



Submission by Civic Trust Auckland on a notified resource consent application

We wish to make a submission on the application of the **Cornwall Park Trust Board** who propose the removal of two notable Magnolia trees located close to Manukau Road as part of the enhancement works to Cornwall Park. The trees are located in the crescent shaped park unofficially named 'Campbell Crescent' bounded by Manukau Road, Campbell Crescent and Market Road.

Street number and name: 197-211 Green Lane West, Epsom

Suburb: Epsom

Application number: LUC60306655

Applicant's email address: Mark.vinall@tattico.co.nz

Location of application site:

Auckland CBD / Isthmus / Gulf Islands

Resource Consents - district issues (e.g. land use, subdivision and development)

Name: Mrs Audrey van Ryn (Secretary)

Organisation: Civic Trust Auckland

Phone (daytime): 368 1516

Phone (evening): 368 1516

Mobile: 021 035 4431

Email: cta@civictrustauckland.org.nz

Postal address: PO Box 74 049 Greenlane

We **oppose** the removal of the two notable Magnolia trees.

The reasons for our submission are as stated below.

We quote, where indicated, from documents submitted by the Cornwall Park Trust Board with its application.

The decision we wish the Council to make is: to reject the application to remove the two notable Magnolia trees and instead require their retention until the end of their natural life.

We do wish to be heard at the council planning hearing.

Civic Trust Auckland

Civic Trust Auckland (CTA) is a non-profit public interest group, incorporated in 1968, with activities and interests throughout the greater Auckland region.

The aims of the Trust include:

- Protection of natural landforms
- Preservation of heritage, in all its aspects
- Encouragement of good planning for the city and region.

Scheduling

The two trees sought for removal are scheduled under the Auckland Unitary Plan. The Plan has three key roles, as follows (from the Introduction, to “Auckland Unitary Plan Operative in part,” page 2):

- (1) manage Auckland’s natural and physical resources while enabling growth and development and protecting the things people and communities value;
- (2) it provides the regulatory framework to help make Auckland a quality place to live, attractive to people and businesses and a place where environmental standards are respected and upheld; and
- (3) it is a principal statutory planning document for Auckland.

Civic Trust Auckland notes that the Plan’s role includes protecting “the things people and communities value” and this includes trees, particularly those that have been scheduled. The two scheduled Magnolia trees were proposed for protection by the One Tree Hill Borough in 1984 and were historically scheduled for their historic, cultural and visual amenity value (Auckland Council District Plan – Operative Auckland City – Isthmus Section 1999, Appendix 2: E09 -09). They appear in the schedule to the Auckland Unitary Plan as follows:

Appendix 3.4: Schedule of Notable Trees of Auckland

325 Magnolia grandiflora

Magnolia (3)

Isthmus

3

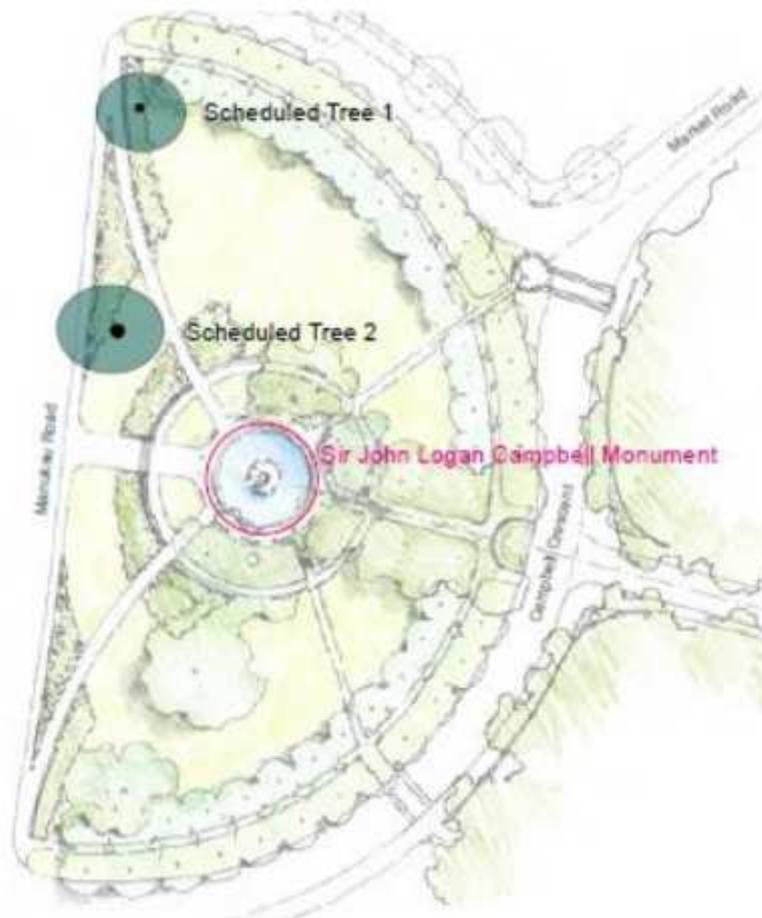
Cornwall Park, adjacent Manukau Road & Campbell Crescent, Greenlane

It has been noted by the applicant that the Cornwall Park Trust Board (CPTB) at that time did not oppose the scheduling.

The community understands that items scheduled in the Auckland Unitary Plan are protected, and this protection for trees in particular has increased in importance, since the removal of general tree protection. For any organisation, and the CPTB in particular, which has stewardship over Sir John Logan Campbell’s gift to the people, to remove two healthy trees that form part of the streetscape that many local and passers-by have come to value, requires compelling justification.

The fact that there is no information in the schedule about why the trees were scheduled does not necessarily mean that there is no information about them that

could be discovered. It is our observation/understanding that there is no information in the schedule about any of the scheduled trees.



The two scheduled trees (see diagram above)

We note that one of the three scheduled trees has already been removed, due to poor health. We understand that magnolia grandiflora, “given a home in rich, moist, well-drained soil and a humid environment and plenty of room to grow to its maximum height of 80 feet tall and 40 feet in diameter, could live 80 to 120 years. Trees in town must contend with concrete, pollution and turf grass. They live shorter lives than trees in the wild where they live alongside other native species.”

(Reference:

<http://homeguides.sfgate.com/long-takes-magnolia-tree-reach-full-height-86597.html>)

Given that the two remaining trees, thought to have been planted by the 1940s, would now be more than 70 years old, they could have only a few years of life left.

Trees are generally regarded as an amenity in the urban environment by communities who live in cities (as well as local authorities) the time they take to grow is respected, and individual trees can and do become valued by individual people and communities. Mature trees provide amenity for a long period of time for a large number of people, as well as to the flora and fauna living on, in and near them.

Trees are valued in an urban environment for a great number of reasons, including their role carbon sinks and the shade they offer. Generally the public and the local authority supports planting more trees, not the removal of them, whether they are

scheduled or not. Scheduled trees are not regarded as candidates for removal. The community reasonably expects that these trees are protected.

Magnolia species

We found little information in the applicants' documents with regard to the Magnolia species and would like to present the following, which may go some way to describing the amenity value of these trees:

"Magnolias are prized worldwide for their flowers and forms. Growing as large shrubs or trees, they produce showy, fragrant flowers that are white, pink, red, purple or yellow. ... Many are now grown worldwide because of their beautiful flowers, shape and form. (Refer <https://www.magnoliasociety.org/MagnoliaResources>)

"*Magnolia* is an ancient genus. Appearing before bees did, the flowers are theorized to have evolved to encourage pollination by beetles. Fossilised specimens of *M. acuminata* have been found dating to 20 million years ago, and of plants identifiably belonging to the Magnoliaceae date to 95 million years ago. <https://en.wikipedia.org/wiki/Magnolia>]

Application - part 1 (Application for Resource Consent - Mark Vinall)

Page 4

"The continued ... development of the park is critical to provide for the recreation needs of the people of Auckland as the region grows and intensifies."

Comment: Such development does not necessitate the removal of the scheduled magnolias as proposed.

Page 9 notes that the John Logan Campbell statue is scheduled in part for its aesthetic values. This scheduling does not specify or determine the vantage points from which the scheduled item is observed.

It is noted on page 12 of the application that the purpose of removing the magnolias is (5) *"re-establishing open views to the heritage protected Sir John Logan Campbell statue and water feature from the public thoroughfare of Manukau Rd."*

The application further states at 5(ii) a purpose of *"re-establishing the views within the Park and adjacent to the Sir John Logan Campbell Statue and water feature to Maungawhau (Mt Eden)."* Whilst the removal of the magnolia trees may re-establish partial views from the public land to Maungawhau, there is no guarantee such views can continue to be protected further development may happen on the western side of Manukau Road on private land.

The application notes at 8.2 that *"Heritage New Zealand was consulted ... and provided written approval, including support 'the culling of trees to open up the visual connection to the monument.'"* We note that feedback from Heritage New Zealand (17 March) regarding the trees comprised just one sentence and that the opinion was provided by Robin Byron (Heritage Advisor Architecture), and, with all due respect, she has no qualifications in matters relating to the natural environment.

Expert Report Visual Impact Assessment

The following are our comments on the assessment by Boffa Miskell, the environmental planning and design consultancy that has been engaged to carry out the proposed landscaping work, and the quote are from this assessment.

Page 1:

“One can however surmise that with the changing nature of Manukau Road (from its original dirt track to a tram route and then to a busy vehicle dominated street) the concept of defining the street edge with trees was thought appropriate. The unfortunate and most probably unforeseen consequence of that decision has been the significant loss of views to the statue and the cutting off of the amenity of the open space of the Park from the street. The heavy, dark evergreen nature of the Magnolias and their low branch structure has exacerbated this screening effect. Consent has been received to remove the other ten, not protected, Magnolia trees on the Manukau Road frontage, along with other trees elsewhere in the Campbell Crescent parkland.

Comment: Ten trees are already consented for removal, and once they are gone, it cannot be said that the two remaining (scheduled) trees cause “significant loss of views to the statue and the cutting off of the amenity of the open space of the Park from the street,” however, this seems to be how the application for the removal of these two trees reads. CTA is of the opinion that leaving two trees would be seen by the community as a respectful gesture.

Page 4:

“The arborist’s report provides a full assessment of the subject trees for removal. It is acknowledged that they are not in poor health and could survive for many more decades.”

Comment: We would like to clarify that the aboricultural report for the CPTB report does not state that the trees “could survive for many more decades.” This seems to be an assertion by Boffa Miskell. Elsewhere reports state that the Magnolias were probably planted by the 1940s. As we noted above, if these trees were planted at that time, they could be nearing the end of their lives in the next few years.

Page 4:

“However, they will no longer form part of a row of Magnolias along the street frontage appearing instead as two disparate, standalone trees in an otherwise redesigned parkland.”

Comment: This seems a somewhat spurious comment, as the reason the trees would be standalone and disparate is because ten of them will have been removed.

The main reason the applicant provides for removing the Magnolias is that they obscure the view of the monument and the fountain. However, following the removal of ten trees from the row of Magnolias (which has already been consented) the view would not be obscured to the same extent.

Page 4:

“The two protected Magnolias that are proposed to be removed are inconsistent with the proposed design of the Campbell Crescent parkland and significantly detract from the landscape qualities and amenity of this parkland area.”

Comment: This statement makes little sense unless it is understood that the trees have not been accommodated in the new proposed landscaping.

Page 4:

"In particular, the two trees have a significant detrimental impact on the public's ability to enjoy key views into and out of the Park toward key landscape features including an important scheduled heritage item."

Comment: We doubt that any members of the public have complained about those particular trees obscuring their view. Importantly, they do not obscure key views, these views being along the central axis of the path, west and east of the Logan Campbell Statue and Fountain, and views from Market Road.

Page 4:

"Travelling south along Manukau Road the scheduled Magnolias block or substantially limit the intended open views into the Park and the prominence of the Sir John Logan Campbell statue and water feature."

Comment: We take issue with the description "block or substantially limit." This could apply to the row of trees (ten of which have consent to be removed) but not to the two scheduled trees.

Page 4:

"Removal of the two scheduled Magnolias will significantly enhance the public amenity of this part of Manukau Road and reconnect the Sir John Logan Campbell statue and water feature with the public realm of the street."

Comment: As we do not agree that the two trees "block or substantially limit" the views, we do not agree that their removal will significantly enhance the public amenity of this part of Manukau Road. In fact, we would venture to suggest that the shade offered by these two trees to people who walk along this part of the street is a valued public amenity.

Page 5

"From within the Park removal of the two scheduled Magnolias will enable the visual sightlines between the Park; particularly in the vicinity of the Sir John Logan Campbell statue, with Maungawhau, Mt Eden to be clearly re-established."

Comment: We suggest that if you stand behind one or other of the trees and look towards Maungawhau, you will not see the mountain; you will see the tree. However, if you stand in front of the tree, or beside the tree, you will be able to see the mountain.

Page 5

"The area around the Sir John Logan Campbell statue and water feature will be redesigned to provide greater opportunities for the public to sit and to view the statue / water feature and the wider landscape including the highly attractive and distinctive vista to Maungawhau. Whereas the existing Magnolia trees with their dense evergreen form partially block and impinge upon these views the removal of, particularly the more central tree, will open up and re-establish this important visual relationship to the wider landscape which is uniquely Auckland."

Comment: If you stand behind one of these two trees and look in the direction of the monument, you will not see the monument; you will see the tree. If you stand beside

the tree or in front of the tree, you will see the monument. The monument can clearly be seen along the key axis path.

Page 5

“Removal of the two scheduled Magnolia trees on the Manukau Road frontage will enable the unfettered introduction of a significant new area of amenity planting showcasing New Zealand native plants in a carefully designed and highly aesthetic horticultural display. This planting will recall the primordial indigenous landscape of Auckland and provide the public with a bedding display with a high degree of seasonal variation and attraction the like of which is not seen in public parks in Auckland outside the Botanic Gardens in Manurewa.

Without the removal of these two trees the proposed indigenous species bedding display will be significantly compromised due both to the loss of the pure symmetry of the design in its layout and the inability to plant under the trees should they be retained. The compromised design would not deliver the same aesthetic impact as a complement to the statue and water feature. It would also suffer from a sub-optimal design aesthetic that fails to secure the full impact and landscape amenity that the full intended planting display would achieve for the benefit of the public users of the Park and passers-by on Manukau Road. It is considered that the proposed indigenous species planting display will more than mitigate the potential adverse landscape amenity impact of the Magnolia tree removal. Indeed, it is considered that the landscape amenity of the Manukau Road frontage, and of the Parkland as a whole, will be significantly enhanced with a distinctive and unique planting display designed to enhance the Park and public realm. Furthermore, the overall Campbell Crescent parkland redesign / redevelopment involves the retention of a significant number of the well placed mature trees in the Park and the planting of some 40 replacement trees including Pohutukawa, Puriri and Totara such that in the short, medium and long term the Park will retain a significant cover of trees. The new design will however also retain all key vistas and views to the Sir John Logan Campbell statue and water feature, which is in itself a unique scheduled heritage place in Auckland and enhance the public realm by celebrating one of the City’s forefathers as part of a publicly accessible parkland and street front amenity.”

Comment: The two scheduled Magnolias do not impact on the key vistas. The two trees have not been incorporated into the new landscape design, and they could be. While it may be desirable from the perspective of the designer to have pure symmetry, there is no professional imperative that this be so. Indeed, asymmetry, well handled, may avoid boringly predictable pure symmetry.

Page 6

“The compromised proposal with the two scheduled trees retained and standing out of context with the rest of the Park and the potential full realisation of the design will not provide the same level of public realm enhancement nor will it make the best contribution to the presence of the unique scheduled heritage item of the Sir John Logan Campbell statue and integral water feature. The design seeks to give primacy to the statue and water feature, it is considered that this is the appropriate course of action for the Park and the urban amenity of this part of Auckland, enabling a unique feature that has real significance to the founding of Auckland to be celebrated and enjoyed as part of a public parkland and urban streetscape.”

Comment: The monument and the fountain can be celebrated and enjoyed without the proposed planting.

Assessment of Environmental Effects

The following are our comments on the Assessment of Environmental Effects.

Pages 4 - 5

"The request to remove the notable Magnolia trees (Magnolia grandiflora) via this further application is made to achieve the overall purpose of the enhancement works and in particular the following key design and public amenity objectives:

i. Re-establishing open views to the heritage protected Sir John Logan Campbell statue and water feature from the public thoroughfare of Manukau Road.

ii. Re-establishing views from within the Park and adjacent to the Sir John Logan Campbell statue / water feature to Maungawhau (Mt Eden).

iii. Enabling the introduction to the Park of a significant display of New Zealand native plants to complement and augment the interest and unique public amenity of the Park and its frontage to Manukau Road."

Comment: It is our view that retention of the two scheduled trees does not prevent the proposed display New Zealand native plants. We would like to see the trees incorporated into the landscaping for the area.

Page 14

"Drawing from the arborist's report, there are no arboriculture reasons to remove the trees based on their current health or structural form. ... Rather, their removal is sought for landscape, urban and visual amenity reasons."

Comment: The presence of the trees has landscape, urban and visual amenity values.

Page 15,

"The original design intent for this part of Cornwall Park was for a predominantly open area, focused on and celebrating the statue of Sir John Logan Campbell. In the words of landscape architect Austen Strong (the San Francisco based landscape architect commissioned by Sir John to develop the original design for Cornwall Park):

"I have made a semi-circular ante-park contained by a seventy-two feet drive way that sweeps up on either side to the great gates that note the actual entrance to the Park. The ante-park should be quite clear of trees and should always be kept fresh and green so that the lodge and gates above will be silhouetted against the skyline when viewed from the Onehunga highway."

Comment: It is our understanding that the original design intent did not include the monument but was to focus on the lodge and gates, which were never built.

We also question whether the interpretation of "quite clear" of trees means that there should be no trees in the ante-park. An alternative meaning for these words could be that some trees are desired.

This would be inconsistent with Clough and Associates assessment that the ante-park should be clear of trees.

Page 15 - 16

"In considering the landscape, urban amenity and visual effects of the proposed tree removal the landscape architect makes the following assessment:

- *The Magnolias are inconsistent with the consented design of the Campbell Crescent parkland and significantly detract from the landscape qualities and amenity of this parkland area.*
- *While the two trees have historically been scheduled for their cultural and visual amenity value there is nothing that particularly distinguishes them from the significant number of trees, including Magnolia trees, in the wider park.*
- *The Magnolias have a significant detrimental impact on the public's ability to enjoy key views into and out of the park toward key landscape features including an important scheduled heritage item (the Sir John Logan Campbell statue and fountain)."*

Comment: We cannot agree (because it is not logical) that the trees, which were scheduled for values that included visual and amenity values, "significantly detract from the landscape qualities and amenity of this parkland area."

We cannot agree (because it is not true) that the trees have "a significant detrimental impact on the public's ability to enjoy key views into and out of the park toward key landscape features." There is no evidence that this opinion is supported by any consultation with the public. These are two trees out of a row of 12 and they do not sit within key views and furthermore, it is the public who decide on their enjoyment of these views, not an expert.

Page 16

"The Magnolias block or substantially limit the intended open views into the Park and the prominence of the Sir John Logan Campbell statue and water feature, particularly travelling south along Manukau Road."

Comment: The trees block the view only if you stand behind them. There are many other places other than behind these trees in this area that one can stand, sit, or walk. See the appendix for several unimpeded views of the monument.

Page 18

"Clough and Associates has prepared a Heritage Impact Assessment ... that assesses the proposed removal of the two Magnolia trees and considers the impact on the historic heritage values of the park. The HIA provides a brief history of planting on this part of Cornwall Park and concludes that "the growth of trees has significantly obscured the monument from all directions, meaning that the landscape status of the statue (as originally intended) has been degraded." [sic].

Comment: An alternative view is that the trees *behind* the monument enhance the setting, an appropriate setting. There are no trees planted directly in front of the monument, as a path leads to it and this is the natural way to approach it. (See photo below.)



Page 19

“In my opinion, the positive heritage, landscape and visual benefits of the proposal outweigh the localised adverse effect of the loss of two notable and mature trees so that the effects overall are minor and acceptable from [sic] a resource management perspective. Critical to this finding is that the tree removals are a subset of a wider and significant enhancement to the landscape, amenity and heritage of this part of Cornwall Park.”

Page 22

“Cornwall Park [sic] in undertaking to protect, conserve and restore the Sir John Logan Campbell statue and fountain is undertaking active stewardship of a significant historic feature of value to the park and wider community. The restoration and enhancement works are being carried out in a manner that avoids significant adverse effects on the primary features of the historic heritage place.”

Comments: CTA commends the Cornwall Park Trust Board on its work to protect, conserve and restore the statue and fountain. We support this work. We do not see that this work requires the removal of the two scheduled trees. What the tree removal appears to be necessary for is the Boffa Miskell landscape design. However, it is our view that this new unique planting can be done without the removal of the trees.

Page 25:

“Key views are analysed in the landscape visual assessment Prepared for the resource consent and illustrate that very little of the statue and fountain can be seen when heading south along Manukau Road, with the primary reason being the blocking of the views by the Magnolia trees. This obscuring of views has had the effect of reducing the landmark status of the monument over the years. The Magnolia trees are proposed to be remove [sic] to open up sight-lines to the statue and fountain. While this results in the removal of two identified notable trees, their removal is not for inappropriate use or development. Rather, it is to re-establish views to the statue and fountain and enhance the presence of the

fountain as a landmark quality of Auckland and a gateway to Cornwall Park as originally envisaged when the monument was planned and built.”

Comment: The above seems to confuse the row of Magnolias with two trees, suggesting that very little of the statue and fountain can be seen when heading south along Manukau Road. We emphasize that two trees do not mean that “very little” can be seen. We also argue that the removal of the tree is inappropriate removal, and that they should live out their natural lives.

There is no evidence in the original design intent that one of the key vantage points of the statue was from the northern corner.

Trees in the view do not reduce the landmark status of the monument; they delay the appreciation of it until the viewer has passed the trees.

Furthermore, the cumulative effect is that there are now two separate items of heritage significance - the trees and the monument.

Pages 29 - 30

“The implementation of the consented enhancement works will involve significant change to the Campbell Crescent parkland as it exists today with the centrally located statue and fountain obscured and shielded by vegetation planted in a haphazard rather than structured landscape form. The works will transcend the parkland and restore the prominence of the statue and fountain, conserve its primary features and enhance its operation with improved public accessibility and use. While there will be re-vegetation of the area through significant tree planting, this is proposed in a structured and formal manner to augment and frame the central statue and fountain, rather than dominate it. The retention of the two notable trees would result in a compromised outcome with the two Magnolia trees being ‘out of place’ in terms of both landscape setting and planting. The removal of the two notable trees will provide the public a far superior parkland and open space, visual and physical amenity to be enjoyed both within and external to the Park.”

Comment: We are not sure why planting a row of trees along the edge of a street is described as “haphazard.” We are not sure what “transcend the parkland” means. The two remaining Magnolias being “out of place” is by virtue of cutting down the row of trees to leave only two. Currently as they stand, they cannot be described as “out of place.” The trees are in place: they are there now, and the outcome is an enhanced heritage environment with both natural and physical heritage features.

Expert Report - Additional Heritage

The following are our comments on the expert report “Additional Heritage.”

Page 5

“Overall, the magnolia trees make no contribution to the historic heritage values of the Campbell Crescent Park. They detract visually from the prominence of the scheduled and listed Logan Campbell Statue and Fountain, by interfering with views and the original design intent to keep this area fronting Manukau Road open.”

Comment:

We repeat that the two trees sought to be removed have been scheduled and they do not substantially block the views.

Page 6:

“The original landscape was deliberately designed to be free of trees, consisting of a grassed lawn and low planting for flower beds. The later planting of trees has significantly blocked views towards and from the Logan Campbell Statue.”

Comment: The original landscape was of a semi-rural character and now it is a cityscape. The design was to enhance the lodge and gates, which were not realised. Furthermore, although the ante-park is now surrounded by a road along which cars and other motorised vehicles pass, we cannot accurately predict the means of transport and traffic conditions of the city as it moves into the future.

Page 6

“I consider the improved views through the removal of trees (including the scheduled magnolias) to be a significant positive effect in relation to the historic heritage values of the Logan Campbell fountain and statue. The tree removal will significantly improve the visual dominance of the Logan Campbell fountain and statue both within the park, and when viewed from surrounding footpaths and roads (as was the original design intent).”

Comment

Appendix 3 views 1, 2, 3 and 4 are all sited behind trees and there is no inclusion of views that show the monument without trees in front of it, of which there are many.

Heritage Impact Assessment

Page 53

“Four views are analysed in the Design Statement (BML and NBW 2016), which show that viewing locations from Manukau Road, Market Road and Cornwall Park side entrance now show very little of the Logan Campbell Statue and Fountain. The primary reason is the blocking of the views by trees. The two key historical views are along the central axis of the path, west and east of the Logan Campbell Statue and Fountain, as well as ‘View 3’ from Market Road. The places of key historic heritage importance within these views are the statue/fountain and the Cornwall Park entrance, with avenue of trees on Puriri Drive.

“The kinetic experience/ approach to the monument, on foot or by car, is dynamic.

The monument is glimpsed through the tree canopy when travelling by vehicle and on foot, but the full visual effect of the fountain is not fully realised until directly opposite the central axis path on Manukau Road and Campbell Crescent. The growth of trees has significantly obscured the monument from all other directions (including Market Road), meaning that the landmark status of the statue (as originally intended) has been degraded. Potentially movement around Campbell Crescent by car provides a greater viewing opportunity than the experience from Manukau Road, due to the extended traversing time, potentially slower pace of travel and reduction in traffic. Further slowing of traffic along the crescent through changes to the road surface would enhance the experience, as well as improving pedestrian access. However, a reduction in tree numbers and careful pruning as suggested by the proposal would clearly be the most effective.

Comment: CTA prefers the options of slowing the traffic, and also improving pedestrian access. Our experience of this area is that to fully appreciate it, one should approach on foot.

Page 53:

“By foot the experience from the main road junctions can be frustrating, as the park has been cut off by the roads surrounding it. Better options to cross to the footpaths around the perimeter of the park would provide a greater viewing opportunity.”

Comment: We support “better options.”

Page 54

“The new internal paths, as set out in the proposal, would improve pedestrian access and circulation within the park, enabling better appreciation and views of the statue.”

Page 56

“The setting of the Campbell Crescent ante-park has changed from the semi-rural character when it was first opened, to a highly urban setting, with the Cornwall Park entrance side being the most intact. To the south of the park is now a fast-food chain outlet and petrol station. To the west and north there has been gradual infill with residential and commercial development. Manukau Road is now a very busy transport route and the edges of the park feel dominated by traffic on most sides.”

Comment: Manukau Rd has changed in character from its semi-rural setting. City dwellers place a higher value on trees.

Conclusion

CTA proposes that Boffa Miskell’s new design incorporate the two magnolias and that these two notable trees be allowed to live to the end of their natural lives, and removed once they die. In the meantime, the trees could be pruned.

The two trees are protected by their scheduling in the Auckland Unitary Plan and therefore their removal must be strongly justified. We have not seen this justification. Furthermore, we do not feel that the public have had the opportunity to comment on the design of part of the park given by Sir John Logan Campbell to the people of New Zealand.

No alternative design solutions have been provided that retain the trees for their natural life.

There are no compromised solutions which present an option which would subject the scheduled trees to judicial pruning.

It is an incredible coincidence, in the literal sense, that all the expert findings appear to be anti retention and none extol any virtue of the scheduled trees. Indeed, if you were to take a cynical view, the expert opinions have been tailored to a predetermined outcome.

Date of submission: 16 October 2017 Signature:



A handwritten signature in black ink that reads "Audrey van Ryn". The signature is written in a cursive, flowing style.

Audrey van Ryn
Secretary, Civic Trust Auckland

Appendix: Statue and Fountain from Manukau Road

