

R E P O R T	TO	HEARINGS COMMITTEE
	FROM	MARINA VAN STEENBERGEN - DISTRICT PLANNER
	FILE REF	82.688.434 - RE274465.RTF
	DATE	13 APRIL 2007
	SUBJECT	SUBDIVISION – B & B PACIFIC DEVELOPMENT TRUST

Mr B Young has submitted a landscape plan for his subdivision in Maddocks Street, Waihi.

This has been assessed by staff against the Draft Policy for Amenity Features of Proposed Residential Subdivisions (Landscaping, entrance features, lighting etc) (copy attached).

Some of the proposed trees exceed the height and canopy width and type guidelines in the policy.

As a result of discussions with Mr Young, he has agreed to replace the Cabbage Trees with Nikau Palms. This has been approved by the Community Services Manager, on the basis of much more infrequent leaf drop, as long as a mowing gap of 2 metres is left between the clumps on the road reserve and the boundaries of Lot 1.

Street Trees

Mr Young is proposing to plant Magnolia grandiflora as street trees, along each of the new lengths of road.

These trees are capable of growing 18 to 24 metres tall and 9 to 15 metres wide. Mr Young advises they have been chosen because they are evergreen, robust in wind, slow growing, easy care and attractive all year round. Council has planted these on Victoria Street.

The Community Services Manager and Consents Engineer have advised that they would support planting of these trees along those lengths of the new roads which will not have footpaths, but that a smaller growing variety needs to be planted where there will be footpaths. They note that there is a berm width of 8-10 metres along Victoria Street compared to 4-5 metres in this subdivision.

Stormwater Pond Lot

Lot 51 of 3818m² will vest in Council as Local Purpose Reserve (Drainage). This will contain a permanent pond as part of the stormwater disposal system for the subdivision. Mr Young proposes to plant the surrounds of the pond with native plants ranging from low rush like plants through to Lancewoods, Corokia, Pittosporum etc (see plan). These are all generally in accordance with the guidelines. In addition he wants to plant a clump of 3 Kauri trees and another of Rimu trees (2).

These do not comply with the guidelines. Mr Young advises that he believes these trees are suitable due to the large reserve area, and planting distances from boundaries, such that they won't disadvantage any property owners. "They are slow growing tall yet not wide and are low maintenance beautiful native trees". (Note: this statement applies also to the clumps of Kauri proposed on the existing Roberts Street and Maddocks Street reserves, at the entrances to the subdivision).

With regard to the stormwater reserve, it is agreed that the proposed trees are well away from lots in the subdivision, they are close (2-3 metres) to the adjoining property, which is also zoned Residential. They could be relocated further from this boundary.

Kauri Trees

The trees proposed for the Roberts and Maddocks Street reserves are more separated from adjoining lots, particularly lots outside this subdivision, and to the south of them, minimising effects on them.

The Community Services Manager has not made any recommendation in relation to proposed Kauri and Rimu trees.

RECOMMENDATION

1. That Nikau Palms are substituted for Cabbage trees throughout the subdivision.
2. That Magnolia grandiflora be planted only along those lengths of the new roads (shown as roads 1 and 3 on the plan) that will not have footpaths.
3. That a smaller variety of Magnolia be planted along the balance of the new roads.
4. That the Kauri trees and Rimu trees on Lot 51 be planted a minimum of 10 metres from the lot boundaries.
5. That the Committee make a decision on the Kauri trees proposed to be planted on the existing Robert and Maddocks Street road reserves.

Marina van Steenberg
District Planner