

06 January 2022

Waipa District Council
Attn: Louise Cowan
Via email: louise.cowan@4sight.co.nz

Dear Louise,

Resource Consent Application – Addendum to Assessment of Environmental Effects (AEE)

Application number(s): LU/0147/22

Applicant: Kiwifruit Investments Limited

Address: 582 Parallel Road, Cambridge

Proposed activity(s): Retrospective land use consent to construct vertical and horizontal (overhead) artificial kiwifruit shelter

Pittosporum Crassifolium (karo) – Western Boundary of 598 Parallel Road, Cambridge

The first part of this addendum is to address the opinion of the submitter and Council’s arborist in respect of the growing height of the *Pittosporum crassifolium* (karo).

We accept that, as provided in the evidence by experts, *Pittosporum crassifolium* (karo) can grow to heights exceeding 6m tall as isolated specimen trees. However, it is acknowledged that in interpreting the Rule 4.4.2.58 – Tree Planting, the rule specifically contemplates trees within the context of a shelterbelt or hedge formation rather than isolated specimen trees.

“No trees within a woodlot forest, commercial forest or shelterbelt which are or are likely to grow to more than 6m...” (emphasis added).

Additionally, the Waipa District Plan includes a definition of ‘Shelterbelts’ to define this context, signifying that a shelterbelt is beyond one or two isolated specimen trees.

Shelter belt:

“‘Shelter belt’ means a row of trees not more than four deep, planted for the purpose of providing wind shelter and screening.”

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It is noted here that “*Gardening with New Zealand Plants Shrubs Trees*” Revised and Expanded Edition By Muriel E. Fisher, E. Satchell, Janet M. Watkins, states that *Pittosporum Crassifolium* (karo) is suitable for a hedge between 1.8 and 4.5 m tall. See extract below (note the extract was split over two pages).

PITTOSPORACEAE

***PITTOSPORUM CRASSIFOLIUM* Maori name, Karo**

A genus of some 160 species in the Southern Hemisphere. New Zealand species are endemic.

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HEDGES

The karo is a handsome small tree with dark green leathery leaves, underneath thickly coated with white or buff tomentum. Flowers – dark red in terminal umbels.

Being very hardy, the karo makes an excellent hedge or breakwind for coastal situations. Suitable for a hedge between 1.8 and 4.5 m tall. It is not fussy about soil, so long as it is well drained.

It has been our experience with the pittosporums that they do not root easily from cuttings. However, they transplant well and seed germinates readily. Karo seeds will usually be found still ripe on the tree for anything up to six months. These can be sown in the open ground in either firm or loose soil. When the seedlings appear, pot them and grow them on until they are 45–60 cm tall. Then plant them out in the prepared bed, 60 cm apart.

The karo will grow just as happily in shade as in full sun. In addition it is wind and drought resistant, and very suitable for coastal conditions.

This aside, we also table five alternative permitted shelterbelt and screening options in a statement provided from Leafland Nurseries, with references cited.

The purpose of this statement from Leafland Nurseries is to demonstrate that there are multiple alternative tree species which would achieve compliance with Rule 4.4.2.58 in the locations proposed, species such as the *Pittosporum tenuifolium* (Mountain Green) can offer an equivalent level of visual mitigation screening to *Pittosporum crassifolium* (karo), as well as timing of growth as these also grow 60cm a year and can be planted at a height of 1.5m. Thus, the permitted baseline in this respect is still relevant for consideration in terms of a “permitted enclosure” on the western boundary, even though isolated specimen trees of *Pittosporum crassifolium* (karo) have been found exceeding 6 metres. We are not aware of any *Pittosporum crassifolium* shelterbelts or hedges that have exceeded 6m.

Furthermore, should it be necessary, the applicant offers a condition to retain a maximum height of 6m for the *Pittosporum crassifolium* (karo). This proposed shelterbelt will remain to be planted at 4 metres from

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the western boundary of 598 Parallel Road, and will be planted at 16.4m from western façade of the dwelling at 598 Parallel Road.

It must be highlighted, that the statement provided by a nursery is the type of material that a typical rural landowner would use, whether it be directly sourced from a nursery or a nursery website, to ensure that their proposed planting would be acceptable in relation to the permitted activity performance standards. I would not expect a landowner to obtain expert landscaping advice when planting a shelterbelt on their rural property when interpreting a performance standard for a permitted activity. We have also consulted a number of online nursery sources regarding shelter hedging and all of those sources referred to Karo as a species that grows as a hedge to a maximum height of below 5m.

Change to Shelterbelt on Northern Boundary of 598 Parallel Road, Cambridge:

Secondly, we propose a change in respect to setbacks to the shelterbelt and artificial shelter on the northern boundary of 598 Parallel Road, as well as a change to the shelterbelt species on this boundary.

It is proposed to increase the setback from the northern boundary of 598 Parallel Road to the shelterbelt by an additional 6 metres, which takes the shelterbelt 10 metres from this boundary. Accordingly, the following setbacks are proposed in respect to Rule 4.4.2.58 – Tree Planting.

Distance from closest point of dwelling within 598 Parallel Road: 30 Metres

Distance from northern boundary of 598 Parallel Road: 10 Metres

This subsequently increases the setback of the artificial shelters to the northern boundary of 598 Parallel Road by an additional 6 metres. This therefore means that the proposed artificial shelters will be setback 14m from the northern boundary of 598 Parallel Road. This leaves a 4-metre maintenance gap between the shelterbelt and artificial shelters.

In respect of Rule 4.4.2.58 – Tree Planting, the species of shelterbelt on the northern boundary of 598 Parallel Road will revert back to Cryptomeria ‘Egmont’ and the Applicant offers to maintain this shelterbelt at a height of 6 metres. The shelterbelt in this location is permitted under Rule 4.4.2.58 as trees will be planted no closer than 30 metres from the closest point to the dwelling located at 598 Parallel Road, Cambridge.

A revised plan depicting the above changes will be provided prior to the hearing and that will supersede the previous plan provided.

In Summary:

- The hedging on the northern boundary with 598 Parallel Road will be Cryptomeria Egmont. At 10m north from the boundary this shelterbelt is permitted as it will be more than 30m from the submitter’s dwelling.

- The hedging on the western boundary with 598 Parallel Road will be *Pittosporum crassifolium*/Karo. As a shelterbelt this species grows no higher than 5m and is therefore permitted. It will be planted 4m from the western boundary with the submitter's property.



Simone Williams

Senior Planner

Barker & Associates