



Application Form for a Resource Consent

50 The Octagon, PO Box 5045, Moray Place
Dunedin 9058, New Zealand
Ph 03 477 4000
www.dunedin.govt.nz

PLEASE FILL IN ALL THE FIELDS

Application Details

I/We Housing New Zealand Corporation (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: _____

HNZ are seeking to remove an inappropriate Douglas Fir (T207) from the forecourt of 5 & 7 Blundell Street, Liberton, Dunedin.

The tree interferes with power lines, causes shading and will become progressively unmanageable. There is a protruding galvanised pipe embedded in the base of the trunk, which is a health and safety risk.

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: 5 & 7 Blundell Street, Liberton, Dunedin

Legal Description: Lot 3 DP 18137

Certificate of Title: OT9C/51

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

Name: Bill Sharp, Asset Manager, HNZ Dunedin (applicant/agent (delete one))

Address: P O Box 830, Dunedin (or 426 Moray Place, Dunedin) Postcode: 9054

Phone (daytime): 471 8814 Email: bill.sharp@hnzc.co.nz

Address for invoices or refunds (if different from above)

Name: As above

Address: _____

Bank details for refunds

Bank Account Name N/A

Account Number:

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Bank Branch

Account Number

Suffix

Ownership of the site

Who is the current owner of the site? Housing New Zealand Ltd

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

Address: N/A - as above Postcode: _____

Phone (daytime): _____ 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).

September 2017

(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.

HNZ wishes to completely remove the Douglas Fir referred to, for the reasons stated. The tree is included in the list of significant trees on the Dunedin City District Plan, but it is no longer appropriate for the site, cannot be meaningfully maintained, with power lines adjacent, causes shading and is a likely future risk as the tree grows in inappropriate environs. There is an added H&S risk in relation to a protruding pipe which is embedded in the base of the trunk.

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.

The site contains 616m² and accommodates two attached 3 bedroom, two storeyed, houses. The land is easily contoured and is aspected mainly north-westerly to the rear. The existing buildings are located on the rear two-thirds of the site, with the Douglas Fir dominating the forecourt and creating shading to others, as well as impacting on overhead power & phone cables. The tree would not be favoured by the ongoing need for pruning, it is likely to become increasingly inappropriate in terms of scale and risk and is not well suited to closely developed residential environs. Photographs of the tree are appended.

(Attach separate sheets if necessary)

District plan zoning

General Residential 1.

What is the District Plan zoning of the site?

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.

The tree sought to be removed is included on the DCC schedule of significant trees. Removal therefore requires Resource Consent.

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

Address: _____

Name: _____

Address: _____

Assessment of Effects on Environment (AEE)

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.

(Attach separate sheets if necessary)

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

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

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: 7/6/2017

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.

☐ 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, Fax: (03) 474 3451

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)
- ☐ Bank account details for refunds

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: _____



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy


R.W. Muir
Registrar-General
of Land

Identifier **OT9C/51**
Land Registration District **Otago**
Date Issued 26 August 1983

Prior References
OT352/243

Estate Fee Simple
Area 616 square metres more or less
Legal Description Lot 3 Deposited Plan 18137
Proprietors
Housing New Zealand

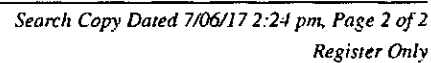
Interests

Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

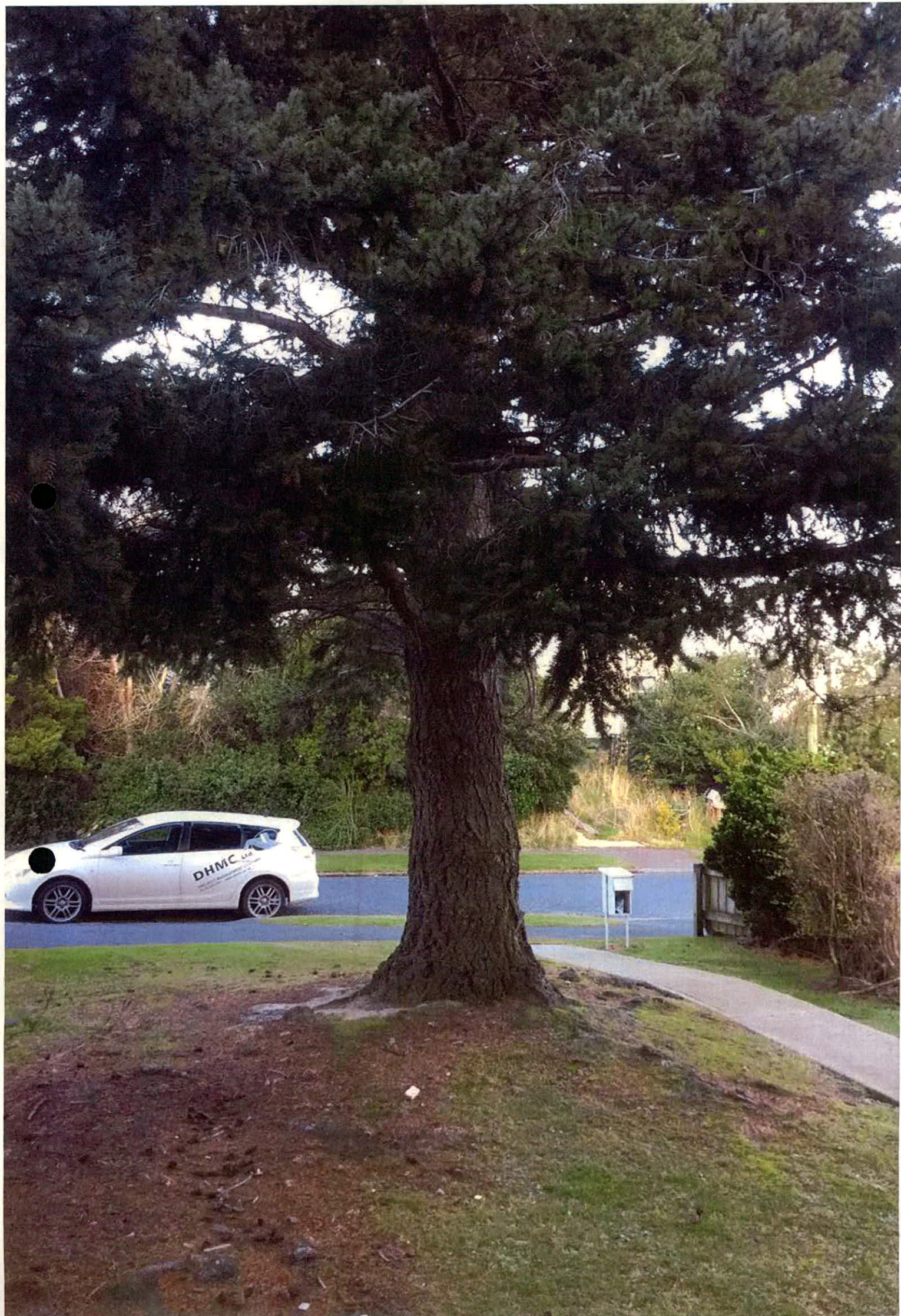
158038 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drainage rights	Lot 3 Deposited Plan 6359 - CT OT357/41	Red line Transfer 158038	Lot 3 Deposited Plan 18137 - herein	









Lorna Jackson

From: Ross Smith
Sent: Thursday, 8 June 2017 08:42 a.m.
To: Lorna Jackson
Subject: FW: 5 & 7 Blundell St, Liberton, Dunedin - Resource Consent for Tree Removal [#6F93BS]
Attachments: LYC10911_3433_001.pdf; OT9C51.tif; IMG_1179 (Large).jpg; IMG_1152 (Large).jpg; IMG_1151 (Large).jpg

Hello

A hard copy of this is coming up

Ross

From: CSA Customer Services - DCC address
Sent: Wednesday, 7 June 2017 2:49 p.m.
To: Resource Consents Public Enquiries
Subject: FW: 5 & 7 Blundell St, Liberton, Dunedin - Resource Consent for Tree Removal [#6F93BS]

Hi

This was received via email/website. Please let us know if there is anything further we can help with.

Thanks

Tania Mitchell
Customer Services Officer
Customer Services Agency
Dunedin City Council
50 The Octagon, Dunedin; PO Box 5045, Dunedin 9058, New Zealand
Telephone: 03 477 4000; Fax: 03 474 3366
Email: dcc@dcc.govt.nz; www.dunedin.govt.nz

-----Original Message-----

From: "Bill Sharp" <Bill.Sharp@hnzc.co.nz>
Sent: Wednesday, 7 June 2017 2:46 p.m.
To: "'dcc@dcc.govt.nz'" <dcc@dcc.govt.nz>
Subject: 5 & 7 Blundell St, Liberton, Dunedin - Resource Consent for Tree Removal

Hi

Herewith Resource Consent Application for removal of a 'Significant Tree' on the above HNZ property, which we are finding troublesome.

We understand that there are no fees in circumstances of Consent Applications for removal of trees and that Council will conduct the process, including any necessary notifications etc.

On that basis, hopefully the attached will suffice (Consent Application; copy of title; and photos of the tree in question and the issues that it has), but please get in touch as below if you require anything further.

Thanks. Regards



Bill Sharp

Asset Manager

DDI: (03) 471 8814 Extn: 30233

Mobile: 021 433 925

E-mail: bill.sharp@hnzc.co.nz

Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Housing New Zealand Corporation
Te Kaporeihana ā Whare o Aotearoa | PO Box 2628 Wellington 6140 | New Zealand Government

Housing New Zealand's vision is to be the social housing provider of choice.

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Title:	Significant Tree T207 - <i>Pseudotsuga menziesii</i> (Douglas fir)
For:	Dunedin City Council
Site:	5 Blundell Street, Dunedin
Prepared By:	Eléna O'Neill – Treescape Environmental
Brief:	Provide condition assessment regarding removal of significant tree.
Date:	July 2017

Introduction

1. Dunedin City Council has requested an arboricultural assessment of significant tree – T207, *Pseudotsuga menziesii* (Douglas fir), growing in the front yard of No.5 Blundell Street, Dunedin. A site visit to inspect the tree was carried out on 29 June 2017.
2. The property owner, Housing New Zealand Limited, has applied for consent to remove the tree that is located on their land. Their reasons for seeking removal are that “the tree is interfering with power lines, causes shading, it will become progressively unmanageable, and there is a galvanised pipe embedded in the base which is a health and safety risk”.

Assessment

3. In general, at the time of the assessment the tree was of good health but is indicating a degree of stress. There is some defoliation and yellowing of foliage.
4. If a Standard Tree Evaluation Method (STEM) assessment was carried out on the tree in its current condition, it is unlikely that it would substantiate its position on the significant tree schedule. Due to the overall condition, appearance of decline, and the unbalanced form, this is not a particularly good example of the species. Specifically in relation to the first five categories of STEM;

Form: Moderate (9 points). The tree's canopy is not evenly conical at the top northern side and is over extended on the lower southern side.

Occurrence: Common (9 points). Douglas fir are not uncommon in the local area.

Vigour & Vitality: Good (15 points). The tree is relatively young and vigorously growing, but has excessive small internal branches and poor wound closure indicating a degree of stress.

Function: Useful (9 points). In relation to the site the tree offers minor physical and/or conservation benefits [function], but it is the only tree of any size and stature in the immediate vicinity.

Age: (15 points) 40 years plus

5. Douglas fir are a very large tree that can be expected to reach heights exceeding 60 metres when growing in the company of their species. This tree has not yet reached maturity. Due to the exposed nature of the site in Blundell Street and compaction of the ground, coupled with the lack of organic replenishment within the root zone this tree, it is likely that the maximum potential height of this tree will be approximately 25 metres.
6. The tree appears to be free from structural defects. It has good trunk taper and root flare and has a stable root plate.
7. The tree has a history of branch failure and there are small hanging branches within the canopy.
8. Low voltage power lines run along the street frontage and through the trees mid-canopy. The required clearance from low voltage lines is 1.5m.
9. The tree is a single free standing tree in a row of houses otherwise devoid of trees and shrubbery.
10. The tree stands to the west of the dwelling on the property, and would therefore create minimal shading. In winter months the tree may be providing a warming effect within its vicinity, while in summer providing a cooling effect which can have energy saving benefits.
11. The protruding galvanised pipe could be cut off at the point where it exits the tree. This could be done without any affect on the condition of the tree and would improve the perceived health and safety risk.

Eléna O'Neill
Treescape Environmental

Memorandum

TO: Madeline Seeley, Planner

FROM: Barry Knox, Senior Landscape Architect

DATE: 3rd July 2017

SUBJECT: **LUC-2017-266. REMOVAL OF THE SIGNIFICANT TREE T207 AT 5 BLUNDELL STREET. COMMENT FROM LANDSCAPE ARCHITECT.**

This memorandum is in response to a request for comment on the application to remove a scheduled tree, T207 (Douglas Fir), protected in Schedule 25.3 of the Dunedin City District Plan. The tree was also recently carried over to the Second Generation Plan (2GP) significant tree schedule.

The original STEM assessment was made in 2001 and the trees scored 156, which is not far above the required 147 "pass" total.

Background

For assessment of resource consent applications for removal of significant trees an updated STEM assessment is usually completed by the in-house landscape architect and (more recently), by a consultant arborist. Elena O'Neill is the arborist who has been requested for comment on the "Condition Evaluation" section of the revised STEM assessment. I note that, probably because of variable work commitments, I have not to date co-ordinated a joint new STEM assessment with Elena O'Neill. However, I completed a site visit on 28 June 2017 and undertook the "Amenity Evaluation" part of the STEM.

General Comment

With STEM reports there are two broad assessment categories – arboricultural ("Condition") and "Amenity" - and my role for applications to remove a scheduled tree or group of trees is to comment on the amenity related matters.

The tree's amenity values have two components – the wider community effects, and site specific, local effects.

Overall, it is my opinion that although this tree retains particular amenity values which make it a useful addition to the Blundell Street streetscape, these values appear to me to have diminished since the original STEM assessment was completed. I consider the tree no longer merits continued inclusion on the protected tree schedule from an amenity perspective and my updated STEM assessment, attached, reflects this. I acknowledge that the "Condition Evaluation" part of the assessment has not been updated as yet, but assuming these values remain unchanged or not improved, the updated STEM assessment just incorporating my evaluation would be 144. This would not be enough for the tree to pass an updated STEM assessment.

Wider Community Benefits

The tree adds a "softening" visual effect for the local community. It provides a natural character element which offsets the less natural impact of built dwellings along the road.

There would be a moderate reduction in the value of community visual amenity if the tree were to be removed. There are other much smaller nearby trees which assist with providing a "softening" natural impact, but the removal of the fir tree would initially be noticed as a marginally negative impact. In time, however, other nearby vegetation would continue to assist with maintaining the natural character.

Localised Amenity Effects

The fir tree has outgrown the site space it occupies, and its scale is such that it now encroaches too close to the nearby dwelling. It is also very close to nearby power lines.

Concluding Comments

Overall, given the likely inability to achieve a STEM pass mark in the STEM reassessment completed by the landscape architect (and probably the consultant arborist, when this has been included) and given that from an amenity aspect the effect of removal would be able to be partially compensated by other existing vegetation, in my opinion T207 does not warrant continued inclusion on Schedule 25.3.

Barry Knox
Landscape Architect

STANDARD TREE EVALUATION FORM

Reassessment of T207

Date	28/6/17					
Tree	Pseudotsuga	menziesii		Douglas	Fir	
Address	5,7 Blundell	Street				
Height (m) 3-8	Radius		Diameter (mm) @			
CONDITION EVALUATION						
Points	3	9	15	21	27	Score
Form	Poor	Moderate	Good	Very Good	Specimen	21
Occurrence	Predominant	Common	Infrequent	Rare	Very Rare	15
Vigour & Vitality	Poor	Some	Good	Very Good	Excellent	15
Function	Minor	Useful	Important	Significant	Major	15
Age (Yr)	10 Yrs+	20 Yrs +	40 Yrs +	80 Yrs +	100 Yrs+	15
Subtotal						81
AMENITY EVALUATION						
Points	3	9	15	21	27	
Stature (m)	3-8	9-14	15-20	21-26	27+	9
Visibility (km)	0.5	1.0	2.0	4.0	8.0	9
Proximity	Forest	Parkland	Group 10+	Group 3+	Solitary	27
Role	Minor	Moderate	Important	Significant	Major	9
Climate	Minor	Moderate	Important	Significant	Major	9
Subtotal						63
NOTABLE EVALUATION						
Recognition	Local	District	Regional	National	International	Score
Points	3	9	15	21	27	
Stature						
Feature						
Form						
Historic						
Age 100+						
Association						
Commemoration						
Remnant						
Relict						
Scientific						
Source						
Rarity						
Endangered						
Subtotal						
Total						144

Notes:

- The “Condition Evaluation” remains the same as the original, as this updated STEM has not incorporated the assessment by Elena O'Neill.
- Specifically, the tree is adjudged to have a reduced Amenity value with re-assessment.

Horticultural assessment – Elena O'Neill (Assessment not yet incorporated)

Landscape Architect: – Barry Knox



View of T207 from Blundell Street

Photo Taken 28/6/17