa District Council Protected Tree Guide. These documents provide visibility on the Council's draft direction for trees on public land and how it intends to manage this important component of the Waipa District's environment.
FS16/17	Wiles, Royce	General	Support	WDC has not released or supplied the requested documents - instead a cut-and-paste paragraph in the submission summary	9/9 - The relief is release of requested information ahead of the public hearing.	<b>Accept</b> See discussion above for submission 9/9.

**WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES**

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
				<i>states that I am only requesting to see the policies - yes, but until I get that "relief" i.e. see them, I have to change my submission to oppose the change because the WDC has failed to provide documentation necessary to evaluate the reasons for this change.</i>		
FS20/16	Cambridge Tree Trust	General	Support	<i>tree protection should be considered within the context of Council's tree policy as a whole.</i>	9/9 - The Plan Change 2 be incorporated in and consistent with WDC Tree Policy and that this form an arm of WDC environment and climate change policies.	<b>Accept</b> Council is currently reviewing its Tree Policy and this is included as Appendix D to this report. Following the conclusion of the PC2 process, the Tree Policy will be finalised to ensure consistency between the two documents.
10/5	Moodie, Jane	General	Support in part	The submitter agrees that visual, heritage and habitat values should be identified.	No relief sought.	<b>Accept</b> The STEM system takes into account visual, heritage and habitat values in the assessment criteria. No change sought.
FS16/5	Wiles, Royce	General	Support	<i>Each of these points suggests more consultation, more transparency in WDC processes and steps are needed. Without being able to see related policies and decisions submitters are in the dark about what WDC is attempting with regard to overall tree management.</i>	10/5 - Delay of this change to the plan until WDC has released a full suite of background and policies (in draft if need be) to show the overall context and policy direction with trees and thus allow meaningful public consultation. Moving ahead with incomplete documentation short-circuits the process of public consultation and is against the spirit of the Resource Management Act 1991.	<b>Reject</b> Appendix C to this report contains the Draft Waipa District Council Tree Policy 2019 and Appendix D contains the Draft Waipa District Council Protected Tree Guide. These documents provide visibility on the Council's draft direction for trees on public land and how it intends to manage this important component of the Waipa District's environment.
FS19/4	Elliott, Jill and John	General	Support	<i>Agree that trees that impact human health need to be identified and not be protected and/or removed from the Register.</i>	10/5 - Refer to submission 13 (para 6, para 7).	<b>Accept in part</b> The impacts of a protected tree on human health are already able to be taken into account as



**WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES**

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
						<i>one of the factors in the STEM assessment. However these factors are then considered in conjunction with all of the other STEM factors and combined into a single STEM score. An application for resource consent is then required where the other factors external to the tree such as surrounding development are taken into account.</i>
10/6	Moodie, Jane	General	Support in part	The submitter states that the following additional values of trees should also be identified/considered for protecting trees: climate change mitigation, cleaner air, temperature modulation, flood mitigation, human health impacts both physical and psychological. The submitter questions when Council will consider these values with trees, in particular protected trees.	Identify the climate change mitigation, cleaner air, temperature modulation, flood mitigation and human health impacts (physical and psychological) values of trees.	<b>Reject</b> These factors are already part of the STEM system considerations, albeit in a minor way. Any greater consideration of them would have to come from a review of the STEM system which is outside the scope of this plan change.
FS16/6	Wiles, Royce	General	Support	<i>Each of these points suggests more consultation, more transparency in WDC processes and steps are needed. Without being able to see related policies and decisions submitters are in the dark about what WDC is attempting with regard to overall tree management.</i>	<i>10/6 - Delay of this change to the plan until WDC has released a full suite of background and policies (in draft if need be) to show the overall context and policy direction with trees and thus allow meaningful public consultation. Moving ahead with incomplete documentation short-circuits the process of public consultation and is against the spirit of the Resource Management Act 1991.</i>	<b>Reject</b> <i>See discussion for FS16/5.</i>
FS19/5	Elliott, Jill and John	General	Support	Agree that trees that impact human health need to be identified and not be protected and/or removed from the Register.	10/6 - Refer to submission 13 (para 6, para 7).	<b>Accept in part</b> <i>There is some provision in the STEM system and the District Plan rules to consider the</i>

**WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES**

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
						<i>adverse effects of trees on human health. Consideration as to whether or not to remove a tree from the Register will need to be assessed as part of an application for resource consent of which the STEM assessment will be an important component.</i>
FS20/17	Cambridge Tree Trust	General	Support	We have advocated in the past for identifying the environmental services listed in submissions of trees in the assessment. To this list we would also add 'habitat'.	10/6 - Plan Change 2 and STEM scoring to identify climate change mitigation, flood mitigation, cleaner air, temperature modulation, habitat and human health impacts (physical and psychological) as important attributes.	<b>Reject</b> These factors are already part of the STEM system considerations, albeit in a minor way. Any greater consideration of them would have to come from a review of the STEM system which is outside the scope of this plan change.
13/2	Elliot, Jill and John	General	Support in part	The submitter believes there should be scope to remove trees that are a danger to people, plant and animal lives. The submitter seeks Council to identify trees that cause toxicity in humans or animals, allergic reactions or creates toxic zones around the tree that kill other plant life.	The submitter seeks that the criteria for assessing tree removal applications includes an assessment of the danger of a tree to human, animal and plant life. The submitter seeks identification of trees that are toxic/create toxic zones, cause allergic reactions and injure or kill other plant life. The submitter seeks a tree removal application to be discretionary activity.	<b>Accept in part</b> Under PC2, the removal of a protected tree is a Discretionary Activity under Rule 23.4.1.4. The proposed Assessment Criteria for considering an application to remove a protected tree includes an assessment of significant damage or harm to people or property (see proposed criteria 21.1.23.2). Another category includes the extent to which the Protected Tree is causing significant hardship to nearby residents. Concerns over effects on other plant life could include toxic reactions and issues with other plant life.

**5.8 Topic 6 – Supports the Plan Change**

Analysis:

5.8.1 Tom Davies (**6/1**) supports the entire plan change supported by Helen Gubelmann (**FS18/1**) as a further submitter who particularly supports the move to the STEM system. Jill and John Elliot (**13/1**) consider that there should be some provisions for some trees to be protected and this is supported by Jill and John Elliot (**FS19/6**) as further submitter.

Response:

5.8.2 These submissions and further submissions do not require analysis. No changes required to the plan change.

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
6/1	Davies, Tom	General	Support	Submitter supports the entire plan change.	Supports WDC in making the proposed changes.	<b>Accept</b>
FS18/1	Gubelmann, Helen	General	Support	Support for new STEM system which considers wider factors (danger of tree to human, animal and plant life).	6/1 - Move to Stem system.	<b>Accept</b> Plan Change2 provides for the STEM system to be introduced to the District Plan and all protected trees assessed under that new system.
13/1	Elliot, Jill and John	General	Support in part	The submitter agrees there should be provisions for some trees to be protected.	No relief sought.	<b>Accept</b> Plan Change 2 provides for there to be some protection for some trees on private land.
FS19/6	Elliot, Jill and John	General	Support		13 - Refer to submission 13.	<b>Accept</b>

**5.9 Topic 7 – Miscellaneous**

Analysis:

5.9.1 Roger Jordan (**2/3**) considers that issues with a building not being compatible with a protected tree should have been addressed as the building consent and resource consent stage. The submission is supported by further submitter Royce Wiles (**FS16/27**) who considers that PC2 should be delayed until Council has released the full suite of policies relating to trees in the District. Roger Jordan (**2/4**) also considers that there is insufficient justification provided with the plan change but does not seek any specific relief. This submission is supported by further submitter Royce Wiles (**FS16/28**) and Jill and John Elliott (**FS19/1**) who seek to retain the existing tree rating with additional criteria included. Chris Beex (**4/2**) believes that trees on private land belong to the landowner who should decide what to do with the tree while Royce Wiles (**9/1**) seeks that Council release all documents related to the management of trees in Waipa District. This submission is supported by Royce Wiles (**FS16/9**) as further submitter. Royce Wiles (**9/2** and **9/3**) questions whether Council will make the other policies linked to PC2 available for review by the submitters and further submissions (**FS16/10** and **FS16/11**) by Royce Wiles support this statement. Submission (**9/5**) by Royce Wiles asks if PC2 is recommending protecting significant forest areas and this is supported by further submitter Royce Wiles (**FS16/13**).

- 5.9.2 Submission (9/7) by Royce Wiles questions if unprotected trees will be removed following the PC2 process and this is supported by Royce Wiles (FS16/15) as a further submitter. In submissions (9/8 and 9/10) Royce Wiles questions what mitigating steps Council are considering to counter the reduced tree coverage as a result of PC2. He also states that Cambridge is known as the town of trees and seeks more information about the Council initiatives that are in place to maintain that tree canopy. These submissions are supported by Royce Wiles (FS16/16 and FS16/18) as further submitter. Submissions (10/1 and 10/4) by Jane Moodie notes that the submitter is a member of the Cambridge Tree Trust, has met with Council staff in relation to PC2 and is concerned about the lack of a process to protect the next generation of trees in the District or to replace existing protected trees when they die. These submissions are supported by Royce Wiles (FS16/4) and the Cambridge Tree Trust (FS20/18) as further submitters.
- 5.9.3 Neil and Rona Voice (11/5) raise concerns regarding the money spent on maintaining protected trees and question whether or not this work has been completed. Submitter also considers that PC2 is a cost cutting exercise for the Council. This submission is supported by Jane Mason (FS17/2) as further submitter who states that owners of protected trees do not have confidence in the Council's tree pruning and maintenance programmes. This submitter also states that mature trees can only exist in an urban environment if correctly and regularly pruned and maintained and not left to outgrow the site where it is located. Jennie Gainsford (14/1 and 14/2) is concerned at historic trees being removed from the protected tree list and sees developers and developments as the catalyst of tree removal. This submitter seeks to keep all existing trees on the protected tree list. These two submissions are supported by Royce Wiles (FS16/21 and FS16/23) who seeks that all tree related policies are released for public consideration as part of the plan change. Jennie Gainsford (14/4) also notes that the former Cambridge Borough Council would replace one significant tree with two new trees to ensure a future supply of trees was available. This submission is supported by Royce Wiles (FS16/24) as further submitter.

Response:

- 5.9.4 Ideally potential conflicts between a protected tree and surrounding buildings and development would be identified at the time of applying for a building consent or resource consent. However historic policies and other controls were not as comprehensive as they currently are and therefore PC2 seeks to bring these kinds of issues to the fore when considering new developments and subdivisions. The provisions of PC2 also address situations where a conflict or an issue has arisen and which must be addressed through a set of provisions that are balanced and robust. The new PC2 provisions provide for that assessment to be made and introduce a more appropriate consent status and a more balanced set of criteria than currently in the District Plan. No changes are recommended to PC2 in response to this submission.
- 5.9.5 Trees on private land do belong to the landowner, however the District Plan provides a level of protection for those trees that are considered significant enough that they have amenity and environmental benefits to the wider community. It is for this reason that the STEM system is recommended to provide a robust and defensible system for assessing the value of trees to the wider community and protecting those trees which score 120 STEM points or more.
- 5.9.6 Council have made the other policies relating to PC2 available as part of this s42A report (see **Appendix D** and **Appendix E**) to provide visibility to the broader policy picture. PC2 is not recommending protecting significant forest areas as part of the plan change as the predominant conflicts between trees and the activities of people occur in urban areas. Trees in the Rural area are outside the scope of this plan change however the Operative District Plan already contains a number of mechanisms to identify and protect significant areas of indigenous vegetation and significant habitats of indigenous fauna. District Plan controls on vegetation removal vary depending on whether that vegetation is identified as being within a Significant Natural Area, a Bush Stand, a Biodiversity corridor or is identified on a District wide basis as indigenous vegetation. Given the level of existing protection under the District Plan, no

## WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES

additional protection mechanisms are required to protect significant forest areas and no changes are recommended as a result of these submissions.

- 5.9.7 The implementation of PC2 will result in a number of trees currently on the protected tree list losing their protected status, however trees that lose their protected status under PC2 will not be physically removed by Council following the completion of the plan change process. Council are now placing more emphasis on trees on Council land and this is demonstrated through the proposed changes to the Waipa District Tree Policy (see Appendix D). In addition, PC2 requires new developments that are creating a public road to vest in Council to undertake street tree planting as part of their development. This combination of policies and rules will assist in planting more trees in public spaces and fine tuning the Council's response.
- 5.9.8 The submission that mature trees can only exist in the urban environment if regularly and correctly pruned is correct. PC2 is not a cost cutting exercise for Council but is a revision of the approach to protected tree management that implements a modern assessment method (STEM) and also a more balanced set of criteria to evaluate applications for emergency works, pruning and the removal of a protected tree.
- 5.9.9 It is not realistic or appropriate to retain all protected trees and the STEM assessment that has been completed as part of this plan change process is the first reassessment carried out for some years. Any tree reassessment will generally find a number of trees that due to health or condition issues will not be appropriate to retain on the protected tree list. A key factor in the number of trees that remain on the protected tree list is the threshold score that is set by Council for when a tree is protected and when it is not. On the advice of Mr Webb, 120 STEM points has been selected as the most appropriate STEM score threshold that divides those trees that are considered to be of ordinary quality from those that are considered to be of significant quality. The threshold score of 120 STEM points does result in the number of currently protected trees dropping by 41. Mr Webb also notes that of the 41 trees that would be removed from the list with the 120 STEM score threshold, 11 of those trees have suffered a decline in condition and would be expected to be removed from the list in any event. Mr Webb also notes that a shift in the STEM score threshold down to 114 would result in just 20 trees instead of 41 trees being removed from the list. The setting of the STEM score threshold for protection is a Council decision, however the 120 STEM score threshold is considered robust, defensible and is also a score threshold that has been tested through Council and Environment Court level hearing and is consistent with other Councils that use STEM as their assessment method. No changes are recommended to PC2 as a result of this submission.

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
2/3	Jordan, Roger	General	Oppose	The submitter believes that if a tree is not suitable for their environment/adjacent building then that should have been addressed at building/resource consent stage and building should not have progressed through consenting processes.	No relief sought.	<b>Reject</b> Historic processes associated with building and resource consents did not take into consideration the presence and values associated with a protected tree. However, the provisions of PC2 will provide for a robust and balanced process of considering applications to prune or remove protected trees on a case by case

**WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES**

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
						basis.
FS16/27	Wiles, Royce	General	Support	Again, these points support my own and because WDC has not uploaded or otherwise released the necessary overall direction of tree management we are in the dark about the context, guidelines, aims, etc.	2/3 - Delay of this change to the plan until WDC has released a full suite of background and policies (in draft if need be) to show the overall context and policy direction with trees and thus allow meaningful public consultation. Moving ahead with incomplete documentation short-circuits the process of public consultation and is against the spirit of the Resource Management Act 1991.	<b>Reject</b> Appendix C to this report contains the Draft Waipa District Council Tree Policy 2019 and Appendix D contains the Draft Waipa District Council Protected Tree Guide. These documents provide visibility on the Council's draft direction for trees on public land and how it intends to manage this important component of the Waipa District's environment.
2/4	Jordan, Roger	General	Oppose	Submitter does not agree with the justification provided for the Plan Change.	No relief sought.	<b>Reject</b> The section 32 report provides sufficient justification for the proposed amended tree policies along with the proposed changes to the Waipa District Tree Policy. No change are required.
FS16/28	Wiles, Royce	General	Support	Again, these points support my own and because WDC has not uploaded or otherwise released the necessary overall direction of tree management we are in the dark about the context, guidelines, aims, etc.	2/4 - Delay of this change to the plan until WDC has released a full suite of background and policies (in draft if need be) to show the overall context and policy direction with trees and thus allow meaningful public consultation. Moving ahead with incomplete documentation short-circuits the process of public consultation and is against the spirit of the Resource Management Act 1991.	<b>Reject</b> Appendix C to this report contains the Draft Waipa District Council Tree Policy 2019 and Appendix D contains the Draft Waipa District Council Protected Tree Guide. These documents provide visibility on the Council's draft direction for trees on public land and how it intends to manage this important component of the Waipa District's environment.
FS19/1	Elliott, Jill and John	General	Support	Need for additional criteria to assess tree removal. (danger to human life, animal life, plant life)	2/4 - As recorded. (refer submission 13 at paras 7.1, 7.2, 7.3, 7.4). <u>And</u> Wish to retain the existing rating with additional criteria.	<b>Accept in part</b> Under PC2, the removal of a protected tree is a Discretionary Activity under Rule 23.4.1.4. The proposed Assessment Criteria for considering an application to remove

**WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES**

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
						<i>a protected tree includes an assessment of significant damage or harm to people or property (see proposed criteria 21.1.23.2). Another category includes the extent to which the Protected Tree is causing significant hardship to nearby residents. Concerns over effects on other plant life could include toxic reactions and issues with other plant life</i>
4/2	Beex, Chris	General	Oppose	Submitter believes trees on private properties belong to the owner, who should decide what to do with those trees.	No relief sought.	Trees on private land do belong to the landowner, however the District Plan provides a level of protection for those trees that are considered significant enough that they have amenity and environmental benefits to the wider community. It is for this reason that the STEM system is recommended to provide a robust and defensible system for assessing the value of trees to the wider community and protecting those trees which score 120 STEM points or more.
9/1	Wiles, Royce	General	Support in part	The submitter cannot locate Waipa District's Tree Policy that was referred to in Craig Webb's report.	The submitter requests to see Council's policies linked to the proposed plan change in order to be able to evaluate the entire proposal. (i.e. WDC Tree Policy). No other relief sought.	<b>Accept</b> Appendix C to this report contains the Draft Waipa District Council Tree Policy 2019 and Appendix D contains the Draft Waipa District Council Protected Tree Guide. These documents provide visibility on the Council's draft direction for trees on public land and how it intends to manage this important component of the Waipa District's environment.

**WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES**

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
FS16/9	Wiles, Royce	General	Support	WDC has not released or supplied the requested documents - instead a cut-and-paste paragraph in the submission summary states that I am only requesting to see the policies - yes, but until I get that "relief" i.e. see them, I have to change my submission to oppose the change because the WDC has failed to provide documentation necessary to evaluate the reasons for this change.	9/1 - The relief is release of requested information ahead of the public hearing.	<b>Accept</b> See discussion above for submission 9/1.
9/2	Wiles, Royce	General	Support in part	The submitter questions if Craig Webb's recommendation numbered 5.1 in his report will be accepted. This recommendation says that the plan change should not happen in isolation. The submitter questions what other policies are up for review.	The submitter requests to see Council's policies linked to the proposed plan change in order to be able to evaluate the entire proposal. (i.e. WDC Tree Policy). No other relief sought.	<b>Accept</b> Appendix C to this report contains the Draft Waipa District Council Tree Policy 2019 and Appendix D contains the Draft Waipa District Council Protected Tree Guide. These documents provide visibility on the Council's draft direction for trees on public land and how it intends to manage this important component of the Waipa District's environment.
FS16/10	Wiles, Royce	General	Support	WDC has not released or supplied the requested documents - instead a cut-and-paste paragraph in the submission summary states that I am only requesting to see the policies - yes, but until I get that "relief" i.e. see them, I have to change my submission to oppose the change because the WDC has failed to provide documentation necessary to evaluate the reasons for this change.	9/2 - The relief is release of requested information ahead of the public hearing.	<b>Accept</b> See discussion above for submission 9/2.
9/3	Wiles, Royce	General	Support in part	The submitter questions why Waikato District Council's Tree Policy is not being	The submitter requests to see Council's policies linked to the proposed plan change	<b>Accept</b> See discussion above for submission 9/2.



**WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES**

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
				reviewed concurrently to PC2 and how the Tree Policy relates to PC2. The submitter asks Council to send the Tree Policy to them.	in order to be able to evaluate the entire proposal. (i.e. WDC Tree Policy). No other relief sought.	
FS16/11	Wiles, Royce	General	Support	<i>WDC has not released or supplied the requested documents - instead a cut-and-paste paragraph in the submission summary states that I am only requesting to see the policies - yes, but until I get that "relief" i.e. see them, I have to change my submission to oppose the change because the WDC has failed to provide documentation necessary to evaluate the reasons for this change.</i>	<i>9/3 - The relief is release of requested information ahead of the public hearing.</i>	<b>Accept</b> <i>See discussion for submission 9/2.</i>
9/5	Wiles, Royce	General	Support in part	The submitter identifies that PC2 suggests protecting significant forest area (item 4.4) and questions if that has been addressed.	The submitter requests to see Council's policies linked to the proposed plan change in order to be able to evaluate the entire proposal. (i.e. WDC Tree Policy). No other relief sought.	<b>Accept</b> Appendix D contains the proposed changes to the Waipa District Tree Policy which demonstrates a renewed emphasis on trees on Council land. In addition, the Operative District Plan already contains a significant number of provisions that address the protection of stands of vegetation in the Rural areas of the District.
FS16/13	Wiles, Royce	General	Support	<i>WDC has not released or supplied the requested documents - instead a cut-and-paste paragraph in the submission summary states that I am only requesting to see the policies - yes, but until I get that "relief" i.e. see them, I have to change my submission to oppose the change because the WDC has failed to provide documentation necessary to evaluate</i>	<i>9/5 - The relief is release of requested information ahead of the public hearing.</i>	<b>Accept</b> <i>See discussion above for submission 9/5.</i>

**WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES**

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
				<i>the reasons for this change.</i>		
9/7	Wiles, Royce	General	Support in part	The submitter questions if unprotected trees will be removed following PC2.	The submitter requests to see Council's policies linked to the proposed plan change in order to be able to evaluate the entire proposal. (i.e. WDC Tree Policy). No other relief sought.	<b>Accept</b> See discussion above for submission 9/5.
FS16/15	Wiles, Royce	General	Support	<i>WDC has not released or supplied the requested documents - instead a cut-and-paste paragraph in the submission summary states that I am only requesting to see the policies - yes, but until I get that "relief" i.e. see them, I have to change my submission to oppose the change because the WDC has failed to provide documentation necessary to evaluate the reasons for this change.</i>	<i>9/7 - The relief is release of requested information ahead of the public hearing.</i>	<b>Accept</b> See discussion above for submission 9/5.
9/8	Wiles, Royce	General	Support in part	The submitter questions what mitigating steps are planned for the attrition of tree coverage.	The submitter requests to see Council's policies linked to the proposed plan change in order to be able to evaluate the entire proposal. (i.e. WDC Tree Policy). No other relief sought.	<b>Accept</b> See discussion above for submission 9/5.
FS16/16	Wiles, Royce	General	Support	<i>WDC has not released or supplied the requested documents - instead a cut-and-paste paragraph in the submission summary states that I am only requesting to see the policies - yes, but until I get that "relief" i.e. see them, I have to change my submission to oppose the change because the WDC has failed to provide documentation necessary to evaluate the reasons for this change.</i>	<i>9/8 - The relief is release of requested information ahead of the public hearing.</i>	<b>Accept</b> See discussion above for submission 9/5.
9/10	Wiles, Royce	General	Support in part	The submitter states that Cambridge is	The submitter requests to see Council's	<b>Accept</b> See discussion above

**WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES**

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
				known for its tree canopy and questions what Council's initiatives are to maintain that tree canopy.	policies linked to the proposed plan change in order to be able to evaluate the entire proposal. (i.e. WDC Tree Policy). No other relief sought.	for submission 9/5.
FS16/18	Wiles, Royce	General	Support	WDC has not released or supplied the requested documents - instead a cut-and-paste paragraph in the submission summary states that I am only requesting to see the policies - yes, but until I get that "relief" i.e. see them, I have to change my submission to oppose the change because the WDC has failed to provide documentation necessary to evaluate the reasons for this change.	9/10 - The relief is release of requested information ahead of the public hearing.	<b>Accept</b> See discussion above for submission 9/5.
10/1	Moodie, Jane	General	Support in part	The submitter is a member of the Cambridge Tree Trust and has previously met with Council staff about PC2.	N/A	<b>Accept</b> No change.
FS16/1	Wiles, Royce	General	Support	Each of these points suggests more consultation, more transparency in WDC processes and steps are needed. Without being able to see related policies and decisions submitters are in the dark about what WDC is attempting with regard to overall tree management.	10/1 - Delay of this change to the plan until WDC has released a full suite of background and policies (in draft if need be) to show the overall context and policy direction with trees and thus allow meaningful public consultation. Moving ahead with incomplete documentation short-circuits the process of public consultation and is against the spirit of the Resource Management Act 1991.	<b>Accept in part</b> See discussion above for submission 9/5.
10/4	Moodie, Jane	General	Support in part	The submitter is concerned about a lack of a process to protect the next generation of trees or to replace existing protected trees when they die.	No relief sought.	<b>Accept in part</b> Council's focus is on now on trees located on Council land. Policy 2 in the Draft Waipa District Tree Policy states: "Council will undertake planting for

**WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES**

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
						<i>continuity where trees are in a state of decline, commencing decay, have suffered damage or have been removed. Replacement trees shall be planted within the same or next available planting season, having regard to Policy 3 below.”</i>
FS16/4	Wiles, Royce	General	Support	<i>Each of these points suggests more consultation, more transparency in WDC processes and steps are needed. Without being able to see related policies and decisions submitters are in the dark about what WDC is attempting with regard to overall tree management.</i>	<i>10/4 - Delay of this change to the plan until WDC has released a full suite of background and policies (in draft if need be) to show the overall context and policy direction with trees and thus allow meaningful public consultation. Moving ahead with incomplete documentation short-circuits the process of public consultation and is against the spirit of the Resource Management Act 1991.</i>	<b>Accept</b> <i>See discussion above for submission 9/5.</i>
FS20/18	Cambridge Tree Trust	General	Support	<i>We have advocated in the past for process to identify the next generation of protected trees. Craig Webb also raised this point.</i>	<i>10/4 - Plan Change 2 should include a process by which the next generation of protected trees can be identified.</i>	<b>Accept in part</b> <i>Council’s focus is on now on trees located on Council land. Policy 2 in the Draft Waipa District Tree Policy states: “Council will undertake planting for continuity where trees are in a state of decline, commencing decay, have suffered damage or have been removed. Replacement trees shall be planted within the same or next available planting season, having regard to Policy 3 below.”</i>
11/5	Voice, Neil & Rona	General	Oppose	<i>The submitter raises concerns regarding the money spent on maintaining protected trees and whether the maintenance had been done. The submitter believes PC2 is a cost cutting process for Council.</i>	<i>No relief sought.</i>	<b>Reject</b> <i>PC2 is not a cost cutting exercise but is a change of policy direction for the Council. Council will undertake a review of all trees proposed to be removed from the protected tree list</i>

**WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES**

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
						prior to them being officially taken off that list. This will ensure that any maintenance issues are addressed at this stage.
FS17/2	Mason, Jane Catherine	General	Support	<i>I agree with the submitters concerns regarding the already insufficient money spent by Council on maintaining the existing protected trees in Cambridge. On our street (Bowen) we've had a branch hit the roof gutter bending it. Our neighbours roof tiles were hit and broken by the branch with ensuing rain damage to the ceiling and living room. Across the road a limb from the English Oak crashed down taking out the power lines. On the corner of Bowen &amp; Thornton Road a limb crashed through a newly erected fence. All this from protected trees.</i>	<i>11/5 - Owners of protected trees do not have confidence in the tree pruning and maintenance programmes. There has been an obvious diminished amount of pruning maintenance of protected trees in recent years. Mature trees can exist in an urban environment if correctly and regularly pruned and maintained so the tree is not left to outgrow the size of its surroundings.</i>	<b>Accept in part</b> See discussion above for submission 11/5.
14/1	Gainsford, Jennie	General	Oppose	The submitter is a former member of the WDC Heritage Council who fought for protection of trees. The submitter is concerned about historic trees being removed off the protected trees list.	To keep all existing trees on the protected tree register.	<b>Reject</b> PC2 introduces a new STEM system for assessing trees. In addition, Mr Webb as advisor to Council has reassessed all of the trees on the Council's protected tree list under the new STEM system. A number of trees on that list no longer meet the requirements for protection and are recommended for removal from the list. However Council is also placing greater emphasis on trees on Council land and this is demonstrated through the proposed revisions to the Waipa District Tree Policy as contained in Appendix D to this report.

**WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES**

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
FS16/21	Wiles, Royce	General	Support	<i>Each of these points is valid and once again we have a theme in the submissions of insufficient preparation of the public about current decisions, contextual studies etc. and even the Council's own expert mentions a raft of policies being needed.</i>	<i>14/1 - Delay of this change to the plan until WDC has released a full suite of background and policies (in draft if need be) to show the overall context and policy direction with trees and thus allow meaningful public consultation. Moving ahead with incomplete documentation short-circuits the process of public consultation and is against the spirit of the Resource Management Act 1991.</i>	<b>Accept in part</b> <i>Appendix D contains the proposed changes to the Waipa District Tree Policy which demonstrates a renewed emphasis on trees on Council land.</i>
14/3	Gainsford, Jennie	General	Oppose	The submitter views developers and developments as the catalyst of tree removal.	To keep all existing trees on the protected tree register.	<b>Reject</b> See discussion above for submission 14/1.
FS16/23	Wiles, Royce	General	Support	<i>Each of these points is valid and once again we have a theme in the submissions of insufficient preparation of the public about current decisions, contextual studies etc. and even the Council's own expert mentions a raft of policies being needed.</i>	<i>14/3 - Delay of this change to the plan until WDC has released a full suite of background and policies (in draft if need be) to show the overall context and policy direction with trees and thus allow meaningful public consultation. Moving ahead with incomplete documentation short-circuits the process of public consultation and is against the spirit of the Resource Management Act 1991.</i>	<b>Accept in part</b> <i>Appendix D contains the proposed changes to the Waipa District Tree Policy which demonstrates a renewed emphasis on trees on Council land.</i>
14/4	Gainsford, Jennie	General	Oppose	The submitter notes that the previous Cambridge Borough Council would replace a lost significant tree with two trees, to ensure the town always has mature trees. The Council believes this Council does not do that.	To keep all existing trees on the protected tree register.	<b>Reject</b> See discussion above for submission 14/1.
FS16/24	Wiles, Royce	General	Support	<i>Each of these points is valid and once again we have a theme in the submissions of</i>	<i>14/4 - Delay of this change to the plan until WDC has released a full suite of</i>	<b>Accept in part</b> <i>Appendix D contains the proposed changes to the Waipa District</i>

**WAIPA DISTRICT PLAN: PLAN CHANGE 2 – PROTECTED TREES**

Submission point	Submitter Name	Plan Change Reference	Support / Oppose / In Part	Reason for Submission	Decision Requested	Recommendation
				<i>insufficient preparation of the public about current decisions, contextual studies etc. and even the Council's own expert mentions a raft of policies being needed.</i>	<i>background and policies (in draft if need be) to show the overall context and policy direction with trees and thus allow meaningful public consultation. Moving ahead with incomplete documentation short-circuits the process of public consultation and is against the spirit of the Resource Management Act 1991.</i>	<i>Tree Policy which demonstrates a renewed emphasis on trees on Council land.</i>

## Appendix A: List of Submitters and Further Submitters

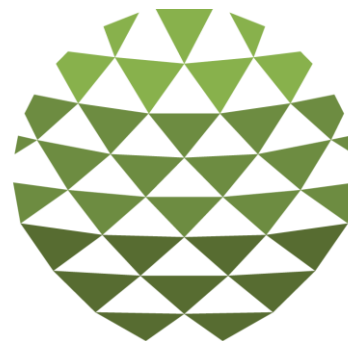
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Submitter Names	Number
Christopher Floyd	1
Roger Jordan	2
Richard Carver	3
Chris Beex	4
David Phillips	5
Tom Davies	6
Fairview Motors	7
Roger Axcell & Nola Searancke	8
Royce Wiles	9
Jane Moodie	10
Kay Rona	11
Elizabeth Bridgman	12
Jill & John Elliott	13
Jennie Gainsford	14
Pamela Carter	15
Further Submitter names	Number
Royce Wiles	FS16
Jane Mason	FS17
Helen Gubelmann	FS18
Jill and John Elliot	FS19
Cambridge Tree Trust	FS20



## Appendix B: Craig Webb technical report

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**CRAIG WEBB**  
Consultant Arborist

*PLAN CHANGE 2*  
*SUBMISSIONS REVIEW*

WAIPA DISTRICT COUNCIL

REPORT PREPARED BY: CRAIG WEBB

DATE: 25 FEBRUARY 2019

## TABLE OF CONTENTS

1	Introduction .....	3
2	Analysis of Submissions .....	3
	Topic 1: Assessment Methodology .....	3
	Topic 2: Individual Tree Assessments / Stem Scores .....	4
	Topic 3: Value of Trees .....	5
3	Discussion .....	6



## 1 INTRODUCTION

- 1.1 I, Craig Webb Consultant Arborist (CWCA Limited), have been commissioned by Waipa District Council (WDC) to provide a response to submissions received on the notified Plan Change 2 – Protected Trees.
- 1.2 The purpose of this report is to provide analysis and commentary, relating to submissions of three topics, as set out in the original brief I received by email from Chris Dawson, Planning Project Manager, Bloxam Burnett & Oliver Limited. The three submission topics are:
  - Topic 1: Assessment Methodology
  - Topic 2: Individual Tree Assessments / STEM scores
  - Topic 3: Value of Trees
- 1.3 This report has been compiled with reference to the 15 submissions that were received by Waipa District Council following notification of the plan change. A number of the submissions contained comments relevant to the three topics that I have been asked to comment on.

## 2 ANALYSIS OF SUBMISSIONS

### TOPIC 1: ASSESSMENT METHODOLOGY

- 2.1 Submissions from Christopher Floyd (1) and Roger Jordan (2) oppose the plan change for concern about the loss of protection for many trees as a result of the change in the evaluation methodology. Submissions from David Phillips (5), Royce Wiles (9) and Jane Moodie (10), support the Plan Change in part, and raise concerns about the number of trees that lose protection status following reevaluation using STEM.
- 2.2 Submissions from Richard Carver (3) and Chris Beex (4) oppose the plan change due to questions around the STEM system and the reasons for changing from the RNZIH system. This topic was discussed in my original report, and I provide additional commentary in the Discussion (3.0) of this report.
- 2.3 Submissions from Roger Axcell & Nola Searancke (8) and Pamela Carter (15) support the change to the STEM evaluation method as part of the plan change.
- 2.4 With respect to submissions (1), (2), (5), (9) & (10), it is acknowledged that while some attrition to the protected tree list is inevitable within each tree evaluation cycle, it could well be argued that a 34% loss to the list of protected trees is greater-than-expected attrition from natural (or unnatural) causes. The setting of a protection threshold is the key driver in determining the number of trees that are protected under any evaluation system. When a new system of tree evaluation is introduced, a percentage of loss from a subset of trees is expected, and this is also determined by the protection threshold that is set.



- 2.5 The 120 points threshold results in 34% of the current trees being removed from the list of protected trees. While natural attrition through aging and down-grading of the quality of trees is expected to occur over time, I agree that losing 1/3 of the protected trees could be considered to be too high. For this reason, consideration of lowering the protection threshold could be warranted.

## TOPIC 2: INDIVIDUAL TREE ASSESSMENTS / STEM SCORES

- 2.6 Several submissions relate to particular individual trees.

- Steven Dyke (7), on behalf of Fairview Motors Limited submits that the English Oak at 95 Victoria Street should be removed from the protected tree list. The English oak scored 90 points, so is below the protection threshold of 120 points. The plan change is supported by Steven Dyke.
- The submission from Kay Rona (11) is concerned with the English oak at 95 Carlyle Street that scored 108 points. Kay Rona opposes the plan change due to issues with management of the English oak tree.
- Elizabeth Bridgeman (12) opposes the plan change because a golden elm at 30A Hamilton Road will not be protected, having scored 117 points.
- Jill and John Elliot (13) support the plan change in part and have raised concern about the black walnut tree at 18 Le Quesnoy Place, which scored 144 points.

- 2.7 The examples above highlight the differences in perspective of different tree owners / landowners. This also relates to the matter of voluntary protection and whether perceived hardship, nuisance values and other negative values (perceived or actual) should influence the list of protected trees. In response to those four submissions, I provide the following guidance:

- Removal of the English oak tree at 95 Victoria Street from the protected tree list will satisfy the submitter. The tree has been found to be not worthy of mandatory protection.
- The golden elm at 30A Hamilton Road could be reevaluated in light of the submitter's claims of tree-related benefits and historic value. A score that protects this tree (under the current protection threshold) could be achieved by a one-step shift in any one category in STEM to a higher value.
- The black walnut tree at 18 Le Quensoy Place was found to be in good condition and no threat to human, animal or plant life. It is true that black walnut trees have toxic compounds that can kill other plants or prevent many from growing, however in this tree's current setting the harm done is not a significant factor, in my opinion. The toxic compounds' hazard to humans and animals is overstated in the submission and not supported by fact. Black walnut provides an edible tree-nut crop and the nuts have been found to be toxic to dogs only when moldy (the fungal mold is toxic). The black walnut tree scored well due to its size, visual amenity and function factors. The tree



achieved low scores in areas of STEM where nuisance can be considered. In consideration of the potential nuisance values of this tree, it is noted that no dwelling currently occupies the site, so the tree does not impact on any inhabitants. It is acknowledged that the presence of a protected tree could have significant implications for future land development on this property, and that this may require creative planning and architecture. In light of the submission by Jill and John Elliot, the black walnut could be reevaluated. However, in this case the tree is unlikely to be down-graded to an unprotected status, given the score is 24 points (4 one-step shifts to a lower category) above the protection threshold of 120 points.

- The English oak tree at 95 Carlyle Street is in a condition that makes it not worthy of mandatory protection. This tree scored just 84 points, largely due to its poor condition. The hand-over of responsibility and Council's past maintenance of the tree are cited as concerns, yet the benefit of trees in relation to a high water-table are described as reasons why the submitter does not want the tree removed. While the history of management of this tree are unknown to me, it seems clear that the problem with this tree is not the maintenance of it by Council, but the damage that the tree endured during development of land.

- 2.8 My recommendation for peer review of my STEM scores and the input of an historian may be warranted where any further details or claims of individual tree merit are supplied by members of the public. A reevaluation of the scores may shift some trees into the protected status bracket (currently above 120 points).

### TOPIC 3: VALUE OF TREES

- 2.9 Submissions from Christopher Floyd (1), Royce Wiles (9) and Jane Moodie (10) mention the multiple benefits of trees. These topics are largely linked to the Waipa District Tree Policy, which I understand is under review concurrent with, or subsequent to, Plan Change 2. The Waipa District Tree Policy is outside the scope of my review, but I support the development of Council policies that recognize the multiple and significant benefits of trees.
- 2.10 Jill & John Elliot (13) submit that there should be scope to remove trees that are a danger to people, plants and animal lives. I agree that trees that contain a proven risk of harm should be removed if the risk of harm cannot be tolerated or mitigated. Trees that are obviously faulty should not be nominated or considered for evaluation as protected trees.
- 2.11 The submission by Christopher Floyd (1) suggests a mechanism for voluntary protection of individual trees on private land should be provided. This is a matter, that is outside of my consideration as part of my brief, however, I would point out that tree protection by private covenant is a mechanism that already exists for land-owners to register protection of trees on private property. By virtue of STEM being a tree evaluation system, it is not a mechanism that is going to give protection to all trees that are voluntarily nominated for protection. Going back to my original report, I suggested that a lower-tier of protection could be included in the District Plan to capture the next generation of historic and notable trees. This is a matter that could be



considered as a means of addressing submitters' calls for voluntary protection, so that trees of merit that don't meet the protection threshold can be protected if they meet a certain score or other notable criteria.

- 2.12 Similarly, protection of the next generation of trees is also a topic of the submission from Jane Moodie. I agree that the STEM evaluation method limits the ability of Council to add new trees to the list of protected trees, due to the threshold that is set generally only allowing large, prominent or otherwise exceptional trees to become protected. Again, a lower-tier of protection could be considered for inclusion in the District Plan to capture the next generation of protected trees.
- 2.13 The STEM system recognizes many of the important values of trees, such as amenity, function (usefulness), role in a landscape and climatic influence. The system, developed as a means of evaluating amenity trees, is somewhat skewed towards visual amenity of the tree and the physical condition of tree. While there is some scope to consider wildlife habitat, stormwater amelioration, soil stabilization, carbon sequestration, air quality and temperature moderation functions, these are relatively small components of the evaluation system as it stands.

### 3 DISCUSSION

- 3.1 All tree evaluation methods have limitations and problems in their application. By their very nature, tree evaluation systems are subjective, and it is not uncommon for two evaluators with similar qualifications and backgrounds to arrive at different scores when undertaking evaluation of the same tree. This is due to differences in interpretation of many of the criteria that are assessed under tree evaluation systems.
- 3.2 The Standard Tree Evaluation Method (STEM) is used by the majority of Council's that evaluate trees in New Zealand. This method can be considered a 'standard' method and there is significant potential benefit in Waipa District Council adopting STEM. The RNZIH method has been superseded by the STEM method.
- 3.3 Many arborists and landscape professionals have familiarity with the STEM method, meaning that the assessment, review and moderation process for trees evaluated using STEM is relatively straightforward. Thresholds for protection of trees using STEM are already well established and 'proven' through environment court hearings, so these may be considered to be beyond challenge. As the 'standard' for tree evaluation in New Zealand, STEM procedures and practices may be re-evaluated, updated, supported by additional guidance and improved over time, making tree evaluation simpler and less subjective. Subsequent reviews of STEM may, for example, recognize or put more emphasis on the less tangible benefits of trees, such as those listed in the submission from Jane Moodie.
- 3.4 The application of STEM to trees that have significant benefit to society, ignores any factors relating to private property rights, ownership responsibilities and custodianship of trees. A system of tree evaluation for the purpose of mandatory protection should assume that tree



- protection is for the longer-term benefit of the community and ignore the short-term vagaries of property ownership and management regimes.
- 3.5 Setting of thresholds for protection under STEM, or any system of tree evaluation can be a contentious issue. The STEM manual provides no guidance as to how a threshold for formal protection of trees should be set. This is where reference to other District Council's tree policies is useful. A score of 120 points is a defensible position as it aligns with many other Councils that use STEM. In light of Cambridge being known as Town of Trees, there may be justifiable reason to set a lower protection threshold than other Council's.
- 3.6 I have reviewed the list of trees that fail to meet the protection threshold of 120 points and found that eleven (11) of the 41 trees appear to have suffered a decline in condition, due to health conditions, aging or a change in circumstances. This may be considered 'natural' attrition, as the tree population ages and the use of land changes. Of the 30 trees that were assessed to have no down-grading from natural attrition, nineteen scored 114 or higher points. Just two of the eleven trees suffering from attrition made a score of 114. A score of 114 is just a one-step upward shift in any one category in STEM to a score that gives the trees protection status. Therefore, lowering the STEM threshold to 114 would result in just 20 trees (17%) falling off the list of protected trees.
- 3.7 When undertaking the STEM reviews of all existing notable trees, I used conservative inputs into the evaluation system. With this in mind, there is potential for a more liberal application of the scoring system to shift the balance of trees that meet the threshold. In particular, further information that supports any historical, cultural or significant amenity values will positively affect the ratings of trees. A peer review of the scores by another arborist, plus further input from historians and landscape specialists may shift the scores that are applied under STEM.
- 3.8 I am of the opinion that the methodology (STEM) is the best option for tree evaluation and that there is potential for the scores and score thresholds to shift to allow for more trees to remain on the list of notable trees to meet the concerns of the majority of the submitters.





## Appendix C: STEM report extracts (for Topic 2)

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**To:** Chris Dawson **Cc:** Brad Ward, Wayne Allen

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**From:** Chris Brockelbank

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**Date:** 20 March 2019 **File Ref:** 070-01-45/3

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**Subject:** STEM peer review - PC2

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## EXECUTIVE SUMMARY

The purpose of this Memo is to provide details of the STEM peer review undertaken on two protected trees as part of the submissions review for PC2.

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Submissions were received regarding the STEM scores of the golden elm at 30A Hamilton Rd and the black walnut at 18 Le Quesnoy Pl. In the PC2 Submissions report received from Craig Webb (Consultant Arborist) on 25<sup>th</sup> February 2019 he suggested a review of his STEM scores could be undertaken.

As a result of the submissions on these trees and considering their scores were within range of key indicators in the STEM scoring system, Brad Ward (Community Facilities Team Leader) and myself have STEM peer reviewed these two protected trees. Both trees were reviewed on 27<sup>th</sup> February 2019.

### **30A Hamilton Rd – golden elm tree – original STEM score 117 points**

Considering the late stage in the season when this tree was peer reviewed (at the end of summer) this tree had a healthy canopy; it was thickly covered with leaves and looked lush. Many other trees at this time were showing signs of stress following the hot dry summer; with wilting leaves, leaf loss and thinning canopies on trees around Cambridge. Therefore, it was agreed the vigour and vitality of this tree was very good.

A change in Vigour and Vitality from Good (15 points) to Very good (21 points) under STEM changes the score for this tree from 117 to 123.

### **18 Le Quesnoy Pl – black walnut tree – original STEM score 144 points**

When this tree was STEM assessed by Craig Webb he considered the site as it is now, i.e. an undeveloped section. However, this is a residential site with the intention that a dwelling be constructed here. Therefore, we reviewed the STEM score for this tree with consideration of it as an occupied site with a dwelling. Due to the relatively small size of this site, this tree will be close to the house and the tree will cover much of the unbuilt portion of the site. Because of this the occupants could be considered to be significantly impacted by this tree. A large volume of walnuts fall from a tree this size; walnuts are big, heavy fruit which are attractive to rats and can produce a mould which is toxic to animals. Walnut trees are also allelopathic. Allelopathy can have an

adverse effect in the garden, resulting in reduced seed germination and plant growth, limiting the ability to grow other plants on this property.

With this review, the Function of the tree on this site drops from Useful to Minor (Function is the STEM criteria where both positive and negative impacts should be considered).

A change in Function from Useful (9 points) to Minor (3 points) under STEM changes the score for this tree from 144 to 138.

## Summary

I have liaised with Craig Webb regarding these proposed changes as part of this peer review process and he agreed with the reviewed score of the Vigour and Vitality of the golden elm at 30A Hamilton Rd and with the reviewed score of the Function for the black walnut at 18 Le Quesnoy Pl due to the consideration of it as a residential site with a future residential dwelling and occupants.

Please let me know if you need any more details.



Chris Brockelbank  
**ARBORIST**

## Appendix D: Draft Waipa District Council Tree Policy (2019)

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## Draft Waipa District Council Tree Policy – 28 May 2019

Existing Tree Policy (To be Superseded)	Draft Replacement Tree Policy
<p><b>Purpose:</b></p> <p>To provide guidelines for the management of trees on public land, and make provision for the recognition and protection of significant specimen trees on private and public land.</p>	<p><b>Purpose:</b></p> <p>To provide policy direction for the management of amenity trees on Council land and protected trees on private property.</p>
<p>Trees on Council Land – Policy 4.4.5.1</p>	<p>Trees on Council Land</p>
<p>a) Council will maintain trees on Council land, including road reserves, to ensure their good health and undertake planting for continuity where trees are nearing maturity or commencing to decay.</p>	<p><b>Maintenance and New Planting:</b></p> <ol style="list-style-type: none"> <li>1) Council will maintain trees on Council land, including road reserves, to ensure their good health, safety and amenity function.</li> <li>2) Council will undertake planting for continuity where trees are in a state of decline, commencing decay, have suffered damage or have been removed. Replacement trees shall be planted within the same or next available planting season, having regard to Policy 3 below.</li> <li>3) New planting and planting for continuity shall take into consideration ‘the right tree for the right place’, including potential impacts on utility infrastructure, Regional Infrastructure Technical Specification requirements (RITS) and the long-term cost impacts associated with ongoing maintenance.</li> <li>4) Council will avoid the inappropriate siting of buildings and development within the root protection zone of culturally significant, historic, significant native and gifted trees on the Council register.</li> <li>5) A minimum tree grade of PB95 (45L) shall be used for tree planting, unless lesser grades have been approved by the Manager Community Facilities due to limitations of species availability. Street trees shall have a minimum 30mm diameter trunk at time of planting.</li> <li>6) Unless exceptional circumstances have been approved by the Manager Community Facilities, street tree planting clearances shall be in accordance with the relevant setbacks specified in the Regional Infrastructure Technical Specification (RITS).</li> <li>7) Council will maintain an approved tree species register which identifies suitable species for specific locations. Tree planting on Council land</li> </ol>

Existing Tree Policy (To be Superseded)	Draft Replacement Tree Policy
	<p>shall have regard to the species register.</p> <p>8) To compensate for the effect of higher density urban development on limiting tree choice, Council will plant larger trees of long-term value in suitable public spaces.</p> <p>9) Tree pruning shall have regard to:</p> <ul style="list-style-type: none"> <li>- The species, function and form of the tree; and</li> <li>- Aesthetic impacts on the streetscape or reserve.</li> </ul>
<p>b) Trees on public reserves, including road reserves and Council land, are to be considered for removal only if it is clearly established that the tree is a potential danger to life or property by showing signs of structural defects, commencing to decay, or where root systems have obstructed or damaged utility services.</p>	<p><b>Tree Removal:</b></p> <p>10) Trees on public reserves, including road reserves and Council land, are to be considered for removal only in the following circumstances:</p> <ul style="list-style-type: none"> <li>(i) if it is clearly established that the tree is a potential danger to human life or property by showing signs of structural defects, commencing to decay, or where root systems have obstructed or damaged utility services which cannot be repaired without tree removal; or</li> <li>(ii) if the tree constitutes a weed species which is self-sown and / or which has high weed dispersal potential; or</li> <li>(iii) if the tree creates severe hardship for adjoining private property by virtue of extraordinary leaf or debris drop, significant overhang (&gt;25% of canopy) or damage caused by root systems where root pruning cannot be achieved; or</li> <li>(iv) where tree removal is necessary to make way for Council-approved capital development or improvements. In these circumstances, the process will involve public consultation if the tree proposed for removal has a STEM score greater than 138.</li> </ul>
<p>c) Public reserves, road reserves or Council land which are adjacent to private property will be considered for removal if severe hardship from the effect of the trees can be proved. Types of hardship effecting persons lifestyle would include severe shading and overhang of trees onto private property. Severe overhang could be measured as being in excess of 25% of a tree's canopy overhanging private property. Leaf fall on its own onto private property is not considered a severe hardship.</p>	
<p>d) Trees on Council administered land will be considered for removal to make way for Council approved capital development or improvements.</p>	
<p>e) A register will be maintained on the care and protection of historic, significant native and gifted trees on Council land.</p>	<p><b>Tree Register:</b></p> <p>11) A Council Tree Register will be maintained for significant exotic and indigenous trees on Council land, as well as culturally significant trees, historic trees and gifted trees. The Council Tree Register will be maintained as a 'live', non-statutory document.</p> <p>12) Threshold criteria will be developed for the inclusion of significant exotic and indigenous trees on the Council tree register.</p>

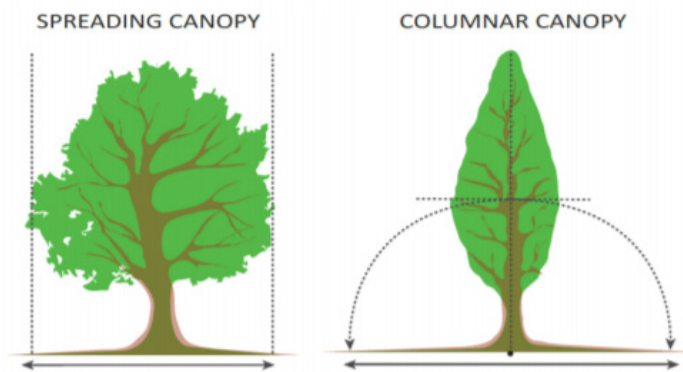
Existing Tree Policy (To be Superseded)	Draft Replacement Tree Policy
	<p>13) Nga Iwi Topu O Waipa will be consulted when:</p> <ul style="list-style-type: none"> <li>- It is proposed to undertake works to, or in the vicinity of culturally significant trees; and</li> <li>- Culturally significant trees are proposed for inclusion or removal on the Council Tree Register.</li> </ul>
<p>f) Any felling or pruning or trimming of any tree on Council land is to be undertaken at the direction and to the satisfaction of the Asset Manager Recreation.</p>	<p><b>Staff Authorisation:</b></p> <p>14) The felling or pruning or trimming of any tree on Council land is to be undertaken by a suitably qualified arborist at the direction of, and to the satisfaction of, the Manager Community Facilities.</p>
Trees on Private Land – Policy 4.4.5.2	Trees on Private Land
<p>a) Council will undertake a regular five yearly review of all trees identified in the Waipa District Plan to ensure that they are in good health and not posing a significant hazard.</p>	<p>15) Significant trees on private property shall be protected and managed through the provisions of the Waipa District Plan. The Waipa District Plan shall include a register of protected trees on private property.</p> <p>16) Access permitting, Council will undertake an independent five-yearly review of protected trees identified in the Waipa District Plan to ensure that they are in good health and retain at least 120 points in the Standard Tree Evaluation System (STEM).</p> <p>17) Protected trees on private property which no longer score at least 120 points in the Standard Tree Evaluation System (STEM) will be considered for removal from the Waipa District Plan protected tree register at the next available Plan review / Plan change opportunity.</p>
<p>b) During the five yearly review, Council will fund tree maintenance work identified as being necessary to maintain safety, health and amenity level on trees that are protected within Council's District Plan.</p>	<p><b>Maintenance Assistance:</b></p> <p>18) Subject to funding availability, Council will provide an annual contestable fund to assist landowners in maintaining trees that are protected under the Waipa District Plan.</p>
<p>c) Council will provide, at its expense, an advisory service to all owners of trees that are worthy or potentially worthy of protection within Council's District Plan. In order to be worthy of protection, a tree must accumulate at least 100 points in the RNZIH Tree Evaluation System, potentially</p>	<p><b>Advisory Service:</b></p> <p>19) On a requested basis, and at its expense, Council will provide an advisory service to owners of trees that are potentially worthy of protection within the Waipa District Plan. In order to be worthy of protection, a tree must accumulate at least 120 points in the Standard Tree Evaluation</p>

Existing Tree Policy (To be Superseded)	Draft Replacement Tree Policy
<p>worthy trees must accumulate between 90 and 99 points.</p>	<p>System (STEM). 20) Trees which meet STEM qualification criteria will be considered for inclusion within the Waipa District Plan's protected tree register as part of the next available Plan review / Plan change opportunity.</p>
<p>d) If a tree does not maintain a level of at least 100 points in the RNZIH Tree Evaluation System, or the tree dies, then Council will consider initiating a District Plan change to remove it from the list of protected trees. Council accepts no responsibility for any costs associated with a tree after it is removed from the list of protected trees.</p>	
<p>e) Should a tree on the schedule be damaged during a storm, Council will assist in the cost of clearing up the particular tree, but will not be responsible for damage caused by that tree</p>	
<p>f) Protection measures for stands of indigenous trees will be targeted at those stands achieving in excess of 100 points from the RNZIH Tree Evaluation System, or a similar system approved by the RNZIH.</p>	



## Definitions

'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 half the height of the tree. The definition is explained in the diagram below, which is aligned with the definition in the Operative District Plan).



K:\132890 Waipa District Council\157 Protected Tree Plan Change\s42A report\Appendices\App D\Draft WDC Tree Policy 28 May 2019.docx

## Appendix E: Draft Waipa District Council Protected Tree Guide

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**To:** Chris Dawson **Cc:** Brad Ward

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**From:** Chris Brockelbank

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**Date:** 20 May 2019 **File Ref:** 070-01-45/3

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**Subject:** Proposed Guide to Protected Trees

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## **EXECUTIVE SUMMARY**

The purpose of the memo is to provide details of a proposed Council Guide to Protected Trees, incorporating the new rules proposed by PC2.

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If adopted, PC2 will result in significant changes to the management and maintenance of protected trees.

### **Council Guide to Protected Trees**

There is currently a Council Guide to Protected Trees, this will need to be changed to reflect any changes made as a result of PC2. Accordingly, the current guide has been updated to reflect the proposed changes and is attached as Appendix One to this memo.

### **Protected Tree Maintenance Fund**

Subject to Council funding approval, Council may have an annual contestable protected tree maintenance fund to assist with the costs associated with pruning and maintaining protected trees. Information about this proposed fund is attached as Appendix Two to this memo and if approved these details would be incorporated into the memo.

### **List of Qualified Arborists**

A list of local qualified arborists could be included in the Guide to Protected Trees. Council could invite local arborists to provide evidence of qualifications, health and safety, insurance etc. and produce of list of arborists that are suitably qualified and experienced to for tree owners to choose from to undertake work on protected trees.

Please see attached the proposed Council Guide to Protected Trees (Appendix One) and proposed Protected Tree Maintenance Fund (Appendix Two).

Please let me know if you have any questions or need any more information.



Chris Brockelbank  
**ARBORIST PLANNER**

Appendix One

# COUNCIL GUIDE TO PROTECTED TREES

## WDC Website information

### (Proposed)

#### **A guide to protected trees**

The Waipā District, particularly Cambridge, contains a number of significant specimen trees of historic, botanic and amenity value, many of which date from early European settlement.

#### **Why have protected trees?**

Trees are a valued community feature as they provide visual amenity, soften the built landscape and contribute to a sense of heritage – trees are a living symbol that connects past, present and future. Trees also contribute to a healthy environment; they improve our climate, act as carbon sinks and provide food and important habitat for a range of different species.

Cambridge, in particular, is fortunate in having many mature trees on private property. Most of these trees are introduced species which were planted in the late 19th Century. There were very few trees in the vicinity of Cambridge at the time of European settlement in 1864.

The Waipa District Plan (DP) contains provisions in Section 23 which seek to protect trees which have been identified as having high historic, botanic and amenity value.

The focus in this section of the District Plan is on the protection of listed specimen trees on private property from inappropriate pruning, trimming, removal, or incompatible development within their root protection zone, to ensure that they continue to be enjoyed by future generations

#### **What are the consequences if someone breaks the rules of the district plan regarding protected trees?**

If you remove, prune or work near a protected tree on your property without first applying for resource consent, you may incur a fine under the Resource Management Act.

#### **How are the trees chosen?**

Each tree is inspected, evaluated and scored by a Qualified arborist using the Standard Tree Evaluation Method (STEM). STEM is commonly used in New Zealand for the evaluation of trees. Features included in the STEM inspection cover the following:

- **Condition evaluation;** comprising Form, Occurrence, Vigor and Vitality, Function and Age;
- **Amenity evaluation;** comprising Stature, Visibility, Proximity, Role and Climate; and
- **Notable evaluation;** comprising Stature, Historic Association and Scientific Value

## **How are trees added to the list?**

If the owner of a tree; Council staff, or anyone else believes that a particular tree is worthy of protection, an assessment can be made to establish whether it meets the requirements for protection. Under the District Plan, a tree has to achieve a minimum STEM score of 120 points to be considered for inclusion on the protected tree list. Should the tree be confirmed as having significant value and meet the Council criteria for protection, it will need to be the subject of an application for a Plan Change to be included in Section 23 of the Waipa District Plan.

This Plan Change process is publicly notified so that any interested person may comment on the proposal. Trees are also removed from the list by Plan Change process.

## **Where are the protected trees located?**

Most of the trees are located in Cambridge with a few in Te Awamutu, Pirongia and Ohaupo. The most reliable means of identification is by checking Appendix N4 of the Waipa District Plan. It is advisable to acquire a Land Information Memorandum (LIM) prior to purchasing a property. The LIM will include details of any protected trees on the property.

## **What are the rights and responsibilities of the owner?**

The tree/s (and the space around it) may be used and enjoyed as usual (including lawn mowing and gardening), provided that the tree, including the root system, is not damaged in any way.

The tree owner is responsible for keeping their protected tree safe; this may require regular inspection of the tree by a Qualified arborist as well as pruning and other maintenance identified as necessary and permitted by the District Plan.

Should the tree lose the qualities for which it was protected or if it becomes structurally unsound, contact a Qualified arborist for advice.

## **What if I want to prune the tree?**

Limited pruning can be carried out by the tree owner. Some remedial pruning and tree maintenance is a Permitted Activity under the District Plan when carried out under the direction of and in accordance with the recommendations of a Qualified arborist. Section 23.4.1.1 of the District Plan provides guidance on what constitutes permitted pruning. Contact a Qualified arborist, who will assess whether the tree requires any work.

A Resource Consent is required for the pruning or shaping of a protected tree where the works would fall outside of the permitted pruning set out in Section 23.4.1.1. The Resource Consent must be obtained before any work can begin.

## **Under what circumstances might a tree be removed?**

Emergency works to or the removal of a protected tree may be permitted where the tree is causing an imminent threat to human life or property. However; the need for the emergency works must be confirmed by a Qualified Arborist, Council must also be notified prior to the works commencing and the works must be no greater than that required to alleviate the imminent threat to life or property.

Otherwise, Resource Consent is required for the removal of a protected tree. The matters that are assessed in an application for resource consent to remove a protected tree include the following:

- Whether the protected tree is causing harm to property, services, buildings or people;

- The extent to which the protected tree is causing hardship;
- Whether there are any alternatives that would avoid the need for the removal of the protected tree;
- The impact of the loss of the tree on amenity values in the area; and
- Whether a replacement tree can be established in an appropriate location.

### **Who is liable for costs?**

All costs associated with pruning and maintaining a protected tree are met by the owner or in the case of a resource consent application, by the applicant. All costs associated with removing a protected tree from a property under either the emergency provisions or under a resource consent application are met by the owner.

### **What if I don't want the tree to be protected?**

If an owner, another person, or Council staff believe that a tree should not be on the register, a change to the Waipa District Plan is required.

Usually, if the owner of the tree wishes to have the tree removed from the list, he or she must lodge the Plan Change application and pay all costs. However, if advice from a qualified arborist is provided that the tree no longer meets the requirements for protection or is a danger to people or property, Council may meet the costs incurred in the Plan Change process.

### **What about the debris from protected trees?**

The owners of a protected tree are responsible for ensuring that debris from that tree are appropriately collected and disposed of.

### **What if the tree causes damage to private property?**

The New Zealand Insurance Council have advised Waipa District Council that private house insurance should cover damage caused by trees on your property, this includes protected trees. If a tree close to the house has a history of branches dropping that could damage the house, you should disclose this to your insurance company.

If not, there is a possibility that a claim could be declined, however the insurance company has to prove this. If in doubt or if you require further information, contact your insurer.

### **Need to know more?**

For more detailed information about protected trees please contact Waipa District Council on 0800 924 723. The Planning Team can give you more information about the details in the District Plan regarding tree protection.

# Protected Tree Maintenance Fund

## (Proposed)

*Subject to Council funding approval, Council may have an annual contestable protected tree maintenance fund to assist with the costs associated with pruning and maintaining protected trees. If this is adopted, the details could be as proposed below.*

### **What can the protected tree maintenance fund be used for?**

The fund is not available to assist with the costs associated with removing a protected tree. However, if approved, the fund could be used for protected tree inspections, pruning and other maintenance identified as necessary and permitted by the District Plan. For example, removing deadwood from a tree, installing a cobra or cable system in a tree etc. Depending on the merits of the application, payments from the fund may be used to cover all or part of the approved works.

### **How can I make an Application to the protected tree maintenance fund?**

To apply for the fund, at least two quotes must be provided to Council outlining the details of the proposed work and the expected costs. Funding applications must be made on the prescribed Council form, available online via Council's website ([www.waipadc.govt.nz](http://www.waipadc.govt.nz)) or from council offices. Acknowledgement of an application will be made within 10 working days of receipt, outlining the timeframe in which the application will be determined. Applications will be checked to ensure sufficient detail has been provided. Where required, further information or clarification will be sought.

### **When are Grants Paid from the Fund?**

Grants will be paid when the work has been completed to the required standard, in accordance with the award application.

**Appendix F: Recommended strikethrough version of the Waipa District Plan**

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## **Note:**

Outlined below in ~~blue strikethrough~~ and blue underline text are the proposed additions and deletions for Plan Change 2.

Outlined in ~~red strikethrough~~ and red underline are the proposed additions and deletions in response to submissions.

## **Definitions**

~~'Minor pruning'~~ means the removal of up to 10% of the foliage of a tree in any one calendar year, using recognised arboriculture practices.

'Protected Tree' means any tree listed in Appendix N4.

'Qualified Arborist' means an arborist qualified at least to level four in Arboriculture on the NZQA National Framework or equivalent Arboricultural qualification.

## **Section 15 – Infrastructure, Hazards, Development and Subdivision**

### **Objective - Integrated development: environmental enhancement**

*Policy - Minimising adverse effects on the landscapes, protected trees, and natural areas identified in this Plan at time of development and subdivision*

15.3.6.2 To maintain and enhance the landscape values stated in this Plan, for the identified landscapes on the Planning Maps, by avoiding development and subdivision patterns that would lead to the inappropriate siting of buildings, associated infrastructure, or driveways in identified landscape areas, viewshafts, significant natural areas, or other areas of biodiversity or ecological value.

(new) To protect trees which have been identified in this Plan as having high historic, botanic, or amenity value by avoiding development and subdivision patterns that would lead to the inappropriate siting of buildings and lot boundaries within the Root Protection Zone of a Protected Tree.

### **Rules - Lot design**

15.4.2.5 Each new lot created shall be able to incorporate the lot shape factor in a position which does not encroach on any building setback or easement requirement.

15.4.2.6 Subdivision within the urban limits, and any Large Lot Residential Zone shall not create more than two rear lots, unless provided for by Rule 15.4.2.59.

15.4.2.7 New residential and large lot residential lots, other than corner lots, shall have frontage to only one road or street.

15.4.2.8 In any zone where lots are to be prevented from obtaining direct access to an adjacent road an access denial or segregation strip shall be vested in Council. The performance standards for development and subdivision in the underlying zone do not apply to lots created for the purpose of access denial or segregation.

(new) Any new Lot created must be able to accommodate all buildings outside of the Root Protection Zone of a Protected Tree whether the Protected Tree is on the new lot or on an adjacent site.

(new) The Root Protection Zone of any protected tree must be contained entirely within any new allotment.

Activities that fail to comply with Rules 15.4.2.3 to 15.4.2.8 (new) will require a resource consent for a discretionary activity.

## Part A: All development and subdivision

### ***Infrastructure & Services***

*[Note: New Rule to follow on after current rule 15.4.2.23 Rules – Stormwater]*

#### Rules – Tree Planting on Roads – Residential and Large Lot Residential Zones

(new) Where any subdivision in the residential or large lot residential zone includes the creation of new roads; the design, layout, construction and formation of the new road, except for service lanes, must provide for the planting of street trees.

Planting of street trees must be at an equivalent rate of one tree per residential property road frontage using an appropriate species for the location. Council may approve groups of trees where the kerb line and location of services and the area available are sufficient to accommodate the group of trees in the long term.

Advice note: Council's Tree Policy as updated from time to time provides guidance on the appropriate species of tree to be planted, along with standards for tree planting, protection of underground services and tree maintenance.

## **Section 21 – Assessment Criteria and Information Requirements**

### **21.1.15 Infrastructure, Hazards, Development and Subdivision**

<b><u>Infrastructure, Hazards, Development and Subdivision Assessment Criteria</u></b>	
21.1.15.27	Design and layout: general (a) The extent to which each new boundary is practically and appropriately located taking into account the following factors:

Infrastructure, Hazards, Development and Subdivision Assessment Criteria	
	<p>(i) The location of existing or proposed buildings, roads, fence lines, drains, shelter belts/hedges, <a href="#">Protected Trees</a>, the topography of the landform, areas of vegetation, wetlands, streams, rivers, internal roading, footpaths and cycleways, heritage, the retention of cultural and/or archaeological sites within one title, cultural landscapes, and other physical features, as identified in the site and surrounding area analysis; and</p> <p>(ii) The operational characteristics of the existing planned activities on the site including the potential for reverse sensitivity effects on adjacent activities; land use activity within the subdivision, <a href="#">capacity to accommodate permitted activities without adversely affecting any Protected Trees</a>, and the ability to mitigate those effects through the design, shape or development of the subdivision or subsequent development.</p> <p>(b) In the Residential Zone, where any subdivision involves the division of an infill housing or compact housing residential development into separate lots for each household unit then the size, shape and arrangement of the unit site areas, shall be in accordance with any approved land use consent and site approved development plan and shall be such as to adequately accommodate:</p> <p>(i) Outdoor living areas; and</p> <p>(ii) Access, manoeuvring and parking of vehicles; and</p> <p>(iii) Provision for ensuring the convenience and privacy of the occupants; and</p> <p>(iv) Provision of infrastructure services.</p> <p>(c) In the Residential Zone, where any subdivision involves dividing an apartment building into separate allotments for each dwelling the configuration of the development shall be such that the individual dwellings can be held in separate ownerships and the size, shape and arrangement of such allotments and provision for access thereto shall be such as to:</p> <p>(i) Adequately provide for the convenience, privacy and leisure needs of the occupants; and</p> <p>(ii) Make appropriate provision for vehicles including the allocation of car parks for each unit; and</p> <p>(iii) Provide and allocate ownership or responsibility for the part of the lot not built upon; and</p> <p>(iv) Provide and allocate ownership and responsibility for the provision of infrastructure services.</p> <p><a href="#">(d) The effects of any proposed impermeable surfaces on the health and viability of any Protected Tree, including soil aeration and hydrological balance.</a></p> <p><a href="#">(e) The mitigation methods proposed to ensure the values of any Protected Tree are not compromised, including its</a></p>

Infrastructure, Hazards, Development and Subdivision Assessment Criteria		
		<p><u>health and structural integrity, and its contribution to community amenity.</u></p> <p>(f) <u>The effect of the subdivision on the values for which any Protected Tree was protected.</u></p> <p>(g) <u>The potential for the location of the Protected Tree to cause significant damage or harm to buildings, services or property, whether public or privately owned, or people, now or in the future.</u></p> <p>(h) <u>The extent to which the Protected Tree has the potential now or in the future to cause significant hardship to nearby residents, including any significant loss of sunlight or extraordinary leaf and debris drop.</u></p>

### 21.1.23 Protected Trees

Protected Tree Assessment Criteria		
<u>Restricted Discretionary Activities</u>		
<u>21.1.23.1</u>	<u>Any pruning or maintenance of a protected tree that is not a permitted activity.</u>	<p>(a) <u>The extent to which the work will affect the health of the tree or adversely affect any identified factor or value of the tree or any protected trees within the vicinity.</u></p> <p>(b) <u>The extent to which pruning will adversely affect the surrounding landscape character of the area in which the tree is located.</u></p> <p>(c) <u>The necessity for carrying out the works, including whether the works are required to prevent damage to buildings, services or property or to alleviate a significant hardship to nearby residents.</u></p> <p>(d) <u>The methods to be used and whether this is in accordance with accepted arboricultural practice.</u></p>
<p><b>Discretionary Activities</b>  <i>Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</i></p>		
<u>21.1.23.1</u>	<del>Works on a protected tree</del>	<p><del>(a) The extent to which the work will enhance or increase the health of the tree.</del></p> <p><del>(b) The extent to which the work will reduce the value of the protected tree or other protected trees within the vicinity.</del></p> <p><del>(c) The extent to which the condition of the tree constitutes a hazard unless the works are undertaken.</del></p> <p><del>(d) The extent to which the work will result in the protected tree becoming a hazard, particularly in relation to any proposed structures.</del></p> <p><del>(e) The extent to which there are alternative options, avoiding the need for the work to be undertaken on the protected tree.</del></p> <p><del>(f) The extent to which measures have been put in place to mitigate potential damage to the values of the protected tree.</del></p>
<u>21.1.23.12</u>	<u>Removal of a Protected Tree</u>	(a) <u>Whether the Protected Tree or trees are causing, or likely to cause significant damage or harm to buildings, services or property, whether public or privately</u>

Protected Tree Assessment Criteria		
		<p><u>owned, or people.</u></p> <p>(b) <u>The extent to which the Protected Tree has grown to the point of causing a significant hardship to nearby residents, including any significant loss of sunlight or extraordinary leaf and debris drop, and whether minor trimming or pruning will not or has not ameliorated the problem.</u></p> <p>(c) <u>Whether there are any alternatives that would avoid the need for the Protected Trees removal.</u></p> <p>(d) <u>The condition and STEM score of the Protected Tree.</u></p> <p>(e) <u>The impact of the loss of amenity values that the Protect Tree provides for the surrounding environment.</u></p> <p>(f) <u>Whether a replacement tree or trees can be established and maintained in an appropriate location.</u></p>
21.1.23.2	Activities within the root protection zone of a protected tree	<p>(a) The extent to which the activities within the root protection zone of a protected tree will:</p> <ul style="list-style-type: none"> <li>(i) Alter the soils levels or water levels through excavation or compaction; and</li> <li>(ii) Discharge or disperse any agent toxic to the tree; and</li> <li>(iii) Result in impervious surfacing; and</li> <li>(iv) Result in any damage to the protected tree or detract from its appearance.</li> </ul> <p>(b) <u>The necessity for carrying out the works, including whether the Protected Tree is causing damage to property or infrastructure and whether there are any alternative locations available to the applicant or alternative methods available to protect the tree.</u></p> <p>(c) <u>The extent of trimming and/or maintenance of the roots and the methods to be employed including whether this is in accordance with accepted arboricultural practice.</u></p>

### 21.2.23 **Protected Trees**

Protected Trees Information Requirements		
21.2.23.1	Protected Trees	<p>(a) <u>Where a-report is required from a Qualified Arborist the report shall:</u></p> <ul style="list-style-type: none"> <li>(i) <u>document the rationale for the required works, and</u></li> <li>(ii) <u>Include photos of the tree before the works are undertaken, and</u></li> <li>(iii) <u>where the tree is to be retained, assess the effects of the proposed works on the long term health and vitality of the tree, and</u></li> <li>(iv) <u>document the replacement planting and any rehabilitation of the site required.</u></li> <li>(v) <u>Where the development proposal seeks to alter the environment around a Protected Tree, the arborist report shall recommend specific</u></li> </ul>

Protected Trees Information Requirements	
	<p style="text-align: center;"><a href="#">measures to protect the tree.</a></p> <p>(b) <a href="#">An arborist report will be required under Rule 21.2.23.1 (a) where the effects on the tree have the potential, in the opinion of Council, to alter the form or amenity value of the tree or have a detrimental impact on its health or longevity.</a></p>

## **Section 23 - Protected Trees**

### **23.1 Introduction**

- 23.1.1 Trees are a valued community feature as they provide visual amenity, soften the built landscape and contribute to a sense of heritage - a living symbol that connects past, present and future. Trees also provide food and important habitat for a range of different species. The Waipā District, particularly Cambridge, contains a number of significant specimen trees, of historic, botanic and amenity value, many of which date from early European settlement.
- 23.1.2 The Plan contains provisions which seek to protect trees which have been identified as having high historic, botanic and amenity value. The focus in this section is on the protection of listed specimen trees on private property, from inappropriate pruning, trimming, removal, or inappropriate development within their root protection zone. These trees are listed in Appendix N4. The protected trees are primarily within the urban areas, with only a few located in the rural area.
- 23.1.3 This Plan contains other methods to protect vegetation, in particular indigenous vegetation. The provisions relating to the protection of significant natural areas and specified indigenous bush stands and habitats are contained in Section 24 - Indigenous Biodiversity.
- ~~23.1.4 Many other significant trees are located on Council property, either in the road berm or on Council reserves. These trees are managed through Council's Tree Policy, which contains direction relating to the care and removal of trees on Council land. Council also funds the pruning and maintenance of listed trees on private land and this is stated within Council's Tree Policy.~~

### **23.2 Resource Management Issues**

- 23.2.1 The [significant](#) pruning of protected trees ~~by inexperienced people~~ can adversely affect the health and amenity of significant trees.
- 23.2.2 The removal and damage of protected trees (both exotic and native) can impact on the character and amenity of the District's urban and rural areas.
- 23.2.3 Works within the root protection zone of protected trees can adversely affect the health of a tree.

## 23.3 Objectives and Policies

*Please also refer to the objectives and policies of Part C, Part D and Part E, as relevant.*

### Objective - Protected trees

- 23.3.1 To maintain the protected trees in the District's urban and rural areas (refer to Appendix N4).

*Policy - Protected trees*

- 23.3.1.1 Ensure protected trees within the District are retained to contribute to the character and amenity of the areas in which they are located.

*Policy - Work on protected trees*

- 23.3.1.2 To enable work, such as pruning, to be undertaken on protected trees where the work will:

(a) Not adversely affect assist in maintaining the health of the tree, structural integrity, or amenity value of the tree, or

(b) Minimise the risk from the tree to public safety, property, buildings and infrastructure.

*Policy - Building and excavations affecting a protected tree*

- 23.3.1.3 To ensure the health and existing values of any protected tree are maintained by considering alternative building locations, techniques or materials, and avoiding or minimising excavation within the root protection zone of a protected tree.

*Policy - Removal of protected trees*

- 23.3.1.4 ~~To ensure that the removal of a protected tree, or the removal of the protected tree status from a tree, only occurs when the values associated with the protected tree have significantly deteriorated and/or the tree is causing a significant hazard to life or property.~~

To ensure that a Protected Tree is only removed in an emergency situation, where the tree is dead or dying or is causing, or likely to cause significant damage or harm to buildings, services, property, or people, or has grown to the point of causing a significant hardship to nearby residents.

## 23.4 Rules

*The rules that apply are contained in:*

- (a) *The activity status table in this section; and*  
(b) *The activity status tables and the performance standards in Part D Zone Provisions, Part E District Wide Provisions, and Part F District wide Natural and Cultural Heritage provisions of the Plan.*

## 23.4.1 Activity Status Tables

23.4.1.1	Permitted activities
(a)	<p>Emergency <u>works to, or the</u> removal of, a protected tree where <del>the tree is causing</del> <u>there is an imminent hazard threat to human</u> life or property, <u>provided that:</u></p> <ul style="list-style-type: none"> <li>(ii) <u>The need for emergency works or the removal is confirmed by a Qualified Arborist, and</u></li> <li>(iii) <u>Notification of the need for the removal or emergency works is required to be made to Council's arborist prior to commencing the works where practicable, and</u></li> <li>(iv) <u>With the exception of removal, any works are carried out by a Qualified Arborist, and</u></li> <li>(v) <u>The works do not exceed what is necessary to alleviate the imminent threat to human life or property.</u></li> </ul> <p>Note: Following <del>the</del> <u>emergency works to, or</u> removal of, a protected tree, a report from a <del>professionally recognised</del> <u>Qualified</u> <del>a</del> <u>Arborist</u>, outlining the reasons for the removal <u>or emergency works</u> is required to be submitted to Council's arborist no later than 10 working days following the tree removal <u>or emergency works</u>.</p>
<u>(b)</u>	<p><u>The removal of any protected tree that is dead, or Council's arborist is satisfied that the tree is dying and will not recover. A report from a Qualified Arborist must be approved by Council prior to any works or removal of the tree commencing.</u></p>
<u>b (c)</u>	<p><del>Pruning or shaping of the protected tree, undertaken by Council under the direction of, and in accordance with, the recommendations of a professionally recognised arborist.</del></p> <p><u>Pruning limited to one or more of the following:</u></p> <ul style="list-style-type: none"> <li>(i) <u>Pruning of roots less than 25 mm in diameter at the point of severance; or</u></li> <li>(ii) <u>Removal of broken branches, deadwood or diseased vegetation; or</u></li> <li>(iii) <u>Removal of branches physically interfering with existing buildings or pedestrian and vehicle access ways, where such work is carried out by, or in accordance with advice from, a Qualified Arborist. <del>Or</del> Minimum clearance distances under rule 23.4.11 (c) (iii) shall be 1 metre from any Building, 4.5 metres above a Road and 2.5 metres above a walking/cycling path.</u></li> </ul>
<u>(d)</u>	<p><u>Pruning in the bottom third of any Protected Tree, other than provided for in (23.4.1.1 (c)) limited to the following:</u></p> <ul style="list-style-type: none"> <li>(i) <u>Removal of any branches less than 50 mm in diameter at the point of severance, where the natural shape, form and branch habit of the tree is retained; or</u></li> <li>(ii) <u>Removal of any branches between 50 mm and 100 mm in diameter at the point of severance, where the natural shape, form and branch habit of the tree is retained and the work is carried out by, or in accordance with advice from, a Qualified Arborist.</u></li> </ul> <p><u>Advice note: Tree height is measured from Ground Level to the top of the canopy.</u></p>
<u>(e)</u>	<p><u>Pruning in the top two thirds of any Protected Tree, other than provided for in (23.4.1.1 (c)), limited to the removal of foliage of no more than 10% over any three-year period (including that foliage removed under Rule 23.4.1.1 (d), with the maximum amount of foliage removed in any one year limited to no more than 5%, where:</u></p> <ul style="list-style-type: none"> <li>(i) <u>The work is undertaken, or supervised, by a Qualified Arborist; and</u></li> <li>(ii) <u>The natural shape, form and branch habit of the tree is retained.</u></li> </ul> <p><u>Advice note: Tree height is measured from Ground Level to the top of the canopy.</u></p>



23.4.1.1	Permitted activities
(f)	<u>Any work to any Protected Tree required under and carried out in accordance with, clause 14 of the Electricity (Hazards from Trees) Regulations 2003 provided that:</u> (i) <u>The work shall be undertaken by, or under the supervision of a Qualified Arborist employed or contracted by a network utility operator, and</u> (ii) <u>The network utility operator shall notify the Council within 5 working days that the work has been undertaken.</u>
(e g)	Maintenance of the ground within the root protection zone of a protected tree, including lawn mowing and gardening, provided that the maintenance does not alter the soil levels, remove soil, or cause any damage to the tree root system.

23.4.1.2	Controlled activities
(a)	There are no controlled activities.

23.4.1.3	Restricted discretionary activities
(a)	<del>There are no restricted discretionary activities.</del> <u>Any pruning or maintenance of a Protected Tree that is not a permitted activity.</u> <u>Assessment will be restricted to the following:</u> (vi) <u>Impact on the health and value of the tree; and</u> (vii) <u>Impact on the amenity of the surrounding area; and</u> (viii) <u>Necessity for carrying out the works; and</u> (ix) <u>Methods to be used.</u>

23.4.1.4	Discretionary activities
(a)	Any building works including disturbance of the ground within the root protection zone of a protected tree (other than maintenance permitted by this Plan in Rule 23.4.1.1 <b>(b g) &amp; (c)</b> )
(b)	<del>Any pruning or shaping of a protected tree not undertaken by Council.</del> <u>Any removal of a Protected Tree.</u>

23.4.1.5	Non-complying activities
(a)	<del>Any removal of a protected tree except for as specified in Rule 23.4.1(a).</del> <u>There are no non-complying activities.</u>

23.4.1.6	Prohibited activities
(a)	There are no prohibited activities.

## 23.4.2 Performance Standards

*There are no performance standards relating to the trees protected in this section. The only rules in this section are contained within the activity status table.*

## 23.5 Assessment Criteria

*There are no controlled activities ~~and restricted discretionary activities.~~*

### 23.5.1 Discretionary activities

*For discretionary activities Council shall have regard to the assessment criteria in Section 21. The criteria in Section 21 are only a guide to the matters that Council will consider and shall not restrict Council's discretionary powers.*

### 23.5.2 Notification

*Applications for the removal of a protected tree under Rule 23.4.1.4 (b) where the tree has more than 138 STEM points will be publicly notified. Applications for removal of a protected tree under Rule 23.4.1.4 (b) where the tree has 138 STEM points or less shall be considered on a non-notified basis.*

## **Appendix N4 – Protected Trees**

(Maps will be updated to reflect amendments to Appendix N4 when the Plan Change is adopted.)

*Additional wording below to be added before table in Appendix N4*

The Standard Tree Evaluation Method (STEM) for the assessment of trees has been adopted. This method attributes a value (points score) to the tree based on an assessment of the following categories:

1. Condition Evaluation comprising Form, Occurrence, Vigor and Vitality, Function and Age;
2. Amenity Evaluation comprising Stature, Visibility, Proximity, Role and Climate; and
3. Notable Evaluation comprising Stature, Historic association and Scientific value.

The threshold for determining if trees will be classed as protected trees in the District Plan is a minimum of 120 STEM points. There is a higher threshold for trees that will require notification when an application is received to remove a tree with more than 138 STEM points. These trees have some outstanding features that contribute to the amenity and/or heritage of the community and make a positive impact on the district. In addition to meeting the threshold the tree needs to appear healthy and structurally sound and not be of a weed species.

Map Number	District Plan Number	Location	Legal Description	Description	STEM score
4	165	3/1215 Kaipaki Road, Cambridge	LOT 3 DPS 66088	1 <i>Juglans nigra</i> (Black Walnut)	<u>150</u>
<del>24</del>	<del>7</del>	<del>2 Kelly Road, Cambridge</del>	<del>LOT 2 DP 410038</del>	<del>1 <i>Rhododendron</i> species (Rhododendron)</del>	<del>114</del>
24	8	1 Vogel Street, Cambridge	LOT 1 DPS 42899	1 <i>Fagus sylvatica</i> 'Purpurea' (Copper Beech)	<u>144</u>
24	27	13 Grey Street, Cambridge	LOT 1 DP 353034	1 <i>Agathis australis</i> (Kauri)	<u>132</u>
<del>24</del>	<del>9</del>	<del>16 Hamilton Road, Cambridge</del>	<del>LOT 11 DPS 2024</del>	<del>1 <i>Magnolia grandiflora</i> (Southern Magnolia)</del>	<del>102</del>
24	11	16B Hall Street, Cambridge	LOT 2 DP 410197	1 <i>Liriodendron tulipifera</i> (Tulip Tree)	<u>156</u>
24	12	16A Hall Street, Cambridge	LOT 1 DP 410197	1 <i>Nothofagus menziesii</i> (Silver Beech)	<u>132</u>
24	149	197 Victoria Street, Cambridge	LOT 1 DPS 48833	1 <i>Dacrydium cupressinum</i> (Rimu)	<u>150</u>
24	151	197 Victoria Street, Cambridge	LOT 1 DPS 48833	1 <i>Fagus sylvatica</i> 'Purpurea' (Copper Beech)	<u>126</u>
24	152	197 Victoria Street, Cambridge	LOT 1 DPS 48833	1 <i>Picea smithiana</i> (Himalayan Spruce)	<u>132</u>
<del>24</del>	<del>31</del>	<del>201 Victoria Street, Cambridge</del>	<del>LOT 2 DPS 48833</del>	<del>1 <i>Tilia x europaea</i> (Lime or Linden)</del>	<del>108</del>
24	14	23 Hall Street, Cambridge	LOT 1 DPS 12097	1 <i>Acer palmatum</i> (Maple)	<u>129</u>
<del>24</del>	<del>15</del>	<del>23B Hamilton Road, Cambridge</del>	<del>LOT 2 DPS 5520</del>	<del>1 <i>Juglans regia</i> (Walnut)</del>	<del>108</del>
<del>24</del>	<del>16</del>	<del>23B Hamilton Road, Cambridge</del>	<del>LOT 2 DPS 5520</del>	<del>1 <i>Quercus robur</i> (English Oak)</del>	<del>114</del>
24	17	23B Hamilton Road, Cambridge	LOT 2 DPS 5520	1 <i>Cedrus deodara</i> (Indian Cedar)	<u>126</u>
24	43	24 Grosvenor Street, Cambridge	PT ALLT 318 TN OF Cambridge East	1 <i>Fagus sylvatica</i> 'Purpurea' (Copper Beech)	<u>123</u>
24	49	22B Grosvenor Street, Cambridge	LOT 3 DP 468835	1 <i>Tilia x europaea</i> (Lime or Linden)	<u>126</u>
24	18	27B Hamilton Road, Cambridge	LOT 1 DPS 88895	1 <i>Castanea sativa</i> (Spanish Chestnut)	<u>132</u>
24	19	27B Hamilton Road, Cambridge	LOT 1 DPS 88895	1 <i>Chamaecyparis lawsoniana</i> (Lawson Cypress)	<u>138</u>
24	20	27B Hamilton Road, Cambridge	LOT 1 DPS 88895	1 <i>Chamaecyparis lawsoniana</i> (Lawson Cypress)	<u>126</u>
<del>24</del>	<del>23</del>	<del>28 Grey Street, Cambridge</del>	<del>LOT 5 DP 20137</del>	<del>1 <i>Fagus sylvatica</i> 'Purpurea' (Copper Beech)</del>	<del>114</del>
<del>24</del>	<del>147</del>	<del>30A Hamilton Road, Cambridge</del>	<del>LOT 1 DPS 3436</del>	<del>1 <i>Ulmus procera</i> Louis van Houtte (Golden Elm)</del>	<del>117-123<sup>±</sup></del>
24	26	31 Queen Street, Cambridge	PART ALLT 79 TN OF Cambridge East	1 <i>Fagus sylvatica</i> 'Purpurea' (Copper Beech)	removed

<sup>1</sup> Submission of Elizabeth Bridgman 12/1 & 12/2

Map Number	District Plan Number	Location	Legal Description	Description	STEM score
24	21	32A Hamilton Road, Cambridge	LOT 2 DPS 80308	1 <i>Fagus sylvatica</i> 'Purpurea' (Copper Beech)	108
24	46	34 Grosvenor Street, Cambridge	LOT 3 DPS 4403	1 <i>Cornus capitata</i> (Strawberry Tree)	108
24	28	34 Queen Street, Cambridge	PART ALLT 106 TN OF Cambridge East	1 <i>Dacrydium cupressinum</i> (Rimu)	114
24	22	36 Grey Street, Cambridge	LOT 2 DPS 72617	1 <i>Fagus sylvatica</i> 'Purpurea' (Copper Beech)	132
24	25	42 Hamilton Road, Cambridge	LOT 2 DPS 7928	1 <i>Fagus sylvatica</i> 'Purpurea' (Copper Beech)	120
24	29	46B Hamilton Road, Cambridge	LOT 2 DP 331279	1 <i>Fagus sylvatica</i> 'Purpurea' (Copper Beech)	132
24	45	48 Grosvenor Street, Cambridge	LOT 2 DPS 6163	1 <i>Ulmus glabra</i> 'Pendula' (Weeping Elm)	102
24	88	57 Bowen Street, Cambridge	LOT 2 DPS 40440	1 <i>Ulmus glabra</i> 'Pendula' (Weeping Elm)	96
24	89	59 Bowen Street, Cambridge	LOT 1 DPS 40440	1 <i>Quercus coccinea</i> (Scarlet Oak)	165
24	91	59 Bowen Street, Cambridge	LOT 1 DPS 40440	1 <i>Fagus sylvatica</i> 'Purpurea' (Copper Beech)	135
24	84	62A Bowen Street, Cambridge	LOT 2 DPS 45831	1 <i>Liriodendron tulipifera</i> (Tulip Tree)	114
24	32	63 Hamilton Road, Cambridge	LOT 1 DPS 62968	1 <i>Ginkgo biloba</i> (Maidenhair Tree)	114
24	81	64 Bowen Street, Cambridge	LOT 1 DPS 45831	1 <i>Fagus sylvatica</i> 'Purpurea' (Copper Beech)	138
24	82	64 Bowen Street, Cambridge	LOT 1 DPS 45831	1 <i>Tilia x europea</i> (Lime or Linden)	138
24	163	9 Glenroy Place, Cambridge	LOT 68 DP 339408	1 <i>Platanus hispanica</i> (Plane Tree)	138
24	33	49 Bryce Street, Cambridge	LOT 2 DPS 41835	1 <i>Quercus robur</i> (English Oak)	141
25	110	12 Stafford Street, Cambridge	LOT 2 DP 33715	1 <i>Idesia polycarpa</i> (Wonder Tree)	114
25	113	147 Taylor Street, Cambridge	LOT 1 DPS 6188	1 <i>Fagus sylvatica</i> 'Purpurea' (Copper Beech)	126
25	122	164 Williams Street, Cambridge	LOT 1 DPS 34893	1 <i>Magnolia grandiflora</i> (Southern Magnolia)	removed
25	164	63 Bowen Street, Cambridge	LOT 6 DPS 12166	1 <i>Ulmus procera</i> Louis van Houtte (Golden Elm)	126
26	60	91 Coleridge Street, Leamington	LOT 1 DPS 22634	1 <i>Ulmus glabra</i> 'Pendula' (Weeping Elm)	123
26	63	91 Coleridge Street, Leamington	LOT 1 DPS 22634	1 <i>Ulmus procera</i> (English Elm)	150
26	64	91 Coleridge Street, Leamington	LOT 1 DPS 22634	1 <i>Sequoia sempervirens</i> (California Redwood)	156
26	65	91 Coleridge Street, Leamington	LOT 1 DPS 22634	1 <i>Psuedotsuga menziesii</i> (Douglas Fir)	144
26	68	91 Coleridge Street, Leamington	LOT 1 DPS 22634	1 <i>Sequoia sempervirens</i> (California Redwood)	150
26	69	91 Coleridge Street, Leamington	LOT 1 DPS 22634	1 <i>Sequoia sempervirens</i> (California Redwood)	156

Map Number	District Plan Number	Location	Legal Description	Description	STEM score
26	74	<del>51 Moore Street, Leamington</del>	<del>LOT 1 DPS 57427</del>	<del>1 Quercus robur (English Oak)</del>	<del>102</del>
26	75	285 Shakespeare Street, Leamington	LOT 3 DPS 89285	1 Podocarpus totara (Totara)	132
26	76	91 Coleridge Street, Leamington	LOT 1 DPS 22634	1 Juglans nigra (Black Walnut)	156
26	79	62 Arnold Street, Leamington	LOT 1 DPS 20346	1 Taxus baccata fastigiata (Irish Yew)	126
26	80	62 Arnold Street, Leamington	LOT 1 DPS 20346	1 Taxus baccata fastigiata (Irish Yew)	126
27	98	37 Byron Street, Leamington	LOT 20 DPS 5928	1 Sequoia sempervirens (California Redwood)	126
27	105	60 Browning Street, Leamington	LOT 1 DPS 1150	1 Ulmus glabra 'Pendula' (Weeping Elm)	147
<del>27</del>	<del>107</del>	<del>66B Thompson Street, Leamington</del>	<del>LOT 1 DPS 37990</del>	<del>1 Quercus robur (English Oak)</del>	<del>108<sup>2</sup></del>
<del>27</del>	<del>109</del>	<del>66A Thompson Street, Leamington</del>	<del>LOT 1 DPS 37990</del>	<del>1 Quercus robur (English Oak)</del>	<del>123<sup>3</sup></del>
27	117	102 Tennyson Street, Leamington	LOT 10 DPS 86566	1 Plantanus x acerifolia (London Plane)	138
27	118	98 Tennyson Street, Leamington	LOT 1 DPS 81881	1 Plantanus x acerifolia (London Plane)	138
27	119	96 Tennyson Street, Leamington	LOT 6 DPS 86566	1 Plantanus x acerifolia (London Plane)	138
27	120	104 Tennyson Street, Leamington	LOT 11 DPS 86566	1 Plantanus x acerifolia (London Plane)	138
27	121	92 Tennyson Street, Leamington	LOT 5 DPS 86566	1 Plantanus x acerifolia (London Plane)	132
27	123	1 Frame Street, Leamington	LOT 29 DPS 9581	1 Quercus robur (English Oak)	132
<del>27</del>	<del>124</del>	<del>3 Frame Street, Leamington</del>	<del>LOT 28 DPS 9581</del>	<del>1 Quercus robur (English Oak)</del>	<del>102</del>
<del>27</del>	<del>138</del>	<del>13 Frame Street, Leamington</del>	<del>LOT 14 DPS 9581</del>	<del>1 Quercus robur (English Oak)</del>	<del>108</del>
<del>27</del>	<del>132</del>	<del>113 Arnold Street, Leamington</del>	<del>LOT 29 DPS 86566</del>	<del>1 Quercus robur (English Oak)</del>	<del>114</del>
<del>27</del>	<del>133</del>	<del>95 Carlyle Street, Leamington</del>	<del>LOT 30 DPS 86566</del>	<del>1 Quercus robur (English Oak)</del>	<del>84</del>
<del>27</del>	<del>134</del>	<del>95 Carlyle Street, Leamington</del>	<del>LOT 30 DPS 86566</del>	<del>1 Quercus robur (English Oak)</del>	<del>108</del>
<del>27</del>	<del>135</del>	<del>93 Carlyle Street, Leamington</del>	<del>LOT 32 DPS 86566</del>	<del>1 Quercus robur (English Oak)</del>	Removed
<del>27</del>	<del>136</del>	<del>8 Hilliard Place, Leamington</del>	<del>LOT 4 DPS 66023</del>	<del>1 Quercus robur (English Oak)</del>	removed
27	141	14 Hemans Street, Leamington	PT ALLOT 68 DP 18004	1 Schinus molle (Pepper Tree)	114

<sup>2</sup> See comments in discussion on Topic 2: Individual Tree Assessments – 66B Thompson Street, Cambridge

<sup>3</sup> See comments in discussion on Topic 2: Individual Tree Assessments – 66A Thompson Street, Cambridge

Map Number	District Plan Number	Location	Legal Description	Description	STEM score
			<a href="#">Cambridge West</a>		
27	142	99 Wordsworth Street, Leamington	LOT 33 DPS 745	1 <i>Liquidambar styraciflua</i> (Liquidambar)	<a href="#">144</a>
27	143	10 Glover Street, Leamington	LOT 13 DPS 745	1 <i>Fraxinus oxycarpa</i> 'Raywoodii' (Claret Ash)	<a href="#">120</a>
27	144	93 Kingsley Street, Leamington	LOT 2 DPS 37061	1 <i>Juglans regia</i> (Walnut)	<a href="#">138</a>
<del>28</del>	<del>38</del>	<del>108 Victoria Street, Cambridge</del>	<del>LOT 1 DPS 36382</del>	<del>1 <i>Ulmus glabra</i> 'Pendula' (Weeping Elm)</del>	<del>96</del>
28	36	129 Victoria Street, Cambridge	LOT 1 DPS 6547	1 <i>Fraxinus excelsior</i> 'Pendula' (Weeping Ash)	<a href="#">120</a>
<del>28</del>	<del>39</del>	<del>95 Victoria Street, Cambridge</del>	<del>LOT 2 DPS 38368</del>	<del>1 <i>Quercus robur</i> (English Oak)</del>	<del>90</del>
28	34	115 Victoria Street, Cambridge	LOT 4 DPS 69391	1 <i>Cupressus sempervirens</i> (Italian Cypress)	<a href="#">132</a>
28	35	115 Victoria Street, Cambridge	LOT 4 DPS 69391	1 <i>Cupressus sempervirens</i> (Italian Cypress)	<a href="#">126</a>
<del>28</del>	<del>37</del>	<del>115 Victoria Street, Cambridge</del>	<del>LOT 4 DPS 69391</del>	<del>1 <i>Camellia pilida</i></del>	<del>114</del>
28	40	36 Lake Street, Cambridge	LOT 1 DPS 80662	1 <i>Dacrydium cupressinum</i> (Rimu)	<a href="#">150</a>
<del>28</del>	<del>41</del>	<del>36 Lake Street, Cambridge</del>	<del>LOT 1 DPS 80662</del>	<del>1 <i>Ginkgo biloba</i> (Maidenhair Tree)</del>	<del>removed</del>
28	44	<del>5</del> <del>17</del> Coleridge Street, Leamington	ALLT 157 TN OF Cambridge West <a href="#">Lot 1 DP 451845</a>	1 <i>Liriodendron tulipifera</i> (Tulip Tree)	<a href="#">120</a>
<del>28</del>	<del>61</del>	<del>17</del> Coleridge Street, Leamington	<del>ALLT 158 TN OF Cambridge West</del>	<del>1 <i>Ulmus Procera Louis 'Van Houtte'</i> (Golden Elm)</del>	<del>114</del>
<del>28</del>	<del>55</del>	<del>9</del> Coleridge Street, Leamington	<del>ALLT 157 TN OF Cambridge West</del>	<del>1 <i>Ulmus procera Louis 'Van Houtte'</i> (Golden Elm)</del>	<del>114</del>
<del>28</del>	<del>48</del>	<del>25</del> Coleridge Street, Leamington	<del>ALLT 159 TN OF Cambridge West</del>	<del>1 <i>Liquidambar styraciflua</i> (Liquidambar)</del>	<del>96</del>
28	70	38 Princes Street, Cambridge	LOT 1 DPS 77632	1 <i>Dacrydium cupressinum</i> (Rimu)	<a href="#">126</a>
28	52	51 Empire Street, Cambridge	LOT 1 DP 317811	1 <i>Quercus robur</i> (English Oak)	<a href="#">126</a>
<del>28</del>	<del>54</del>	<del>51 Empire Street, Cambridge</del>	<del>LOT 1 DP 317811</del>	<del>1 <i>Quercus robur</i> (English Oak)</del>	<del>114</del>
<del>28</del>	<del>57</del>	<del>51 Empire Street, Cambridge</del>	<del>LOT 1 DP 317811</del>	<del>1 <i>Quercus robur</i> (English Oak)</del>	<del>114</del>
28	58	51 Empire Street, Cambridge	LOT 1 DP 317811	1 <i>Quercus robur</i> (English Oak)	<a href="#">126</a>
28	59	51 Empire Street, Cambridge	LOT 1 DP 317811	1 <i>Quercus robur</i> (English Oak)	<a href="#">126</a>

Map Number	District Plan Number	Location	Legal Description	Description	STEM score
28	62	51 Empire Street, Cambridge	LOT 1 DP 317811	1 <i>Quercus robur</i> (English Oak)	<a href="#">126</a>
<del>28</del>	<del>66</del>	<del>51 Empire Street, Cambridge</del>	<del>LOT 1 DP 317811</del>	<del>1 <i>Quercus robur</i> (English Oak)</del>	<del>114</del>
28	67	51 Empire Street, Cambridge	LOT 1 DP 317811	1 <i>Quercus robur</i> (English Oak)	<a href="#">126</a>
28	71	51 Empire Street, Cambridge	LOT 1 DP 317811	1 <i>Quercus robur</i> (English Oak)	<a href="#">120</a>
28	72	51 Empire Street, Cambridge	LOT 1 DP 317811	1 <i>Quercus robur</i> (English Oak)	<a href="#">126</a>
28	87	17 Victoria Street, Cambridge	LOT 1 DPS 58719	1 <i>Erythrina crista-galli</i> (Coral Tree)	<a href="#">120</a>
<del>28</del>	<del>77</del>	<del>18 Le Quesnoy Place, Cambridge</del>	<del>LOT 10 DP 365123</del>	<del>1 <i>Juglans nigra</i> (Black Walnut)</del>	<del>144-138<sup>4</sup></del>
28	90	5 Le Quesnoy Place, Cambridge	LOT 14 DP 365123	1 <i>Picea smithiana</i> (Himalayan Spruce)	<a href="#">132</a>
28	83	7 Le Quesnoy Place, Cambridge	LOT 13 DP 365123	1 <i>Fagus sylvatica</i> 'Purpurea' (Copper Beech)	<a href="#">144</a>
28	85	7 Le Quesnoy Place, Cambridge	LOT 13 DP 365123	1 <i>Fagus sylvatica</i> 'Purpurea' (Copper Beech)	<a href="#">120</a>
28	78	68-70 Duke Street, Cambridge	LOT 2 DPS 26842	1 <i>Acer negundo</i> (Box Elder)	<a href="#">141</a>
28	93	21 & 23 Anzac Street, Cambridge	ALLT 402 TN OF Cambridge East	1 <i>Phyllocladus trichomanoides</i> (Tānekaha)	<a href="#">126</a>
28	94	21 & 23 Anzac Street, Cambridge	ALLT 402 TN OF Cambridge East	1 <i>Phyllocladus trichomanoides</i> (Tānekaha)	<a href="#">132</a>
28	95	21 & 23 Anzac Street, Cambridge	ALLT 402 TN OF Cambridge East	1 <i>Phyllocladus trichomanoides</i> (Tānekaha)	<a href="#">132</a>
<del>28</del>	<del>97</del>	<del>46 Thornton Road, Cambridge</del>	<del>LOT 3 DP 31550</del>	<del>1 <i>Acer palmatum</i> (Japanese Maple)</del>	removed
<del>28</del>	<del>96</del>	<del>7 Bowen Street, Cambridge</del>	<del>PT SEC 328 TN OF Cambridge East</del>	<del>1 <i>Ulmus glabra</i> 'Pendula' (Weeping Elm)</del>	96
<del>28</del>	<del>100</del>	<del>26 Wordsworth Street, Leamington</del>	<del>ALLT 141 TN OF Cambridge West</del>	<del>1 <i>Rhododendron</i> (Rhododendron) 'Sir Robert Peel'</del>	114
<del>28</del>	<del>101</del>	<del>52 Thornton Road, Cambridge</del>	<del>PART ALLT 354 TN OF Cambridge East</del>	<del>1 <i>Acer palmatum</i> (Japanese Maple)</del>	108
28	103	63 Princes Street, Cambridge	PART ALLT 355 TN OF Cambridge East	1 <i>Magnolia cambellii</i> (Tulip Magnolia)	<a href="#">120</a>

<sup>4</sup> Submission of Jill & John Elliot (13/3)

Map Number	District Plan Number	Location	Legal Description	Description	STEM score
28	104	63 Princes Street, Cambridge	<del>PART ALLT 355 TN OF Cambridge East</del>	<del>1 <i>Nothofagus menziesii</i> (Silver Beech)</del>	114
28	106	63 Princes Street, Cambridge	<del>PART ALLT 355 TN OF Cambridge East</del>	<del>1 <i>Sophora tetraptera</i> (Kowhai)</del>	90
28	111	60 Thornton Road, Cambridge	LOT 4 DP 15686	1 <i>Fagus sylvatica</i> 'Purpurea' (Copper Beech)	114
28	114	94 Princes Street, Cambridge	LOT 2 DPS 27226	1 <i>Fagus sylvatica</i> 'Purpurea' (Copper Beech)	132
28	125	57 Shakespeare Street, Leamington	LOT 2 DPS 69965	1 <i>Cedrus deodara</i> (Indian Cedar)	156
35	3	101 Great South Road, Ohaupo	LOT 1 DPS 90659	1 <i>Araucaria araucana</i> (Monkey Puzzle)	126
36	1	661 Franklin Street, Pirongia	<del>SECT 25 TN OF Pirongia East</del>	<del>1 <i>Liriodendron tulipifera</i> (Tulip Tree)</del>	removed
36	2	567 Beechey Street, Pirongia	LOT 1 DP 347402	1 <i>Quercus robur</i> (English Oak)	147
36	170	21 McClintock Street, Pirongia	LOT 1 DPS 69869	1 <i>Quercus palustris</i> (Pin Oak)	102
38	6	655 Teasdale Street, Te Awamutu	LOT 1 DPS 12925	1 <i>Podocarpus totara</i> (Totara)	138
42	166	213 Rewi Street, Te Awamutu	LOT 3 DPS 26819	1 <i>Quercus robur</i> (English Oak)	120
42	167	213 Rewi Street, Te Awamutu	LOT 3 DPS 26819	1 <i>Quercus robur</i> (English Oak)	114
42	168	213 Rewi Street, Te Awamutu	LOT 3 DPS 26819	1 <i>Quercus robur</i> (English Oak)	126
42	169	213 Rewi Street, Te Awamutu	LOT 3 DPS 26819	1 <i>Quercus robur</i> (English Oak)	120

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