

AN OCCASIONAL & SEASONAL NEWSLETTER
FOR THE OWNERS & RESIDENTS OF
DEVON PARK

NUMBER 13. CHRISTMAS 2015

THE



DEVON PARK



BODY CORPORATE COMMITTEE

COMMUNIQUE'

Contents:

News & Discussion

As we look forward to a long, hot summer – oh yes please – here are a few points of interest and information. It is also time to welcome back some of our overseas “swallows” who return each year to enjoy this portion of south pacific magic. This issue continues with an update on the Foyer Rehab project, a review of the rules that govern our ‘treescape’, a look at the Herb Garden and an interesting discovery about our boundaries. Finally, have a safe and happy Christmas.

Foyer Rehab Project – Update

Contracts are signed and tradesmen arranged for this significant piece of work which is planned to start in the third week of January. One of the challenges is access to the tower whilst the front entrance is closed off. As you can imagine there are not too many options; the one we have chosen is the gated entrance next to the mailboxes.

It is proposed for that door to remain open from Monday to Friday between the hours of 8.00 am and 6.00 pm. At all other times it will be locked; tower residents will be provided with two keys per apartment which will enable them to come and go as they please during the “lock down” period. This arrangement does mean that access to the tower during the “unlocked” periods will be uncontrolled however the presence of workers in the foyer area and residents’ knowledge of their neighbors should provide the necessary checks and balances.

During the life of the project we will be providing regular updates of progress, problems and solutions.

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The A to Z of Trees



Trees and views are synonymous with Devon Park. Peek down the drive from Stanley Point Road and part of the west wing is framed by the foliage of mature trees. Step around the corner of the pool complex and the tower is framed by a significant pohutakawa to your right and an elm on the left.

A pleasurable stroll across the lawn in front of the west wing provides views of the harbour stretching west to the harbour bridge whilst the eastern approaches peek through the foliage of towering pohutakawas. Moving down through the bush walk you could imagine yourself in the midst of the Waitakeres.

All very lyrical but for some in the lower floors of the tower and wings the view is also frustrating. Picture perfect harbour views can become tree-scapes over time. For example the outlook from a second floor apartment has altered radically over a period of 12 years:-



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There are strict rules governing the pruning of trees in our area some of these are understandable and others seem needless. As an example of the complexity of these rules here is an extract from correspondence between the convenor of the Garden Committee, Bob Kirk, and a planning advisor in the Council:

“The property at 45 Stanley Road, Devonport is currently zoned Residential 3C. It is in a Coastal Conservation area and a Foreshore Protection Yard. With the new rules coming into force, all of the general tree protections in these designations in an urban environment would fall away. However this property, with a site area of 10,767sqm, being more than 4000sqm in area, does not fall into the definition of "urban environment". So both the North Shore District Plan and operative PAUP general tree protections apply to this property. In addition, it would appear that there is a Tree Management Plan that was approved as part of the 2003 resource consent for the development of this property, that is still in effect, over and above any relaxation of general tree protections.”

Each year the committee tries to improve the “view” situation whilst at the same time having regard for the tree-scape we all value. To accomplish this objective, within the law, we obtain a ‘consent’ from Council, and to assist with the consent process we employ an arborist. So when the chainsaws whine and branches are trimmed this does not reflect a thoughtless “slash and burn” policy but is the result of weeks of patient, sometimes frustrating, discussion and negotiation.



Foyer Rehab Project – Continued

Owners will recall that during the design process, last year, the ‘winner’ featured a mosaic wall to the left of the ramp down to the lift foyer. The design showed that wall in a bronze/brown colour. Since then we have had input from a specialist tile team and have been advised to adopt a multi shaded green design.

If owners have any concerns regarding this change, or would like to view a sample of the chosen design, please contact Dennis Henton in the first instance.

The Herb Garden

The herb garden, situated at the side of the Visitors' Carpark, flourishes because of the care and attention from a few dedicated residents. Margaret Hallam is the long term "herb keeper", and more recently Robyn Gaw has given of her time and attention. Residents are asked to use scissors when taking herbs from this area as their use encourages re-growth.



NEWSFLASH

UFB (Ultra-Fast Broadband) is coming to Devon Park in the first half of 2016

Eastern Side Of The Drive – Not Ours!!

Earlier this year we discovered that the strip of land on the eastern edge of the drive belongs to the houses at #43 and not to us. In fact this strip stretches back as far as the northern boundary wall on the edge of the carpark. As you can imagine this came as a surprise and was checked out against records at LINZ.

The issue arose because the owners at #43 wanted to rid the strip of couch grass, which had invaded the area, and the agapanthus. The committee investigated solutions and had come up with options when we realized the status of the strip. There have been discussions with the owners at #43 which included a proposal to retain the trees and their irrigation system (both owned by Devon Park). However they have concluded that they prefer to clear the area and replace the whole with river stones.

Our remaining concern is to maintain the edge of the tarmac, currently “lined” with scoria rocks, and which in time will be re-sealed.



Reminders



Watch-out For Kids

When driving please look out for young children & those who are not so fast on their feet, moving to and from the pool this summer.



Christmas Party



Owners & Residents are invited to a party by the pool on Wednesday 16th December (Thursday if its wet) from 5.00 pm till dark. Bring a plate - drinks on the committee!

Laugh Line.....

In a dark and hazy room, peering closely into a crystal ball, the mystic delivered grave news:

"There's no easy way to tell you this, so I'll just be blunt. Prepare yourself to be a widow. Your husband will die a violent and horrible death this year."

Visibly shaken Laura stared at the woman's lined face, then at the single flickering candle and the milky-white crystal ball, and down at the wrinkled hands. She took several deep breathes to compose herself and calm her racing mind. She just had to know. She met the fortune teller's gaze, steadied her voice, and asked:

"Will I be acquitted?"