

**DIGITAL PHOTOGRAPHIC REQUIREMENTS**

This bulletin is to advise applicants/consultants that for Council to accept that all necessary information has been supplied in order for Council to complete the assessments of issuing a consent and section 224 certificate, digital photos will be required to be submitted to the Subdivision Team as outlined in this bulletin.

**PHOTO 1**

When lodging an application a photo showing the road frontage of the site is to be submitted which should clarify whether any street trees or power poles may affect the location of the proposed access to rear sites. A photo is required irrespective of street trees being a feature of the street or not.

The requirement for this photo is the result of concerns that Community Boards have expressed that when their approval is sought for the removal of a street tree it is usually after the subdivision consent has been issued, and therefore they consider that they are faced with a “done deal”.

There has also been an inconsistency in information supplied on application plans by consultants especially with regards to street features.

Attached is an extract from Council’s “Protection of Listed and Street Trees” and note the need for the approval of Community Boards.

Any application which shows an existing street tree being located in a position which, for access purposes to a rear site, will require its removal, the approval of the Community Board will be required to be obtained prior to the issue of the subdivision consent.

**The requirement to supply Photo 1 will apply to all consents lodged on or after 16 October 2006.**

**PHOTO 2**

The need for this photo will apply when requesting a section 224 certificate for consents that involve the formation of a shared access for **up to three new lots**. The photo should clearly show a view or views (including the vehicle crossing) of the formation that the Subdivision Team can identify as complying with the access construction condition of the consent.

The need for this information has resulted from inconsistent interpretation and in some cases a very casual acceptance by consultants that the access construction condition has been met when requesting the 224 certificate.

Traditionally and in this category of subdivision, the Council has relied on consultants (registered surveyors) to “certify” when requesting the 224 certificate that all conditions including the access construction condition have been met. It is obvious from the concerned feedback that the Council is getting from buyers of these lots that not a great deal of supervision or guidance is being provided to ensure that a consistent standard of construction is achieved.

**The requirement to supply Photo 2 will be effective immediately for all requests for 224 certificates for the above-mentioned category of subdivisions.**

**CHRISTCHURCH CITY COUNCIL**

**THE PROTECTION OF LISTED  
AND STREET TREES**

Tree cover and vegetation make an important contribution to amenity values in the city. Through the redevelopment of sites, existing vegetation is often lost and not replaced.

A number of trees are listed as heritage or notable trees in the City Plan with a degree of protection conferred upon them. However, the protection of other significant trees not listed, offers an additional opportunity to enhance local amenity values through mechanisms available in the subdivision process, such as consent notices registered against the Certificate of Title to the property.

Council has retained control over the following categories of protected trees:

- street trees
- heritage and notable trees protected by the City Plan
- significant trees that have been protected by subdivision and land use consents.

**A. STREET TREES**

**(a) Trees located in the listed streets in Special Purpose (Road) Zone – refer Part 8 Clause 4.5.4**

These listed streets are deemed to have trees that either form part of a Special Amenity Area, plantings are of historic, landscape or specimen value or are associated with river and streamside roads.

No tree in this category shall be removed or any pruning permitted without a resource consent. There are certain exceptions and people are encouraged to phone the Council's call centre on 941 8000 to discuss their requirements prior to lodging the application for any development work.

**(b) All other street trees**

The removal or the pruning of this category of trees requires the approval of the Community Board. This approval should be obtained before a building consent, land use consent or subdivision consent is applied for. Failure to obtain the necessary Community Board approval prior to lodging the respective consents may cause delays in the issue of that consent as the Community Boards meet on a 4-6 week timetable.

No vehicle crossing should be constructed within 2 metres of the trunk of any street tree or within the dripline of any street tree without the prior consent of the City Arborist. Root barriers will be required along the edge of vehicle crossings to protect them from future damage that may be caused by tree roots.

**B. HERITAGE AND NOTABLE TREES**

These categories of trees are deemed to have special significance and are listed in the City Plan and notated on planning maps. Any work affecting a heritage or notable tree requires a resource consent and the definition of work means removal of any tree, pruning, the construction of any building, laying of services or any disturbance of soil within 10 metres of the base of any protected tree.

**C. TREES PROTECTED BY SUBDIVISION CONSENT AND LAND USE CONSENTS**

In the assessment of a subdivision consent, Council will give regard to the preservation of any tree, vegetation or landscape feature and condition the consent accordingly. The on-going protection of any listed tree is registered on the Certificate of Title by a consent notice.

The removal or pruning of any tree protected by a consent notice will require the cancellation or a variation of this notice through the process of a resource consent.

The protection of trees on land use consents will normally result in a covenant registered against the Title and a variation to the land use consent will require to be sought before the tree can be removed.