

Exotic Trees and Rural Residential

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- The submissions and expertise covers wilding exotic trees well.
- I am speaking about the Grandview Subdivisions specifically to do with trees and shrubs with regard to the wilding spread of them, the fire hazard factor and also the colour rules for buildings, landscape plans and planting.
- Grandview Stage 1 is made up of what was initially 17 lots, 16 four acre lots and one eight acre lot. There are two private roads in Stage 1. Sam John Place and Lichen Lane which have walking tracks linking them. Building development commenced in 2002 and the first subdivision of one acre lots commenced in 2003. To date 11 of the 17 lots have been subdivided to one acre.
- Grandview Stage 2 is made up of 16 one acre lots of which 15 have buildings on. It has one road, Grandview Road, which is council owned and has a walking track linking it to Sam John Place. Both stages have town supply water and sewerage. Therefore both stages have fire hydrants and high water pressure.
- Grandview Stage 3 is not developed. As rural residential it can be subdivided into 24 one acre lots. In 2005, the developer, Chris Streat was granted resource consent to subdivide to approx 90 lots ranging from approx 800 to 1600sq m. Part of the consent conditions include significant plantings bordering Cemetery Road with a requirement for irrigation to the plantings for approx 7years.
- Willowridge developments own the remainder of the rural residential land from Grandview Stage 3 to Timsfield on the corner of Cemetery and Domain Roads which is zoned residential.
- Owners in Grandview Stages 1 and 2 discover that to build they require a resource consent for landuse consent to ensure they conform with the district plan rules. Rather than bring photos I would appreciate if you would do a drive through Grandview Stages 1 and 2. You will hopefully see that the same rules have not been applied to each property. This could be from people in the planning department having a different interpretation of the rules. Mention examples eg, fences, berms, plantings, house colours (include that Stage 1 and 2 border residential land that is allowed to use any colours) roof colours , containers. *Eucalypts*

- Mention that of the 6 no subdivided properties in Stage 1 that 2 of them have a significant fire hazard with pine trees, gorse and broom. I am told this is not anything to do with QLDC but with the Otago Regional Council. When you drive around you will see these properties. One is 8 acres on the corner of Muir and Cemetery Roads and one is on the corner of Cemetery Road and Sam John Place. Also on the opposite corner of Cemetery Road and Sam John Place, you will see the owners have a number of pine trees including a hedge line of them which has grown very fast. The rural general land south of Cemetery Road is intensively farmed so has minimal risk of wilding spread. However, the fire hazard and road shading will become significant.
- Most people have built their homes to one end of their property and leave a significant piece of their land not maintained. Mention the fire hazard in terms of the nor west wind, the long grass below the Morain wall. Mention about the moraine wall in terms of the colder temperature and that many plants that can grow at the lake are affected by the colder temperatures and frost at Grandview subdivisions . This can be expensive for property owners from plants dying. It would be a positive outcome to find a way to work together, maybe through the consent process for landowners to be told about the effect on plants.
- Most of the things I have mentioned can be remedied when rezoning as per the Hawea 2020 community plan occurs but as it still remains rural residential land, it would be helpful for consistency to occur.