

**BEFORE THE HEARINGS PANEL
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of Hearing Stream 3
(Protected Trees
chapter 32)

**SUPPLEMENTARY STATEMENT OF EVIDENCE OF PHILIP RONALD BLAKELY ON
BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

CHARACTER TREES

15 June 2016

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1. INTRODUCTION

1.1 I have prepared a Statement of Evidence dated 1 June 2016. In that evidence I did not address the submission of Jim Schmidt (#1361), which seeks the removal of item 4, a Hawthorn Hedge, from 32.7 Schedule of Character Trees in the Arrowtown Residential Historic Management Zone (**ARHMZ**) as it relates to 11 Berkshire Street, Arrowtown. My views on his submission are set out below.

2. EXECUTIVE SUMMARY

2.1 In my view there is no adequate justification to amend the listing of the Hawthorn Hedge so that it would not apply to the boundary of 11 Berkshire Street (but would still apply to 9 Berkshire Street). For the avoidance of doubt, even if the submission sought full removal of the listing, I would not support the removal from the schedule. The hedge is an important part of the 'fabric' of street contributing to both amenity and heritage values. Adding to the hedge's significance is that it is located on the main entrance to the town centre.

2.2 Using the assessment criteria used in my assessment of character trees, I conclude that the Hawthorn hedge at 11 Berkshire Street contributes to the character and amenity of the streetscape and wider environment; contributes to heritage values and the hedge is old and is typical/representative of early plantings in Arrowtown.

3. JIM SCHMIDT (SUBMISSION #1361)

3.1 Jim Schmidt (submission #1361) has requested the removal of item number 4 from the Schedule of Character Trees contained within 32.7 of the PDP, from his property at 11 Berkshire Street, Arrowtown. Item 4 is a Hawthorne hedge (*Crataegus monogyna*).

3.2 The Hawthorne hedge is located on Berkshire Street and forms a continuous section of hedge that extends from the corner of Wiltshire and Berkshire Street on the boundaries of 9 and 11 Berkshire Street. Berkshire Street forms the main entrance to the historic centre of Arrowtown from the Arrowtown Lake Hayes Road. I inspected the

Hawthorn Hedge on 13 June 2016 in relation to this submission, and I note that the submission only seeks removal of the hedge from the schedule, as far as it is located on 11 Berkshire Street, Arrowtown (not the entire hedge).

3.3 Using the assessment criteria referred to in paragraph [5.5] of my evidence in chief to assess the hedge, I comment as follows:

(a) *The contribution the individual hedge makes to the character and amenity of the streetscape and wider environment:*

This hedge is one of several hedges on Berkshire Street that are common to Berkshire Street (and other streets in the zone). The hedges demarcate and enclose the road reserve and are located on the boundary of private property and road reserve. Most are Hawthorn but there are other species such as Holly on Berkshire Street. The Hawthorn hedge on Lot 11 is one of these common features that contribute to streetscape character and identity

Hedges are a key element/feature of streetscape and contribute to amenity and heritage value. I identified most of the hedges in the ARHMZ as worthy of protection as 'character trees'. Hawthorne is probably the most common hedge type in the zone.

Hedges provide living walls. They are soft and simple in appearance and reduce the dominance of buildings and other structures. They also provide cohesion to the street.

(b) *Whether the vegetation contributes to heritage values:*

This Hawthorn hedge dates back to early plantings in Arrowtown. It contributes to heritage values in the immediate Berkshire Street environs and significantly to the main entrance to the historic town centre. Hedges were typical features in front of cottages demarcating the boundary between the street and private property in early

Arrowtown. They are an important historic landscape element in the ARHMZ.

- (c) *The age of the vegetation and if it is vegetation that is typical/representative of early plantings in Arrowtown.*

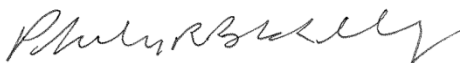
The hedge is estimated to be very old and dates from early plantings within the ARHMZ. It is approximately 1.0m high on the frontage of 11 Berkshire Street and is approximately 1.5 - 1.8m high on the frontage of 9 Berkshire Street. The submitter has reduced the height of the hedge on his boundary. As discussed above, Hawthorn hedges are highly representative and typical of early plantings in Arrowtown and demarcate the boundary in many streets in the ARHMZ.

- 3.4** I understand that the reasons the submitter wants to remove the hedge from the schedule of character trees is because Hawthorn is classified as noxious weed and the hedge is high maintenance and prickly. The submitter list other reasons for its removal including that it causes punctures to tyres and flesh; causes tetanus; harbours flees and other small insects; and in winter looks barren with no leaves.

- 3.5** I am not qualified to comment on some of these reasons. I can confirm that Hawthorne Hedges are prickly and difficult to clean up. As to the visual appearance being barren in winter, that is a subjective opinion and not shared by all, including myself. While common Hawthorn maybe classified as a noxious weed and further planting is a prohibited activity in the PDP, this doesn't apply to existing plantings. I am aware that there are a number of Hawthorn hedges in the Wakatipu Basin that are protected by way of the Operative District Plan. If all property owners are allowed to remove Hawthorn hedges there would be a significant adverse effect to the character within the ARHMZ. There are many trees and other forms of vegetation planted in early Arrowtown that are now classified as noxious trees or wilding trees. There is an inherent conflict between retaining heritage values and protecting natural values. Removal of

all noxious weeds (and wilding trees) in the town would have a major adverse effect on heritage and character of the zone.

- 3.6** This hedge contributes to both immediate Berkshire Street streetscape amenity and heritage values, and importantly to the main entrance to the town centre. Accordingly, it contributes to the ARHMZ's unique character and the appeal of the ARHMZ to residents and visitors. It is important to recognise that heritage and amenity values in an area are often built on a collection of individual features or elements. The loss of an individual feature or element can degrade the character of an entire street and affect the values of a zone as a whole. It is my opinion that the removal of the hedge on the boundary of 11 Berkshire Street in Arrowtown will degrade the character of Berkshire Street, and the entrance and approach to the historic main street.
- 3.7** The submitter has offered to plant a new hedge of a different species. While not wanting to discount this as a possibility in the future, I do not think that the district plan review process is the correct forum to address this possibility. If the Hawthorn hedge is included in the schedule of character trees, the submitter can apply for a resource consent to replace it with another species.
- 3.8** Given the significance and importance of hedges (including Hawthorn hedges) to the historic character and amenity of the ARHMZ, it is my opinion that there is no adequate justification or reason for the Council to remove the protective status of this hedge (whether in part or in whole).



Philip Blakely
Registered Landscape Architect
15 June 2016