

From: [Jane Hinkley](#)
To: [Wendy Collard](#)
Cc: [Chanti Hillier](#)
Subject: RE: 62 Chambers Street Dunedin
Date: Monday, 10 September 2018 03:16:47 p.m.
Attachments: [image001.png](#)
[image005.png](#)
[image010.png](#)

Dear Wendy

In support to Chantal Hillier for tomorrow's hearing. I did not receive the notice of hearing or Planner's report until today. I am not able to attend tomorrow but wish to add these written notes to anything Chantal would like to say.

The Council Planner appears to be making an assumption that the removal of the tree will cause a negative impact on the environment - visually and landscape-wise. Our view is that due to the disproportionate size and position of the tree it currently causes a negative impact in itself and requires removal to enable replanting of other tree(s) of a more appropriate type and location on the property. Planting needs to be further away from the two houses, and ideally of a native species - as promoted by the Valley Project, a community group which is promoting biodiversity and environmental awareness in the area (OpenVUE). The dominance of this one tree, and the shade it causes, takes away from the impact of the number of other trees on the street, on both our two properties and on surrounding streets.

The health and safety aspects ongoing, and negative impacts of shade, damp and leaf drop outweigh the loss of landscape value, as there are a significant number of other large trees in the immediate area - its removal would lend a more natural residential landscape that fits into the area proportionate to the houses and property shape. The tree dominates the airspace and visual space of the area to a disproportionate degree (it can be seen from far and wide, can it be seen from space we wonder?). It appears that the Council has only viewed the tree when it is winter and void of leaves, not in full leaf.

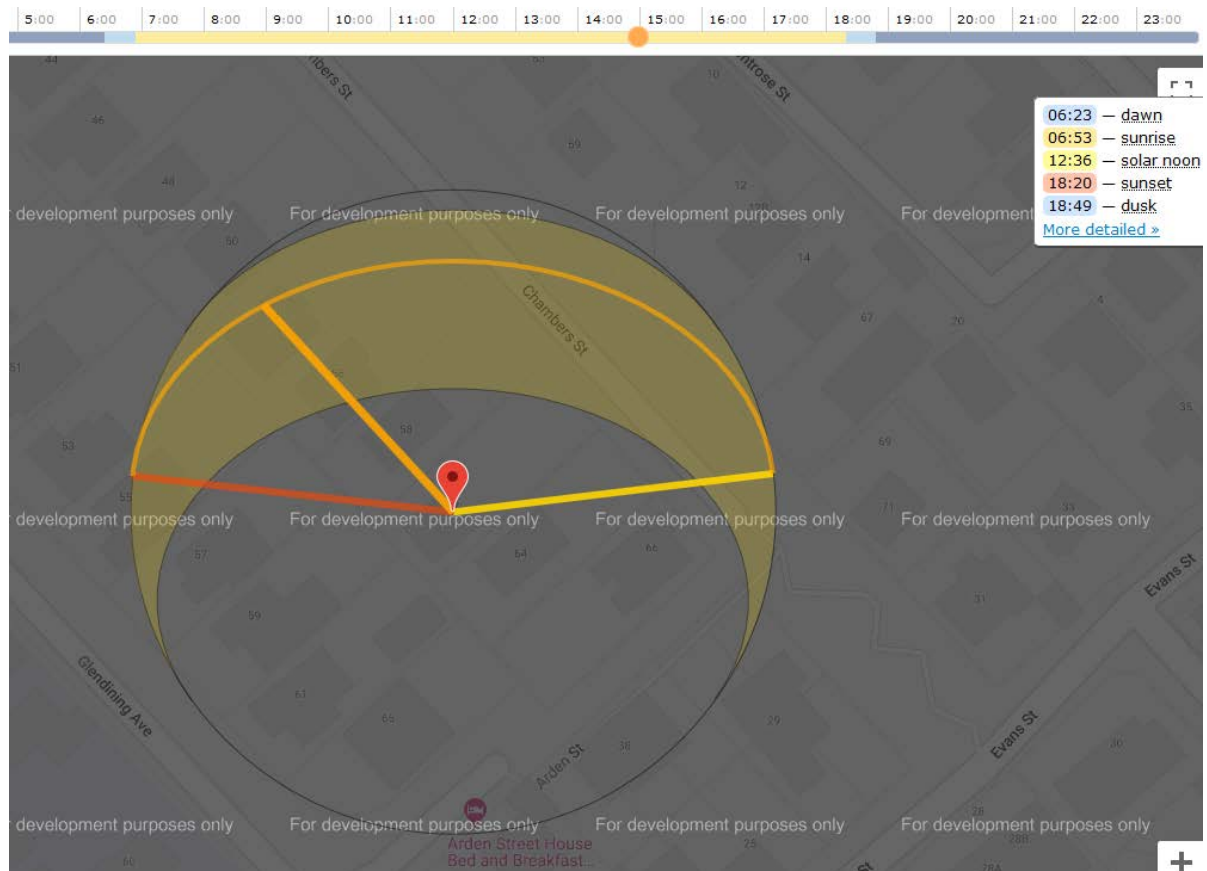
Privacy is not an issue in the location - the tree does not provide any benefit for privacy as it is above the houses (unless the council is concerned about allowing sunlight to penetrate into the houses causing illumination!).

We have evidence that the cabling should be replaced in the near future, and that the tree is continuing to grow. This makes this the right time for the tree to be removed, before the tree gets bigger or the cabling fails.

We at 64 Chambers Street had to pay for our gutters to be cleared twice within a month (just before we moved in at the end of June and shortly after we moved in in July) the second time the cleaner found our downpipe was completely blocked from top to bottom.

All the immediate neighbours are in agreement that the tree should be removed. We should be allowed to have a greater say about the health and visual landscape of our area. Ordinary families trying to plan their lives, consider our family health, and being able to maintain their properties in an affordable way should be supported by the Council. Damp, shaded houses, with lichen and mildew are not conducive to health living.

In addition, there appears to be a misunderstanding about the direction of the sun to Chambers Street. If you look online at for example suncalc.net you should be able to see that the tree blocks the majority of sun to the property, not any 'landmass' or hill behind (see snip from [Suncalc.net](http://suncalc.net) taken today at 3.00pm).



Nga mihi nui
Jane Hinkley

64 Chambers Street
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Dunedin 9010

From: Wendy Collard [mailto:Wendy.Collard@dcc.govt.nz]
Sent: Monday, 10 September 2018 10:08 a.m.
To: Jane Hinkley <jane.hinkley@otago.ac.nz>
Subject: 62 Chambers Street Dunedin

Good morning

As requested

<http://www.dunedin.govt.nz/council-online/notified-resource-consents/notified-applications-pending/LUC-2018-295>

Kind regards

Wendy Collard
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Dunedin City Council

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