

4. SKIPTON STREET TREES

Officer responsible
Community Advocate

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The purpose of this report is to provide further information, as requested by Board Resolution at its meeting on 31 July 2002, on the impact the trees in Skipton Street have had on properties with regards to dampness and shading of properties, any issues with street lighting and tree root damage to footpaths.

The Board will recall that it received a deputation at its meeting of 3 July 2002 from a resident of Skipton Street asking that the trees especially at the southern end of the street be topped as they were shading the properties and causing problems with dampness as well as doing damage to the footpaths.

In a report to the Board at its meeting of 31 July by the Parks and Waterways Advocate for Shirley/Papanui the status of the trees and the current tree management with regard to pruning and general maintenance were outlined. The Officer recommendation, adopted by the Board, was to decline the topping of the trees and that the current approved maintenance practices continue. The Board further resolved that further information be obtained on the impact the trees make to dampness and shading of properties, any issues with street lighting and tree root damage to footpaths.

SHADING AND DAMPNESS

The north south orientation of Skipton Street and the fact that the trees are deciduous means that in winter properties on the eastern side of the street would receive morning sun and dappled lighting in the afternoon with the converse on the western side.

In the 31 July report from the Parks & Waterways Advocate there is an undertaking that the effects of shading of the properties will be kept under review.

With regard to dampness it has been assumed that "properties" refers to the dwellings only.

With particular reference to the dwellings in Skipton St enquiries with Housing New Zealand have revealed that they have not had any complaints about dampness which could be directly attributable to the street trees. This is also the case for their other properties in the "Emmet Block".

The Environmental Unit's Team Leader, Environmental Monitoring also advises that he is unaware of any complaints of dampness attributable to street trees in the City. He did make comment that there is a possibility of problems with trees growing hard up against the dwelling.

Both Officers of Housing NZ and Council stated that the major causes of dampness in dwellings were disrepair and/or living styles, that is, not opening windows to ventilate the house to remove damp air.

Attached is a copy of the 'fact sheet' from the Council's web site relating to preventing mildew and dampness in the home.

STREET LIGHTING

The City Streets Unit advise that there are lights on every second power pole on one side of the road which is the normal standard and there are no plans to upgrade this street in the near future. Generally the lights are clear of trees however there are a couple of locations where lights are in the trees and it may be possible to lower the light to improve the lighting. They also advise that the trees are judiciously pruned on a regular basis to ensure adequate lighting to the road surface. When normal maintenance of the lights next occurs the lamps will be replaced with a brighter and more efficient lamp, this is current standard practice. Lamp maintenance is carried out on a three year cycle. This area is due for replacement next year.

FOOTPATHS, KERB AND CHANNEL

An inspection of the footpaths between Acheson Avenue and Lynn Place showed a footpath surface generally in good repair with a couple of places where there was minor tree root damage. This damage will be repaired. Some longitudinal cracking was also noted but was not considered to be a safety issue at this time.

Also noted was that some areas of kerb and channel had been lifted causing minor ponding in the gutters. These areas will also be repaired to improve the flow of stormwater. Ponding was also noted at the intersection of Lynn Place and Skipton Street. This could not be attributed to tree root damage but the problem will be investigated and rectified.

STATUS OF THE TREES

As noted in the report to the Board on 31 July the trees, being in a 'Special Purpose (Road) Zone' within the City Plan, Part 8. (4.5.4, page 8/18) enjoy similar protection as 'Protected trees' Part 10 (2, page 10/10).

Staff

Recommendation: That the information be received and that copies of the 'Preventing Mould and Mildew' pamphlet be left at the Shirley Community Trust premises in Acheson Avenue for public information.

Chairperson's

Recommendation: That the officer's recommendation be adopted and that a letter and pamphlet be delivered to each property in Skipton Street .