

11/09/2018: Tree removal at 62 Chambers street.

Despite the planners current findings I still feel as though the primary issue is that the tree does pose significant safety risk to both properties.

There were inconsistencies in the findings in the council report. The initial arborists report did not state that the tree was in poor health- in-fact the tree is in relatively good health and that poses an issue- it is still growing. The initial report discussed the significant safety risk with the size of tree, proximity to dwellings and the cabled and angle of limbs. These safety risks do outweigh the need to keep this type of tree in this location. Due to this type of species the tree will continue to grow outwards putting further stress/ and strain on existing limbs.

The tree has simply been planted in the wrong location and should never have been planted in such close proximity (1.5m, instead of the minimum recommendation of 8m) to either dwelling.

It is not a matter of if we remove the tree, it is a matter of when it is removed. If not now- when. Leaving the tree until it causes harm or damage is not a suitable outcome. Pruning, and recabling the tree is not necessarily going to improve the outcome, ultimately the tree needs to be removed. Removal and planting suitable species in that location is the best solution.

A secondary issue to address is the aesthetics of the tree- it is not native. It has no links to tikanga, was not planted for any significant reason. It was simply a tree planted by the then owners, in the wrong place. From what I understand it was listed as protected and significant due to its size, without any consultation- with the idea that if it ever posed an issue it could be re addressed then. Now is the time.

Living at Chambers street I can assure you the tree does significantly shade the property. Generalised comments in the planners report about the location and the supposed level of light that the property receives is not backed up with evidence. From aerial photographic evidence in the initial arborists report, and sunlight calculator simulations of sunlight direction it is apparent that not only does the tree cover much of the house and property and will only continue to do so as it grows outwards, it almost completely blocks sunlight to the house.

Then there is the general nuisance of blocked drains and guttering, that although posing an issue to me as a home owner are not the primary reasons for this hearing.

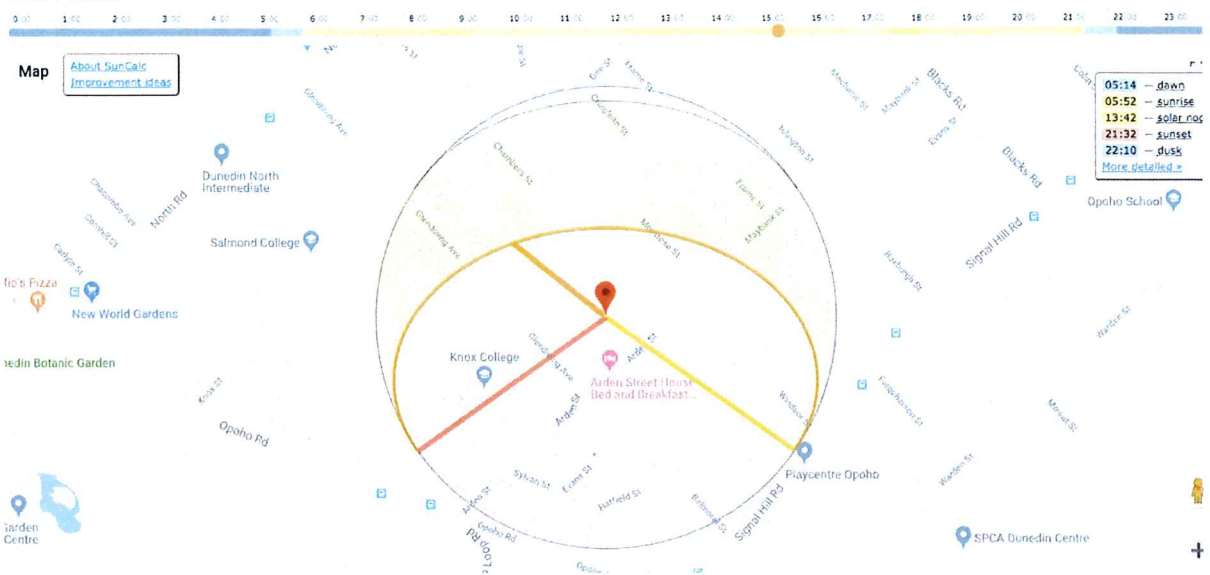
It should also be noted that all submissions made to the council from neighbours were in support of the full removal. The community that has a direct connection to the landscape and the tree are in support of its removal.

As much as we like the tree, in this particular case I maintain my argument that the tree needs to be removed.

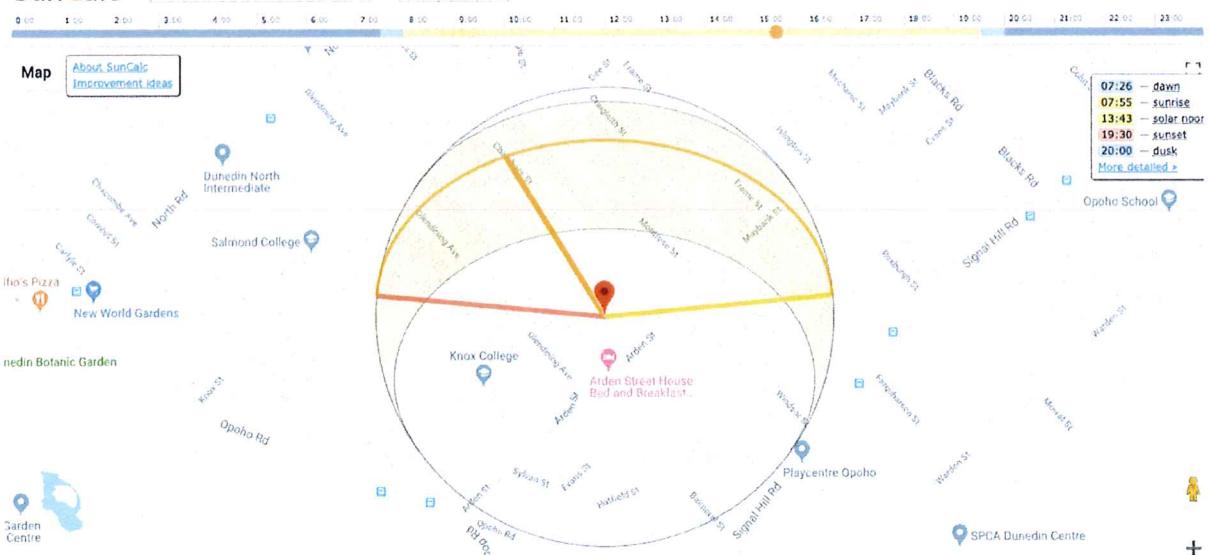
Yours sincerely Chantal Hillier

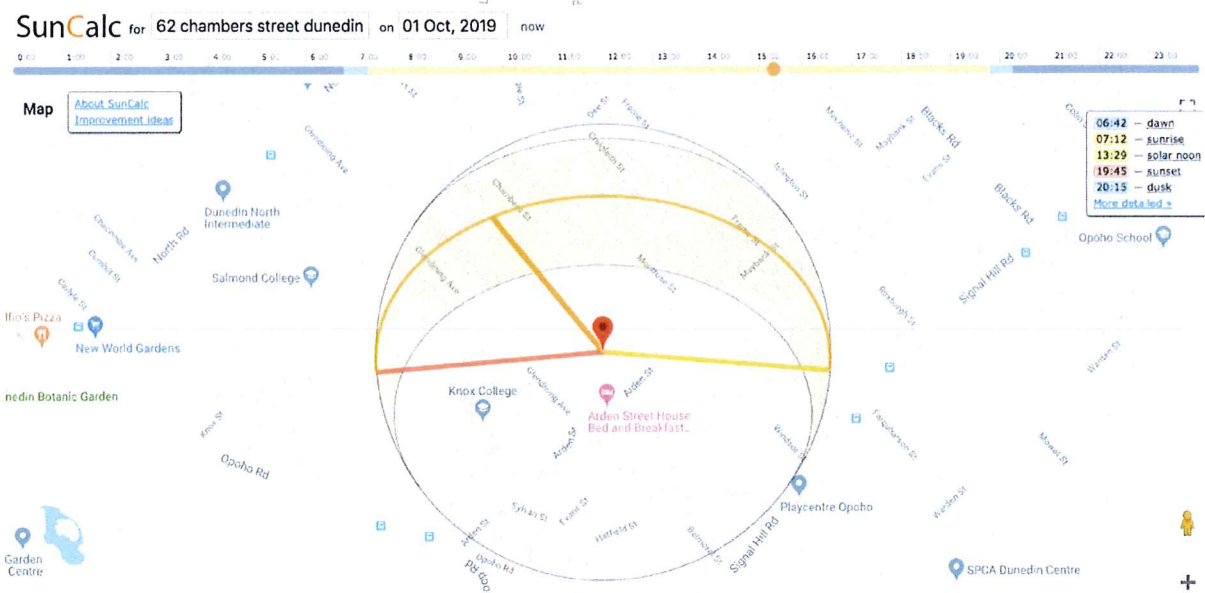
Sunlight hours at 62 Chambers street

SunCalc for 62 chambers street dunedin on 01 Jan, 2019 now



SunCalc for 62 chambers street dunedin on 01 Apr, 2019 now







Chanti Hillier <chantal.hillier@gmail.com>

RE: 62 Chambers Street Dunedin

1 message

Jane Hinkley <jane.hinkley@otago.ac.nz>
To: Wendy Collard <Wendy.Collard@dcc.govt.nz>
Cc: Chanti Hillier <chantal.hillier@gmail.com>

Mon, Sep 10, 2018 at 3:17 PM

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.

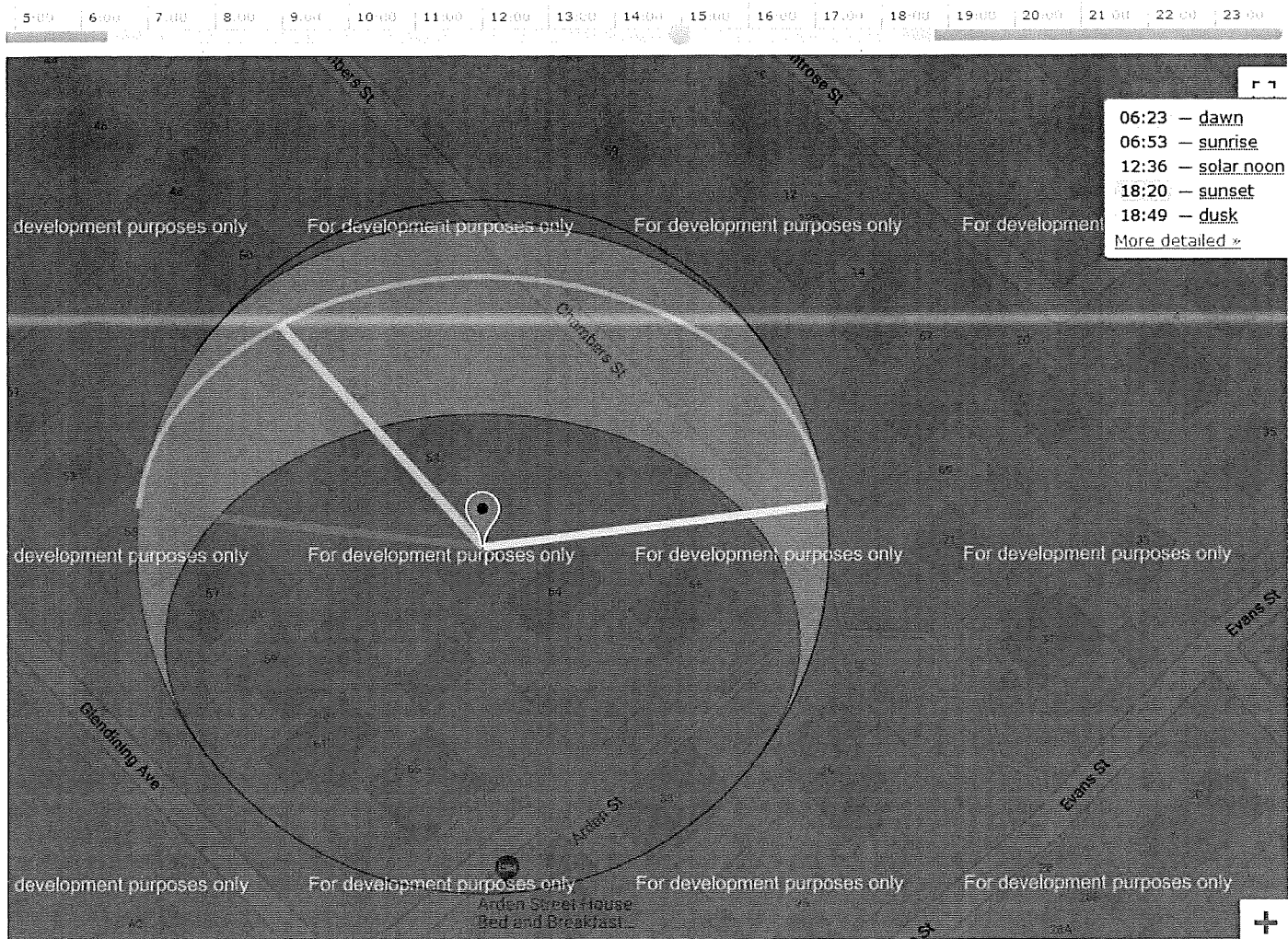
We at 64 Chambers Street had to pay for our gutters to be cleared twice within a month (just before we moved in at the end of June and shortly after we moved in in July) the second time the cleaner found our downpipe was completely blocked from top to bottom.

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).

9/10/2018

Gmail - RE: 62 Chambers Street Dunedin



Nga mihi nui
Jane Hinkley
64 Chambers Street
NEV
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
Governance Support Officer
Dunedin City Council

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9/10/2018

Gmail - RE: 62 Chambers Street Dunedin

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