DUNEDIN CITY COUNCIL
Kaunihera-a-rohe o Otepoti

Application Form for a Resource Consent

50 The Octagon, PO Box 5045, Moray Place
Dunedin 9058, New Zealand
Ph 477 4000
www.dunedin.govt.nz

Application Details

I/We Craig and Karen Smith (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

Brief description of the proposed activity: Seek permission to remove Red Beech T663

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

Street Address of Site: 8 Kilgour street Roslyn

Legal Description: PT Lot 2 DP 4723

Certificate of Title: _____

Address for correspondence (this will be the first point of contact for all communications for this application)

Name: Craig Smith (applicant ~~/agent~~ (delete one))

Address: 9 Flora Dora Parade, Lake Hawea Postcode: 9382

Phone (daytime): 027 6469419 Fax: ✓ Email: info@hatchfishing.co.nz

Address for Invoices or Refunds (if different from above)

Name: _____

Address: _____

Bank Account Name _____

Account Number: [ ][ ] Bank Branch [ ][ ][ ][ ] [ ][ ][ ][ ][ ][ ][ ] Account Number [ ][ ] Suffix

Ownership of the site

Who is the current owner of the site? Craig and Karen Smith

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

Address: _____ Postcode: _____

Phone (daytime): _____ Fax: _____ Email: _____

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).

December 2015 (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 relevent, 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.

1/ Removal of a large Red Beech (Nothofagus fusca) tree on the Nth Eastern border of our property. The tree will be removed by an approved aborist (Omnitree Dunedin) whom we have been in consultation with. It is estimated to take 2 days to remove the tree.
2/ Planting of 3 Kowhai trees (Sophora microphylla) set back from border to replace the removed tree as a more suitable planting for the site.
Planting will be done by owner or landscape contractor.
We have also engaged Peter Waymouth of GreenTrees Ltd to provide a report, which is attached.

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.

Dwelling is used for rental/private accommodation.

(Attach separate sheets if necessary)

District plan zoning

What is the District Plan zoning of the site? R1

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.

Tree is currently listed on the significant tree list #T663

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: Lauren Weaver

Address: 10 Kilgour street Roslyn - letter attached

Name: Junie Woolford

Address: 6 Kilgour street Roslyn - verbal approval p/c 027 6991320

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.

Visual: Loss of visual amenity for occupants of #8, #6, and #10 Kilgour Street.
Shading: Removal of shading caused by tree, resulting in the increased health and wellbeing for occupants of #8 and #10 Kilgour St. The shading is severe of both properties, and currently contributes of a lack of sunshine, especially in the winter months. The removal will help significantly with reduction of cold / dampness in both homes, and reduced heating requirements.
Health and Safety: The safety to residents is increased with tree removal. The likelihood of failure of one or more large branches is "high". There is also constant dropping of branches from the tree effecting and damaging the properties at #8 and #10 Kilgour St.
Root damage: this will be prevented from worsening. Currently roots from the tree are damaging a pathway and retaining wall.

(Attach separate sheets if necessary)

The following additional Resource Consents from the Otago Regional Council are required and have/have not (delete one) been applied for:

☐ Water Permit ☐ Discharge Permit ☐ Coastal Permit ☐ Land Use Consent for certain uses of lake beds and rivers ☑ Not applicable

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~~ (delete one): _____ Date: 19/10/15

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 Maori 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.

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.

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, Moray Place, Dunedin 9058
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 (two copies required)

- ☐ Completed and Signed Application Form
- ☐ Description of Activity and Assessment of Effects
- ☐ Site Plan, Floor Plan and Elevations (where relevant)
- ☐ Certificate of Title (less than 3 months old) including any relevant restrictions (such as consent notices, covenants, encumbrances, building line restrictions)
- ☐ Written Approvals
- ☐ Forms and plans and any other relevant documentation signed and dated by Affected Persons
- ☐ Application Fee (cash, cheque or EFTPOS only; no Credit Cards accepted)

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 and adequate assessment of effects)?

☐ 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: _____

24 July 2015

To Whom It May Concern:

I am writing in support of the application of Craig and Karen Smith of 8 Kilgour Street, Roslyn, Dunedin to gain permission for removal of the Beech tree on their property.

I would agree that the beech tree has grown too big for the section of land it is on, overshadowing the side of my house and that of my neighbours. The overshadowing significantly reduces light to that side of my house, leading to that side being colder and damper. There has been damage to my gutters along that side of the house from excessive debris/leaves and falling branches. I also believe there could be a risk of damage to my house in severe weather from falling branches. As these effects are only likely to get worse in the future, I support my neighbour's application for removal of the tree and the planting of more suitable native trees along the boundary of our properties.

Yours sincerely

L Weaver

10 Kilgour Street
Roslyn
Dunedin

www.greentrees.co.nz

GreenTrees Ltd
Peter Waymouth - Consulting Arborist
11 Bouverie St, Dunedin, NZ, 9010

p 03 473 8065
m 027 432 9646
e pw@greentrees.co.nz

14.10.15

Craig Smith
9 Flora Dora Parade
Lake Hawea
Wanaka 9382

Property at 8 Kilgour St, Dunedin (Tawhairaunui T663)

Dear Craig,

Thank you for inviting me to prepare a report on a large Tawhairaunui tree at your property in Dunedin. In your email (12.10.15) you mention nuisance problems concerning shading, clogging of gutters, overhang onto neighbour's property and damage to retaining wall by roots. Shading could be mitigated slightly in this situation by thinning the canopy, which has already been raised to allow light through to the house. There are many products for keeping leaves out of gutters on the market but my usual suggestion is to engage a specialist contractor to clean the gutters on a regular cycle. Roots damaging retaining walls may require reconstruction where large roots are *'bridged'* rather than cut. Equally, pavers laid on gravel/sand can be *'crowned'* over large roots.

I hope this brief answer to your 3 questions is sufficent but I realise it may not solve the underlying problems for you or your neighbours at 10 & 6 Kilgour St. In passing it would be pertinent to explain that the cutting of one 100mmø root to accomodate a new retaining wall may remove up to 25% of the root system. This would obviously have a severe impact on the stability of a mature tree in the longterm, because the cut root would also provide an entry point for decay fungi.

On inspecting this large Tawhairaunui I noticed that the *'architecture'* of the tree is consistent with *'topping'* when it was young. It has multiple leaders, whereas I would normally expect a strong central leader in this species as its natural form. This lead me to examine closely the points of attachment since when the shoots arise from *'topping'* they are often weakly attached. If you refer to my risk assessment you will find this explained in detail. My risk rating is *'high'* because 1 large branch (spar) is weakly attached due to bark inclusion. This could be mitigated by reduction-via-thinning (RVT) the canopy by 20% overall and inserting a cabling system to redistribute the peak wind forces acting on this *'fulcrum'* at the attachment point. The branch swaying in high winds acts like a lever-arm whereby the force at the tip of the branch is multiplied at the *'fulcrum'*. Under normal conditions this this large branch (spar) is unlikely to fail, however under extreme weather such as heavy rain followed by high winds the risk of failure increases. Equally, with each growing season mass is added to the branch lever-arm which increases *'fulcrum'* loadings.

The 2 options emerging are:

1. To prune & cable (cost estimate $4000.00) with ongoing maintenance for the health & safety of both the tree & people.

2. To consider the timely removal of the tree & replanting with a more suitable tree species for the site eg Japanese Maple, Japanese Flowering Cherry

Accompanying this letter are several other documents which may be useful to you in making a considered decision concerning this Tawhairaunui (T663). They are as follows:

1. ISA Tree Risk Assessment form used to arrive at a risk rating taking into consideration mitigation options.

2. STEM (Systematic Tree Evaluation Method) report evaluating tree condition, amenity & monetary values.

3. Photos showing varioius aspects of the tree as discussed in this letter.

All the aspects that have been covered should be in sufficent detail for you to have a clear understanding of the 2 options as put. If you require any further explanation please do not hesitate to contact me.

Yours sincerely,

Peter Waymouth

Peter Waymouth

ISA Tree Risk Assessment form

Date: 12/10/15

Peter Waymouth - ISA Board Certified Master Arborist NZ-0039BT

Tree Characteristics	
Genus	Fuscospora
Species	fusca
Common name	Tawhairaunui
Age (approx)	75 yrs
Live crown ratio (LCR)	≤ 60%
DBH	≤ 0.8mø
Height	≤ 18m
Spread	≤ 10m

Client: Craig Smith 9 Flora Dora Parade, Lake Hawea, Wanaka 9382
E hatchfishing@me.com
Address of Tree: 8 Kilgour St, Dunedin M 027 646 9419 P 03 443 8446
Tools: Camera, Probe, Mallet (as required) Time Frame: 1 Year
Tree location (GPS / remote sensor) Latitude -45.870785°S
Assessor: Peter Waymouth Longitude 170.484915°E
(see over for details)

Risk	Low	High
Options	Moderate	Extreme

Risk Rating: High

No.	Target Description & Assessment	Z1	Z2	Z3	O	M	R
1	Neighbour's house at 10 Kilgour St & garage at 8 Kilgour St		100%		3	NO	NO
2							
3							

Target Zones: Z1 = 100% Dripline, Z2 = 100% Height, Z3 = 150% Height, M = Move Target, R = Restrict Access? Yes/No
O = Occupancy Rate, 1 = Rare, 2 = Occasional, 3 = Frequent, 4 = Constant

Site Factors

Topography: Flat Slope.....% south Aspect

History of failures: None apparent to date
Site Changes: None Grade Clearing Hydrology Root Cuts Describe:
Soil Conditions: Low Volume Saturated ? Shallow Compacted Paved over roots...% Describe: Springs ?
Prevailing Wind: Sou'west Common Weather High winds Ice Snow Heavy rain Describe:

Tree Health & Species Profile

Vigour: Low Normal High Foliage: Leafoff Dead Normal.....% Chlorotic...% Necrotic ...%
Pests: Abiotic
Species Failure Profile: Branches Trunk Roots Describe: Included bark & susceptibility to root rot (Armillaria mellea)

Load Factors

Wind Exposure: Protected Partial Full Funneling Crown Size: Small Medium Large
Crown Density: Sparse Normal Dense Interior Few Normal Dense Vines/Moss
Recent or planned changes in load factors

Tree Defects & Conditions Affecting the Likelihood of Failure

Crown & Branches

Unbalanced Crown Dead Branches 30mmø Cracks Lightning Damage
Broken / Hangers Number ..... Codominant: Included Bark
Over Extended Branches Epicormics Weak Attachments - Major spar with included bark Cavity/Nest hole.....% circ
Previous Branch Failures - none apparent Similar Branches
Dead /Missing Bark Cankers /Galls / Burls Sapwood Damage / Decay
Conks

Pruning History: Lion Tailed
Cleaning Thinned
Reduced Topped
Flush Cuts Raised
Other:

Response Growth: Healthy crown & foliage

Main Concerns: One (possibly two) weakly attached spars support ≤25% of the canopy, which could fail after heavy rain followed by high winds

Load on Defect: N/A Minor Moderate Significant
Likelihood of Failure: Improbable Possible Probable Imminent

Trunk

Dead / Missing Bark Codominant Stems Cankers/Galls/Burls
Abnormal Bark Color Included Bark Conks/Mushrooms
Sapwood Decay Trunk Cracks Poor Trunk Taper
Heartwood Decay Sap ooze Lightning Damage
Cavity/Nest Hole .....% circ Depth.....cm Lean .....degrees
Response Growth: n/a

Main Concerns: Trunk is sound but may have a small amount of decay due to a branch structure resulting from 'topping' as young tree.

Defect Load: N/A Minor Moderate Significant
Likelih..Fail: Improbable Possible Probable Imminent

Roots & Root Collar

Collar Buried / Not Visible Depth.....cm Stem Girdling
Conks / Mushrooms Decay Dead
Cavity.....% circ Sap Ooze Cracks
Distance from trunk.....m Cut/damaged Roots Root Plate Lifting
Soil Weakness
Response Growth: n/a

Main Concerns: No decay bracket fungi present. NB Armillaria mellea does not produce brackets & may be possibly be present. Outwardly, the roots & root collar appear healthy & sound. 'Topping' nearly always causes severe root dieback, providing fungal decay entry points.

Defect Load: N/A Minor Moderate Significant
Likeli..Fail: Improbable Possible Probable Imminent

ISA Tree Risk Assessment form

Date: 12/10/15

Peter Waymouth - ISA Board Certified Master Arborist NZ-0039BTM

Risk Categories

COND	TREE PART	CONDITIONS OF CONCERN	PART SIZE	FALL DIST	TARGET No	TARGET PROTECT	LIKELIHOOD FAILURE (i m p r o s o b)	LIKELIHOOD IMPACT (v l o w e o w)	Matrix 1 FAILURE & IMPACT (m e d l i k e)	Matrix 2 CONSEQUENCES (h i g h t s i e)	RISK Rate of Part (s i z e)
CD	TRP	COC	PS	FD	TN	TGP	A B C D	E F G H	I J K L	M N O P	RRP
1	Major Spar	Failure of attachment	250mm	2m	1	N/A					High
2											
3											
4											

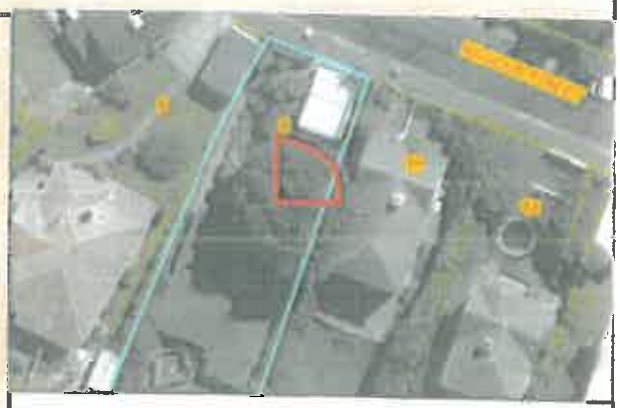
CODES

Matrix 1. Likelihood matrix

Likelihood of Failure	Likelihood of Impacting Target: Very Low	Low	Medium	High
Imminent	Unlikely	Somewhat	Likely	Very Likely
Probable	Unlikely	Unlikely	Somewhat	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

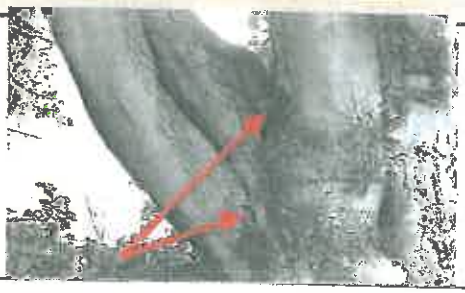
Matrix 2. Risk rating matrix

Likelihood Fail&Impact	Consequences of Failure: Negligible	Minor	Significant	Severe
Very Likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low



N

≤25% Canopy supported by 2 spars shown below



Included Bark & Shear Forces Fulcrum

Notes, Explanations & Descriptions:

While all outward appearances indicate a healthy tree, the architecture suggests 'topping' was the preferred pruning practice early in the life of this Tawhairaunui. There are 5 or 6 spars but no central leader, which would be the normal habit of this species. 'Topping' is a discredited practice because it severely disrupts the foliage to feeding root ratio by causing dieback in the root system & overall stress. The weakened defences leave the root system open to pathogenic fungi. A root crown excavation is the only method to examine this part of the tree.The decay process is very gradual over many years, within the roots & trunk.

Mitigation Options

1.Reduction - via - thinning (RVT) of the canopy by 20% & cabling of the main 5 / 6 spars to distribute wind loading evenly throughout the branch structure & trunk to the root system, thereby dissipating the peak wind loading forces.

Residual Risk: Low

Tree Risk Rating

Overall Tree Risk Rating: Low | Moderate | High | Extreme — Work Priority 1 2 3 4

Overall Residual Risk: Low | Moderate | High | Extreme — Recommended Inspection Interval of: 1 Year

Data: Final | Preliminary — Advanced Assessment needed: No | Yes — Type / Reason: n/a

Inspection Limitations: None | Visibility | Access | Vines | Root Collar Buried | Describe: Shrubs at trunk base (sou'east)

Notes:

- Variously called "Red" or "NZ". To cover bases, perhaps "NZ Red Beech" should be used.
- Has grown several metres since original STEM completed around 14 years ago, but essentially similar to when original STEM undertaken.
- Individual property amenity values may have declined to a small extent due to increased size, but this would be balanced by more amenity significance at a wider community level.

Horticultural Officer – Trees: Aidan Battrick

Landscape Architect: – Barry Knox

Photograph taken from Kilgour Street towards the south. 10 November 2015

STEM: Standard Tree Evaluation Method (NZ)
(Adapted from RNZIH - www.rnzih.org.nz - Ron Flook 1996)

Date: 13 / 10 / 15

Tree Evaluation for: Craig Smith,	9 Flora Dora Parade, Lake Hawea, Wanaka 9382	E hatchfishing@me.com.
Property : 8 Kilgour St, Dunedin	Tree : Tawhairaunui *(Fuscospora fusca)* T663	M 027 646 9419
GPS:	Lat -45.870785°S Lon 170.484915°E	P 03.443 8446

Species: Tawhairaunui *(Fuscospora fusca)* T663	H ≤ 18m	S ≤ 10m	DBH ≤ 0.8m	Age ≤ 75yrs

1. Condition of tree (points)	3 (10%)	9 (30%)	15 (60%)	21 (70%)	27 (90%)	Score
Form (structure / appearance)	inferior	average	superior	fine	superb	15
Occurrence (frequency in locality)	frequent	common	isolated	scarce	rare	9
Vigour/Vitality (health)	poor	fair	favourable	good	excellent	15
Function (usefulness)	small	practical	important	significant	major	15
Age (years)	10 yrs+	20 yrs+	40 yrs+	80 yrs+	100yrs+	15
Subtotal Points						69

2. Amenity Values (points)	3 (10%)	9 (30%)	15 (60%)	21 (70%)	27 (90%)	Score
Stature (greater of height or spread)	3m - 8m	9m -14m	15m -20m	21m -26m	27m+	15
Visibility (from unseen to landmark)	0.5km	1.0km	2.0km	4.0km	8.0km	3
Proximity (presence of other trees)	forest	woodland	group 10+	group 3+	solitary	21
Role (as landscape element)	lesser	modest	prime	crucial	notable	9
Climate (Micro-ecological effect)	slight	normal	valuable	vital	critical	15
Subtotal Points						63

3. Valuation (based on replacement cost equivalent) ⊠	Σ	Calculations	
a. Total Points (1. + 2.)	a	69 + 63 = 132	TP = 132
b. Unit cost -10 x 1yr tree (H = 0.4m, S = 0.2m,DBH = 0.02mø) ★	b	∴(132 TP x 75)=	$9,900.00
c. Cost of planting (10 tree-holes 0.5mø x 0.25m depth, plant & mulch)	c	3hr@$40/hr	$120.00
d. Maintenance period (over equivalent period to approx tree age) ✤	d	(75x10x4)=	$3,000.00
e. Wholesale value (gst incl)	e	(a x b)+(c +d)=e	13,020.00
f. Retail Value (2e) #	f		$26,040.00

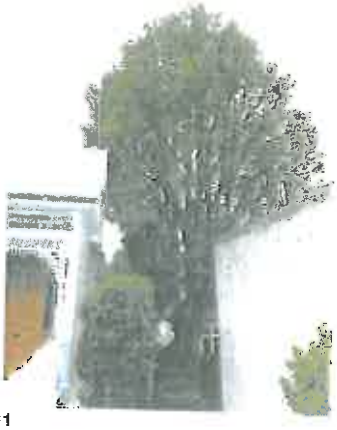
Explanation of terms used above
⊠ Flook formula for wholesale value (a x b) + (c + d) = e. Ref. ISA - Journal of Arboriculture 28(1) Jan 2002
★ Unit cost based on 10 replacement trees @$7.50 each = $75.00
✤ Maintenance equivalent = Age of tree x 10 replacements x $4.00 p.a.
Retail Value is twice wholesale ⇒ (2 x e) = f. Ref. ISA - Journal of Arboriculture 28(1) Jan 2002

NZ-0039BTM

Peter Waymouth ISA - BCMA (verify at www.isa-arbor.com) 11 Bouverie St, Dunedin 9010, NZ W greentrees.co.nz P 03 473 8065 M 027 432 9646

P1090815

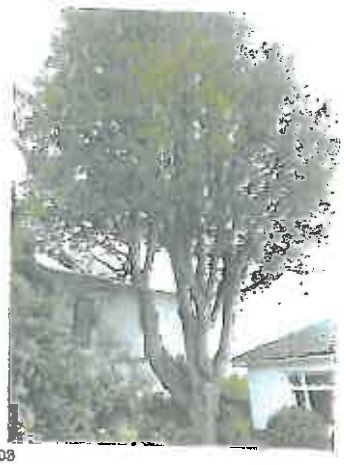
P1090814



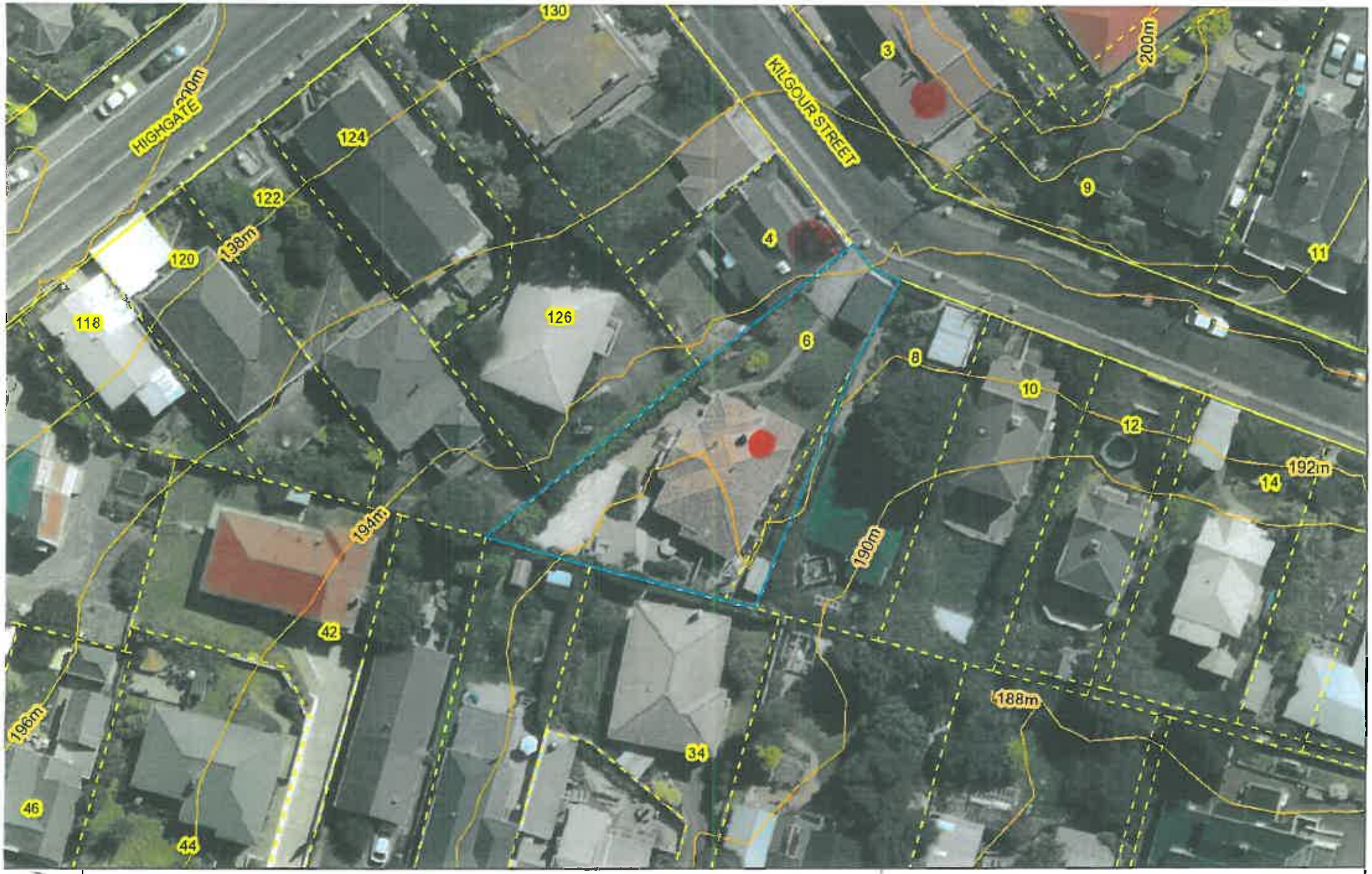
P1090811

P1090807

P1090804



P1090803



DUNEDIN CITY COUNCIL

Photographic Map

Scale at A4:
1:500
09/11/2015 01:09:03 PM

N

PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

● 3, 4, 6 & 9 Kilgour Street Affected parties.