



APPLICATION FORM FOR A RESOURCE CONSENT

PLEASE FILL IN ALL THE FIELDS

Application details

I/we Debra Louise Gale

(must be the FULL name(s) of an individual or an entity registered with the New Zealand Companies Office. Family Trust names and unofficial trading names are not acceptable: in those situations, use the trustee(s) and director(s) names instead) hereby apply for:

☒ Land Use Consent ☐ Subdivision Consent

I opt out of the fast-track consent process: ☒ Yes ☐ No

(only applies to controlled activities under the district plan, where an electronic address for service is provided)

Brief description of the proposed activity:

Remove Gum Trees G029 from the 2GP's schedule of trees

Have you applied for a Building Consent? Yes, Building Consent Number ABA ☒ No

Site location/description

I am/We are the: (☒ owner, ☐ occupier, ☐ lessee, ☐ prospective purchaser etc) of the site (tick one)

Street address of site: 81 Chain Hills Road Taieri

Legal description: LOT 2 DP 444991

Certificate of Title: 5117710

Contact details

Name: Debra Gale (☒ applicant ☐ agent (tick one))

Address: 81 Chain Hills Road, Taieri

Postcode: 9076

Phone (daytime) [REDACTED]

Email: debragale75@gmail.com

Chosen contact method (this will be the first point of contact for all communications for this application)

I wish the following to be used as the address for service (tick one): ☒ Email ☐ Post ☐ Other:

Ownership of the site

Who is the current owner of the site? Debra Gale

If the applicant is not the site owner, please provide the site owner's contact details:

Address:

Postcode:

Phone (daytime):

Email:

Planning Application Fees Payment Details (Who are we invoicing)

THIS FORM MUST BE COMPLETED FOR ALL PLANNING APPLICATIONS THAT ATTRACT A FEE. ALL FIELDS ARE MANDATORY.

This information is required to assist us to process resource consent invoices and refunds at lodgement and the end of the process. If you have any queries about completing this form, please email planning@dcc.govt.nz

Deposit Payment Payee Details:

Full Name of Deposit Payee (Person or Company): No Fees Apply

Mailing Address of Deposit Payee (please provide PO Box number where available):

Email Address of Deposit Payee:

Daytime contact phone number:

Important Note: The Payee will automatically be invoiced for the deposit and/or any additional costs. Should a portion of the deposit be unspent, it will be refunded to the payee.

Fees

Council recovers all actual and reasonable costs of processing your application. Most applications require a deposit and costs above this deposit will be recovered. A current fees schedule is available on www.dunedin.govt.nz or from Planning staff. Planning staff also have information on the actual cost of applications that have been processed. This can also be viewed on the Council website.

Development contributions

Your application may also be required to pay development contributions under the Council's Development Contributions Policy. For more information please ring 477 4000 and ask to speak to the Development Contributions Officer, or email development.contributions@dcc.govt.nz.

Occupation of the site

Please list the full name and address of each occupier of the site:

Monitoring of your Resource Consent

To assist with setting a date for monitoring, please estimate the date of completion of the work for which Resource Consent is required. Your Resource Consent may be monitored for compliance with any conditions at the completion of the work. (If you do not specify an estimated time for completion, your Resource Consent, if granted, may be monitored three years from the decision date).

(month and year)

Monitoring is an additional cost over and above consent processing. You may be charged at the time of the consent being issued or at the time monitoring occurs. Please refer to City Planning's Schedule of Fees for the current monitoring fee.

Detailed description of proposed activity

Please describe the proposed activity for the site, giving as much detail as possible. Where relevant, discuss the bulk and location of buildings, parking provision, traffic movements, manoeuvring, noise generation, signage, hours of operation, number of people on-site, number of visitors etc. Please provide proposed site plans and elevations.

See attached detailed description

Description of site and existing activity

Please describe the existing site, its size, location, orientation and slope. Describe the current usage and type of activity being carried out on the site. Where relevant, discuss the bulk and location of buildings, parking provision, traffic movements, manoeuvring, noise generation, signage, hours of operation, number of people on-site, number of visitors etc. Please also provide plans of the existing site and buildings. Photographs may help.

Our property is 5300sqm in total. There are 5 adults and two dogs living at the property. Where the two trees are located the land size as a guess would be approximately 1000sqm. There is a sleepout directly below one of the trees where one of the adults resides. All our vehicles are parked up in this area, including a boat and caravan. There are the main powerlines for chain hills area running along the edge of our property within close proximity to these trees.

The land is flat in this area. All visitors park their cars up in this area also.

See attached pics of the area

(Attach separate sheets if necessary)

DETAILED DESCRIPTION OF PROPOSED ACTIVITY

Both these protected trees are on the top part of our property at 81 Chain Hills by the roadside. Our property is 5300sqm. In this area it would roughly be around 1000sqm. This is where we park our vehicles, boat, caravan and also have an existing dwelling directly under one of the trees that my son resides in.

The last 4 years they have both been dropping large limbs and branches from their huge height causing damage to my caravan and vehicles and I have had to make insurance claims for. This was happening when we were getting high winds (which is very regular being exposed up on chain hills), but of late it is any winds we are getting they are dropping big branches which are heavy with all the gum balls on them and the sizes of the branches are very large. This is causing a serious concern for the safety of ourselves and especially my son that is residing in the dwelling directly below one of them and also our vehicles all parked up there. Falling limbs and branches from the height these trees are is going to cause serious harm if not death going by the dents and damage they have caused to our vehicles and the weight of these that we are picking up after falling. There are several branches fallen each time it is windy varying in different sizes from large to smaller, and is getting worse each time we get winds. The noise from these trees in high winds are very loud and quite scary (I have video footage of this).

Both trees are within close proximity to the road and main power lines for Chain Hills. If one of these limbs fall and hit the power lines it will take out all of power to chain hills. (see attached pics of two large limbs that fell very close to the power lines on two separate occasions of late, you can see how deep the branch sunk into the ground the weight of these branches).

The existing dwelling directly below one of the trees is lifting from the tree roots and causing cracking across the entire concrete floor and the frame for the dwelling is lifting (see attached pics of door frame out of square due to this). We have had to pack it on one end to close in the gap. The tree is so close to the dwelling it is causing structural damage to it.

Removal of these trees will not affect the landscape nor the nature in the area ie birds etc as every surrounding property including my own have an abundance of gum trees and other significant trees. My property is 5300sqm and is all gardens and lawns with various large trees and shrubs.

The pic of the branch where it has hit the vehicle is from today 09/05/2025 and we did not have high winds overnight of the 08/05/2025 they were mild winds. This is a smaller branch thankfully but has weight in it with the gum balls.

I am applying for resource consent for removal of these trees due to the safety concerns with the size of the limbs and branches dropping every time we have wind, damage to our property, structural dwelling damage, and risk of powerline damage.

District plan zoning

What is the District Plan zoning of the site? 2GP

Are there any overlaying District Plan requirements that apply to the site e.g. in a Landscape Management Area, in a Townscape or Heritage Precinct, Scheduled Buildings on-site etc? If unsure, please check with City Planning staff.

Breaches of district plan rules

Please detail the rules that will be breached by the proposed activity on the site (if any). Also detail the degree of those breaches. In most circumstances, the only rules you need to consider are the rules from the zone in which your proposal is located. However, you need to remember to consider not just the Zone rules but also the Special Provisions rules that apply to the activity. If unsure, please check with City Planning staff or the Council website.

2GP rules 7.3.2.1 and 7.3.2.3 Removal of scheduled tree

Affected persons' approvals

I/We have obtained the written approval of the following people/organisations and they have signed the plans of the proposal:

Name:

Address:

Name:

Address:

Please note: You must submit the completed written approval form(s), and any plans signed by affected persons, with this application, unless it is a fully notified application in which case affected persons' approvals need not be provided with the application. If a written approval is required, but not obtained from an affected person, it is likely that the application will be fully notified or limited notified.

Assessment of Effects on Environment (AEE)

In this section you need to consider what effects your proposal will have on the environment. You should discuss all actual and potential effects on the environment arising from this proposal. The amount of detail provided must reflect the nature and scale of the development and its likely effect. i.e. small effect equals small assessment.

You can refer to the Council's relevant checklist and brochure on preparing this assessment. If needed there is the Ministry for the Environment's publication "A Guide to Preparing a Basic Assessment of Environmental Effects" available on www.mfe.govt.nz. Schedule 4 of the Resource Management Act 1991(RMA) provides some guidance as to what to include.

Very little effects on bird life as our property is solely gardens and lawns and full of all different types of trees, including more gum trees but smaller.

All neighbouring properties have several gums and many different types of trees also so will not affect the landscape. We have had several large limbs falling from the trees with the last strong winds we have had over the past 2 years causing damage to our caravan and car - of which I have had to make insurance claims. These limbs are large and very heavy. They will seriously injure if not kill someone if you are hit by these at the height they are falling from.

The main powerlines for chain hills run along the entire property at the road within close distance of the protected trees. Removal will eliminate the risk of damage to main powerlines from falling limbs.

Our sleepout concrete floor is fully cracked through the middle and the building has lifted due to the tree roots (see attached pics). It is damaging our dwellings as well as vehicles.

(Attach separate sheets if necessary)

The following additional Resource Consents from the Otago Regional Council are required and have been applied for: Yes No
Water Permit Discharge Permit Coastal Permit Land Use Consent for certain uses of lake beds and rivers ☒ Not applicable

Assessment of Objectives and Policies

In this Section you need to consider and assess how your application proposal aligns with the relevant objectives and policies in the District Plan relating to your activity. If your proposal is a discretionary or non-complying activity under the District Plan more attention to the assessment will be necessary as the objectives and policies of the District Plan may not always be in support of the proposed activity.

Policy 7.2.1.1.

7.2.1.2 a Significant risk to personal/public safety
- Health & Safety legislation.

7.2.1.2.c. There is moderate to significant risk to building

7.2.1.2.d. Removal of tree necessary to avoid significant adverse effects to existing infrastructure & network utilities.

Declaration

I certify that, to the best of my knowledge and belief, the information given in this application is true and correct.

I accept that I have a legal obligation to comply with any conditions imposed on the Resource Consent should this application be approved.

Subject to my/our rights under section 357B and 358 of the RMA to object to any costs, I agree to pay all the fees and charges levied by the Dunedin City Council for processing this application, including a further account if the cost of processing the application exceeds the deposit paid.

Signature of: ☒ Applicant Agent (tick one):

D. Gale

Date: 9/5/25

Privacy – Local Government Official Information and Meetings Act 1987

You should be aware that this document becomes a public record once submitted. Under the above Act, anyone can request to see copies of applications lodged with the Council. The Council is obliged to make available the information requested unless there are grounds under the above Act that justify withholding it. While you may request that it be withheld, the Council will make a decision following consultation with you. If the Council decides to withhold an application, or part of it, that decision can be reviewed by the Office of the Ombudsmen.

Please advise if you consider it necessary to withhold your application, or parts of it, from any persons (including the media) to (tick those that apply):

- ☐ Avoid unreasonably prejudicing your commercial position
- ☐ Protect information you have supplied to Council in confidence
- ☐ Avoid serious offence to tikanga Māori or disclosing location of waahi tapu

What happens when further information is required?

If an application is not in the required form, or does not include adequate information, the Council may reject the application, pursuant to section 88 of the RMA. In addition (section 92 RMA) the Council can request further information from an applicant at any stage through the process where it may help to a better understanding of the nature of the activity, the effects it may have on the environment, or the ways in which adverse effects may be mitigated. The more complete the information provided with the application, the less costly and more quickly a decision will be reached.

Further assistance

Please discuss your proposal with us if you require any further help with preparing your application. The Council does provide pre-application meetings without charge to assist in understanding the issues associated with your proposal and completing your application. This service is there to help you.

Please note that we are able to provide you with planning information but we cannot prepare the application for you. You may need to discuss your application with an independent planning consultant if you need further planning advice.

City Planning Staff can be contacted as follows:

IN WRITING: Dunedin City Council, PO Box 5045, Dunedin 9054

IN PERSON: Customer Services Centre, Ground Floor, Civic Centre, 50 The Octagon

BY PHONE: (03) 477 4000

BY EMAIL: planning@dcc.govt.nz

There is also information on our website at www.dunedin.govt.nz

Information requirements

- ☒ Completed and Signed Application Form
- ☒ Description of Activity and Assessment of Effects
- ☒ Site Plan, Floor Plan and Elevations (where relevant)
- ☒ Written Approvals
- ☒ Payee details
- ☒ Application fee (cash, eftpos, direct credit or credit card (surcharge may apply))
- ☒ Certificate of Title (less than 3 months old) including any relevant restrictions (such as consent notices, covenants, encumbrances, building line restrictions)
- ☒ Forms and plans and any other relevant documentation signed and dated by Affected Persons

In addition, subdivision applications also need the following information:

- Number of existing lots
- Number of proposed lots
- Total area of subdivision
- The position of all new boundaries

In order to ensure your application is not rejected or delayed through requests for further information, please make sure you have included all of the necessary information. A full list of the information required for resource consent applications is in the Information Requirements Section of the District Plan.

OFFICE USE ONLY

Has the application been completed appropriately (including necessary information)? Yes No

Application: Received Rejected

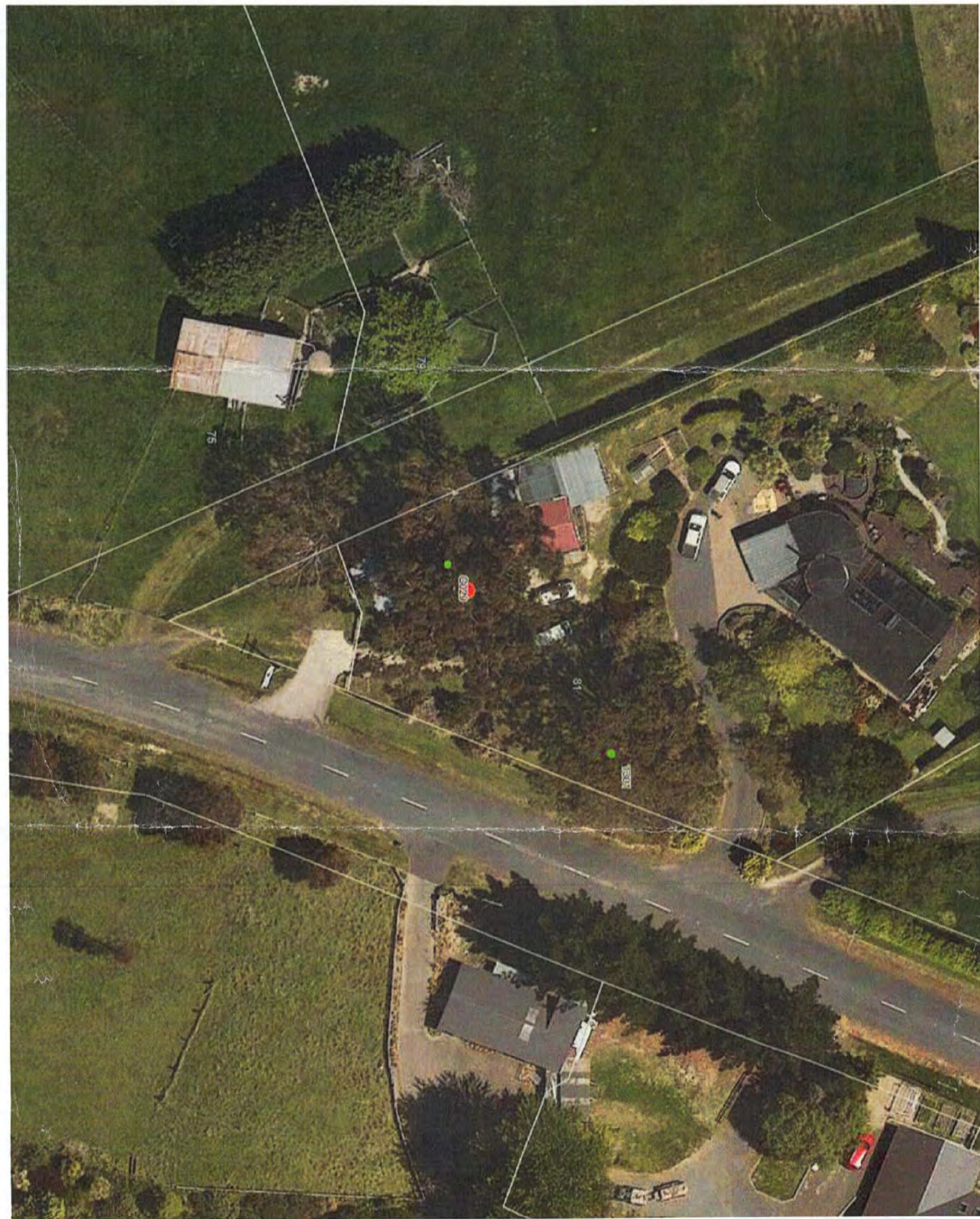
Received by: Counter Post Courier Other:

Comments:

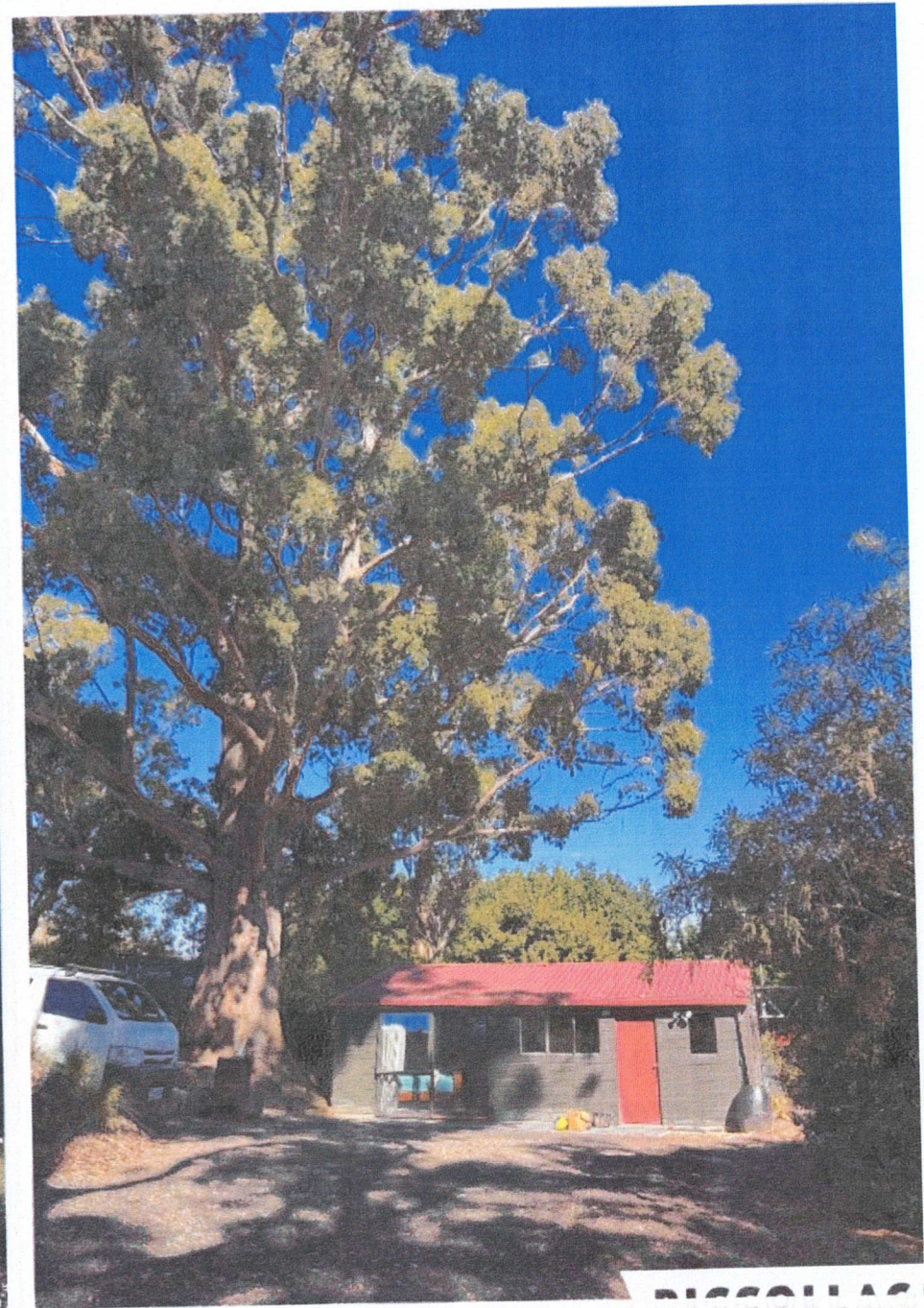
(Include reasons for rejection and/or notes to handling officer)

Planning Officer:

Date:



two protected trees

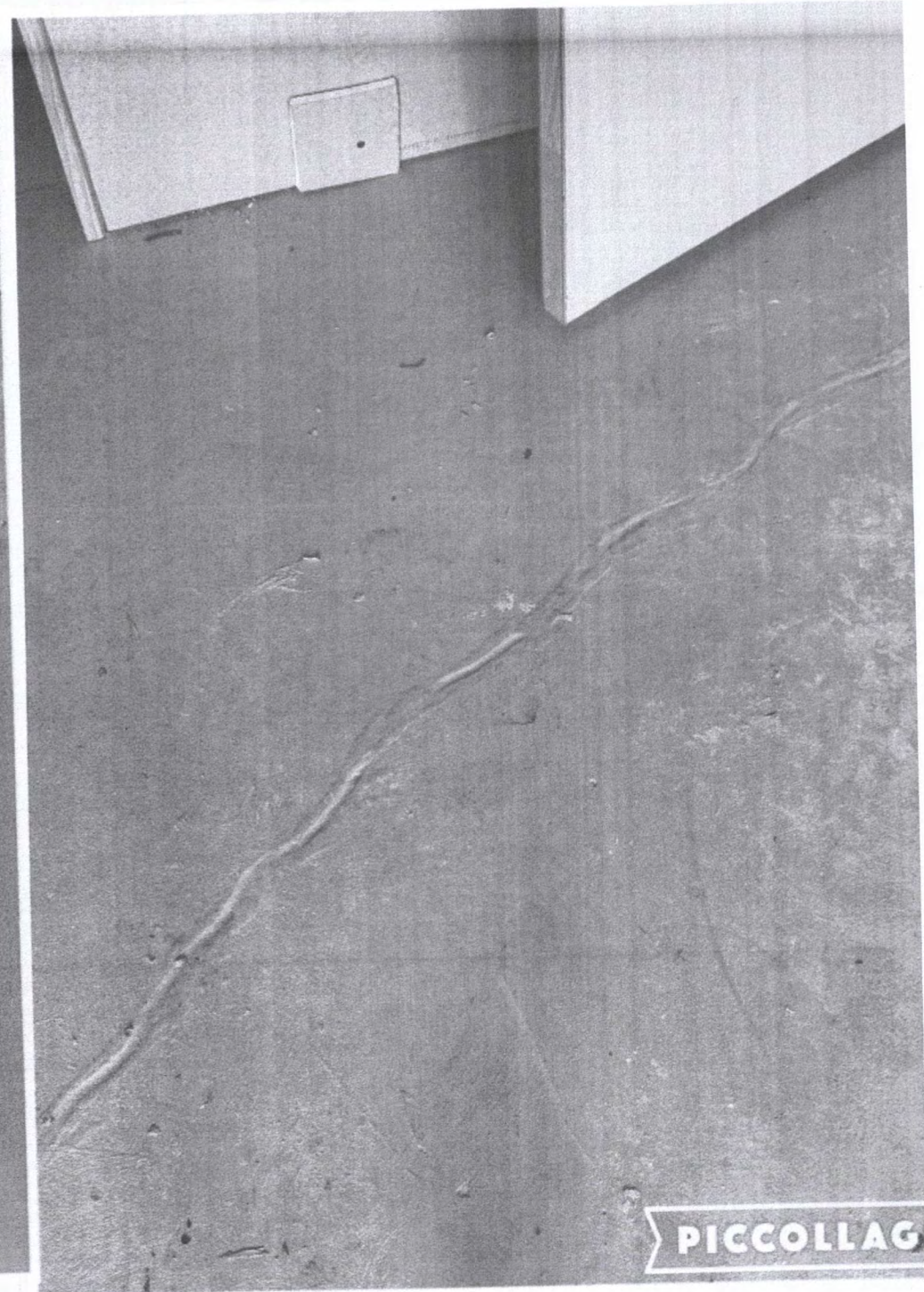
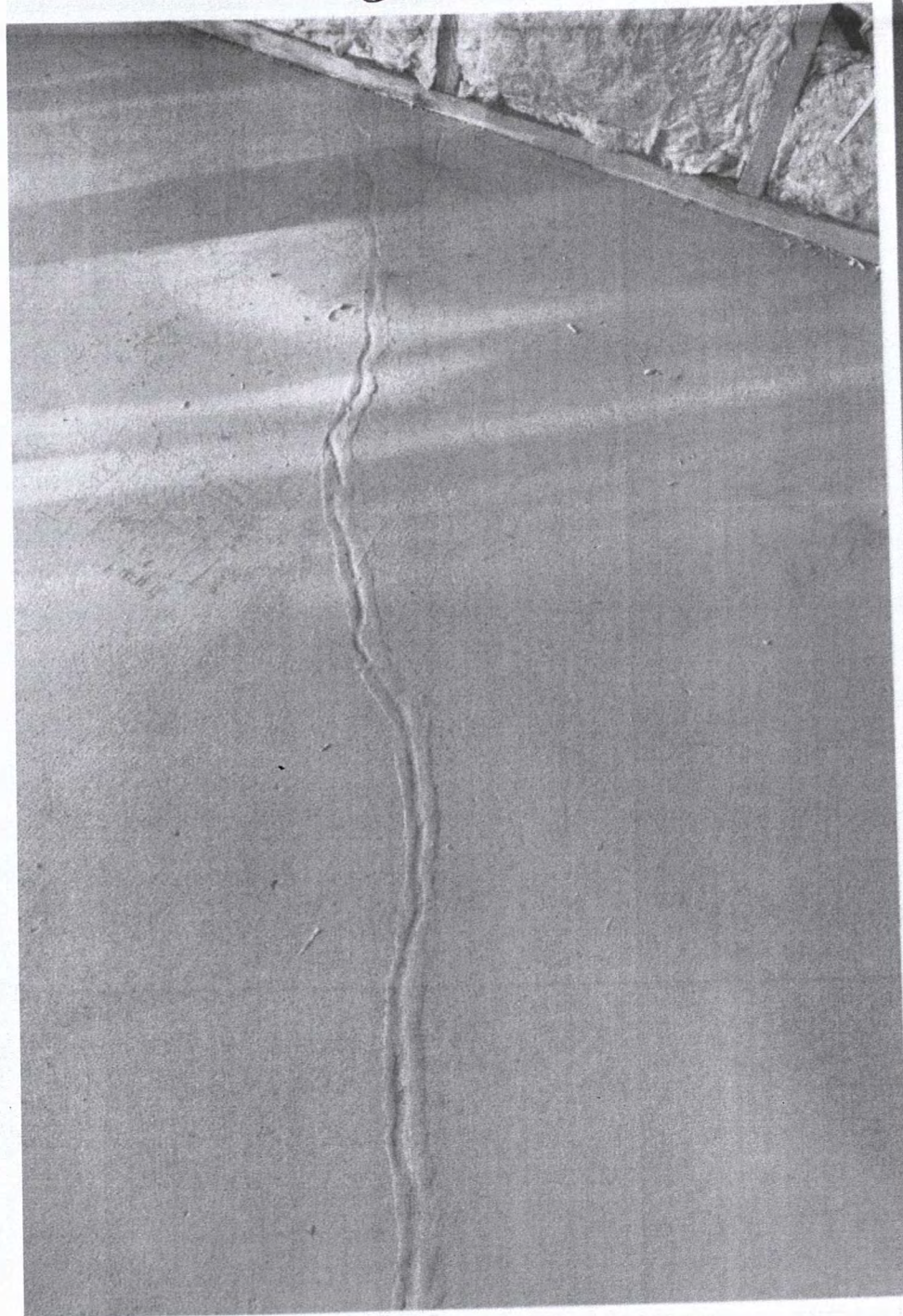


PICCOLLO

Crack in
concrete floor
due to tree
roots.

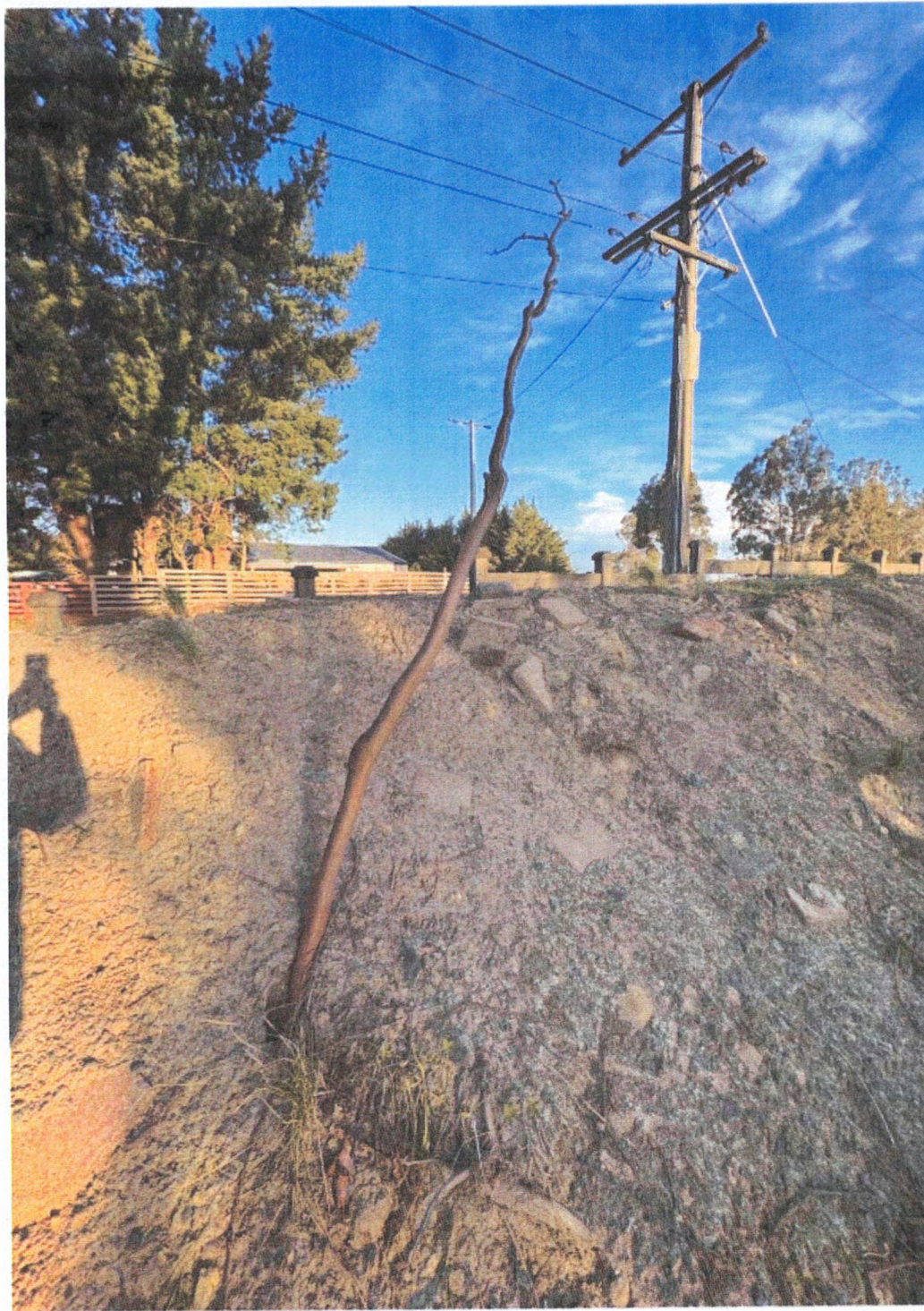


cracks in concrete.

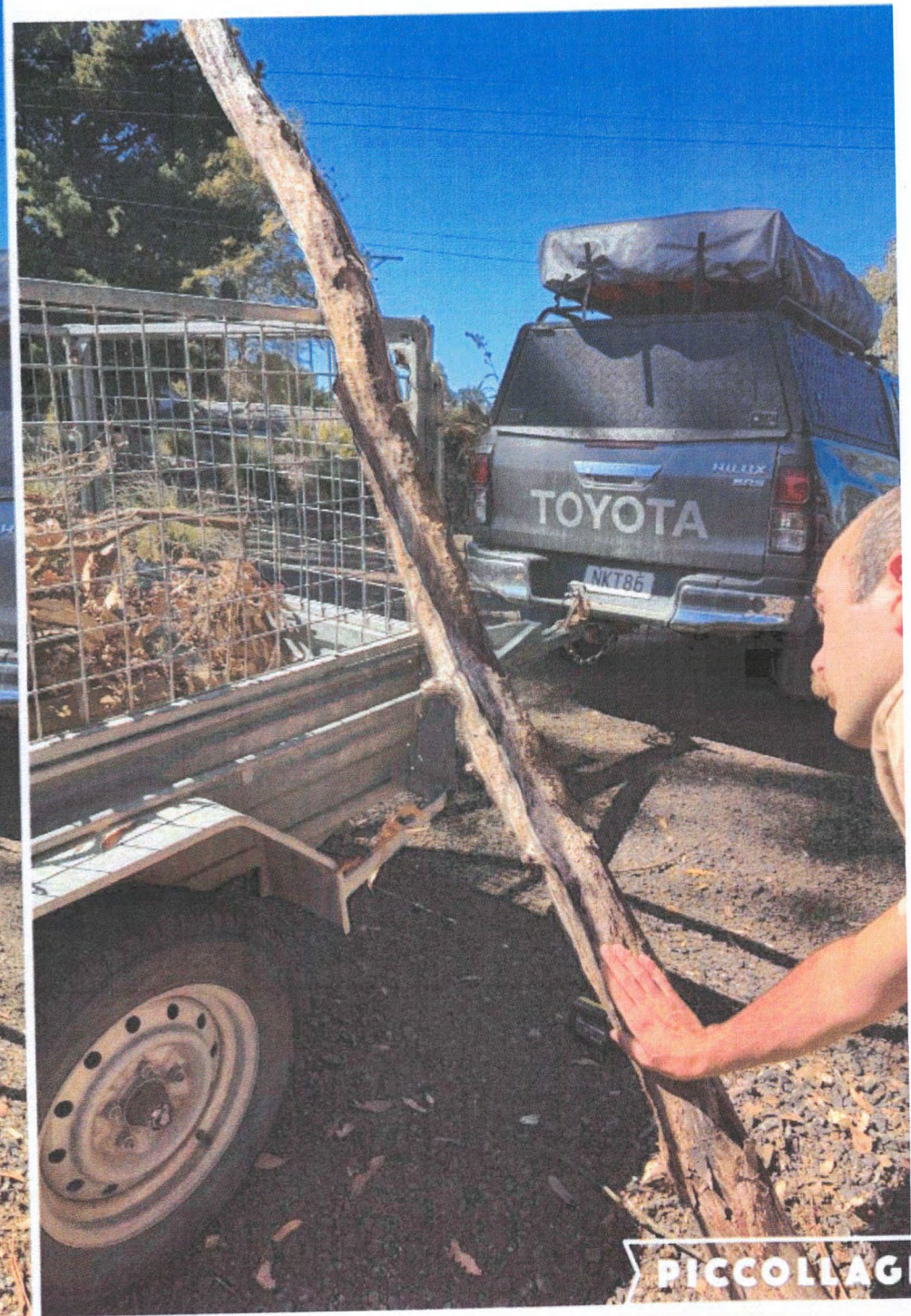


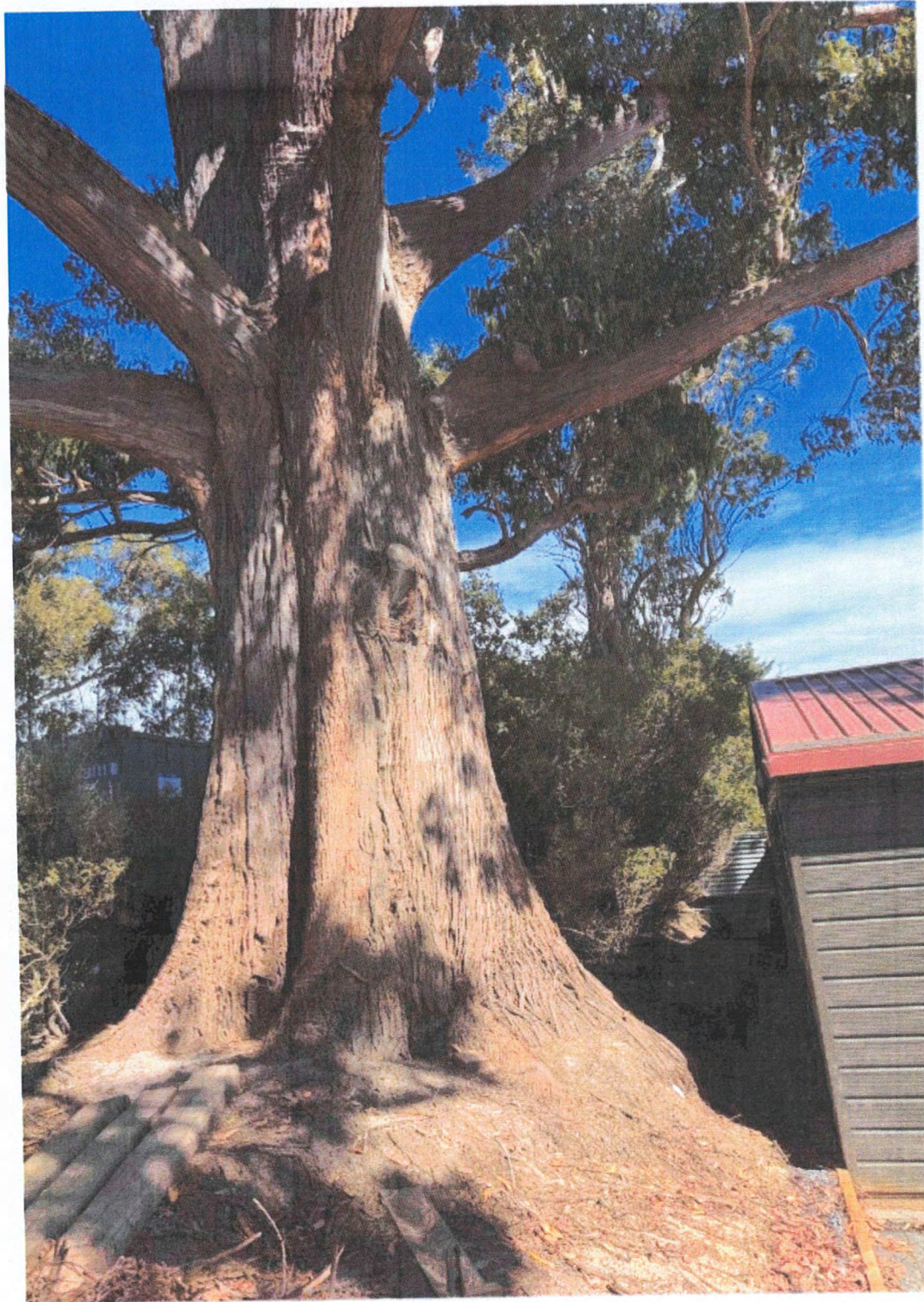




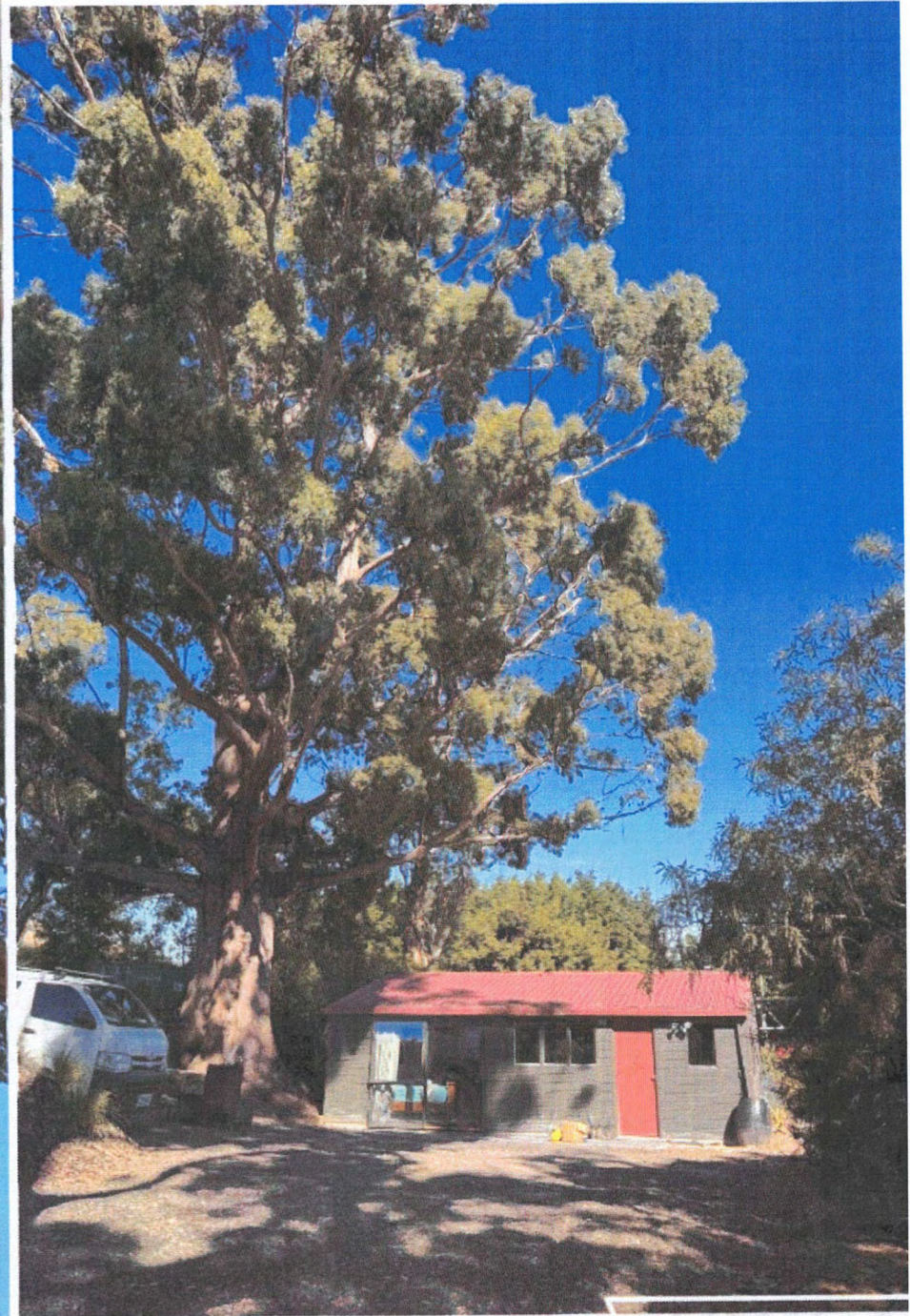


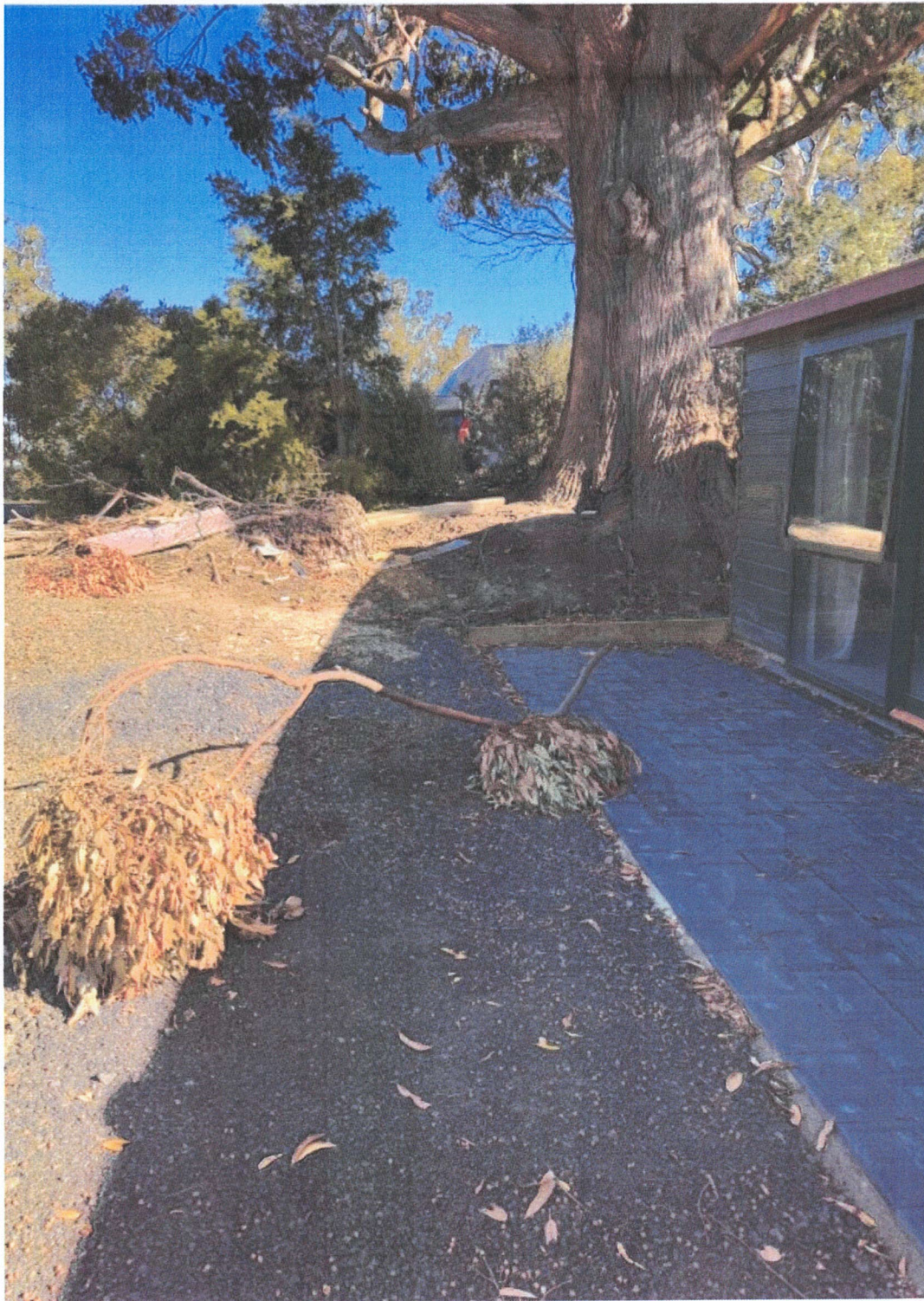
PICCOLLAG





Limb broken and going to drop off.







Pic. showing frame with gap at top and
being built up at other end due to tree
affecting foundations of dwelling.





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **558886**
Land Registration District **Otago**
Date Issued 01 December 2011

Prior References
OT12D/633

Estate Fee Simple
Area 5310 square metres more or less
Legal Description Lot 2 Deposited Plan 444991
Registered Owners
Debra Louise Gale

Interests

Appurtenant hereto is a right of way created by Easement Instrument 8917266.12 - 1.12.2011 at 2:16 pm
The easements created by Easement Instrument 8917266.12 are subject to Section 243 (a) Resource Management Act 1991
11319407.3 Mortgage to Westpac New Zealand Limited - 25.1.2019 at 4:29 pm



