

APPLICATION NUMBER:	LUC-2016-81
RELATED APPLICATIONS/LICENCES:	

PLANNING APPLICATION DETAILS FORM

Property Address		116 Mornington Road Dunedin	
Property Description:		Property No: 5065317, Legal Description: LOT 2 DP 365150	
First Contact: (Applicant)	Name:	K D Casey	
	Mail Address:	116 Mornington Road, Dunedin 9011	
	Email:	caseyleadlights@xtra.co.nz	
	Phone Number:	03 4530818	
Second Contact: (Agent)	Name:		
	Mail Address:		
	Phone Number:		
	Contact Person:		
Description of Application:		removal of significant tree T808	
Application Type:		Land Use Consent	
Consent Type:	Trees	Consent Nature	Remove Significant Tree
Major Category		Notified	
Minor Category		Notified - Unrestricted Discretionary	
Senior Planner or Responsible Officer:		Campbell Thomson	
Lodgement Date:		04 March 2016	Lodgement Officer: Talei Anderson
Amount Paid:	\$	Invoice Number:	
Received: ☐			
Application Requirements	Signed Application Form		Copy of Title
	Locality Plan		Site Plan
	Plans and Elevations		AEE
	Affected Persons Consent		
Counter Comments:		Discussed early Feb with Kevin Casey. Arborists report and photos requested Not sure of Kevin Casey's status. Phil Marshall	

- ARBORISTS REPORT REQUIRED.
- NO FEE FOR APPLICATION.



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 Kevin & Carole Casey (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: Remove a beech tree at the front of our property.

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

Site location/description

I am/We are the (owner) (owner, occupier, lessee, prospective purchaser etc) of the site

Street Address of Site: 116 Mornington Rd. Dunedin

Legal Description: Lot 1. Deposited plan 19115 & lot 2-3. Deposited Plan 4058

Certificate of Title: OT 13B / 1024

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

Name: Kevin Casey (applicant/agent (delete one))

Address: 116 Mornington Rd. Dunedin Postcode: 9011

Phone (daytime): 4530818 Fax: — Email: caseyleadlights@xtra.co.nz

Address for Invoices or Refunds (if different from above)

Name: _____

Address: _____

Bank Account Name _____

Account Number:

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Bank Branch

Account Number

Suffix

Ownership of the site

Who is the current owner of the site? Kevin & Carole Casey

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).

_____ (month and year)

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.

We wish to have a beech tree removed.
It is on the list of protected trees but
is causing significant problems

Tree 808

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.

Please see attached report by the property
owner dated 15/2/16

_____ (Attach separate sheets if necessary)

District plan zoning

What is the District Plan zoning of the site?

Residential 1

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.

Rule 15.5-1 Removal of tree
listed in the schedule 25.3

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: NO affected parties given location
Address: of nearby houses and wide frontage
Name: of 116 Mornington Rd.
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.

Please see attached notes

(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: 15/2/16

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, 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)

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: _____

Reasons why the beech tree should be removed...

(I have included some photos that indicate the damage this tree is causing.)

Its extensive root system is illustrated by one extending 8 metres and that won't be the end of it. Other roots go under the house and are likely responsible for damage to the bay window brick work. The footpath is being pushed up while another area of concern is the foul sewer pipe which runs through the root system, only two metres from the trunk. There is a depression in the driveway above a cleaning eye that is getting worse. The roots may be shifting the pipe. There is a council water main that runs along under the grass beside the footpath. It could also be a target for the roots.

A major concern for us is the rot in a large branch that would hit the house if it broke off. Another branch extending over the drive also has rot. The rot extends 250mm and 200mm respectively. The upper branches are interfering with high voltage lines and have to be trimmed – I believe they have to be clear by 4 metres. Delta will do this once at no charge or will remove the entire tree, again at no charge; an offer we want to accept.

The only alternative to complete removal now will likely end up very expensive for us. After Delta's severe pruning and removal of the branches compromised by rot the aesthetic balance of the tree, marginal at present as it is really two trees, both with forked trunks, will be lost necessitating further shaping. We have been told by experts that this will probably kill the tree leading to even more cost for us to later remove the dead tree.

We are requesting permission to have the tree removed now. We would then have the stump ground and the remaining roots dug out before landscaping which could include a small non-invasive tree or larger shrubs. It is impossible to erect a fence with the tree there due to its aggressive root system. When we came here 25 years ago the remains of a brick fence were evident, destroyed by roots pushing it over. We want to erect two substantial gateposts and a wrought iron fence which, along with the landscaping, will enhance the property and the street.

The beech tree is simply the wrong tree in the wrong place.

I am requesting a meeting with the appropriate officials to discuss our request.

Thank you


Kevin Casey

15th February 2016

116 Mornington Rd



Nothofagus menziesii

22.03.01

Tree no 568

STANDARD TREE EVALUATION FORM

1808

Date	22.3.2006	
Tree	N2 Beech N menziesii	
Address	116 Mornington rd	
	568	
Height (m)	13	Radius (m)
		Circumference (m) @ 1.2m

CONDITION EVALUATION						
Points	3	9	15	21	27	Score
• Form	Poor	Moderate	Good	Very Good	Specimen	15
• 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+	21
Subtotal Points						81

AMENITY EVALUATION						
Points	3	9	15	21	27	Score
• 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	15
• Climate	Minor	Moderate	Important	Significant	Major	9
Subtotal Points						69

NOTABLE EVALUATION						
Recognition Points	Local 3	District 9	Regional 15	National 21	International 27	Score
Stature						
• Feature						
• Form						
Historic						
• Age 100+						
• Association						
• Commemoration						
• Remnant						
• Relict						
Scientific						
• Source						
• Rarity						
• Endangered						

Subtotal Points

Total Points

150

Arborist

Peter Hamndale









RỐI





A photograph of a dark asphalt footpath showing significant cracking and surface deterioration. A concrete curb runs diagonally across the upper right portion of the frame, separating the path from a garden bed filled with dark mulch and small green plants. The text "Footpath damage" is written in a red, cursive font across the lower half of the image.

Footpath damage



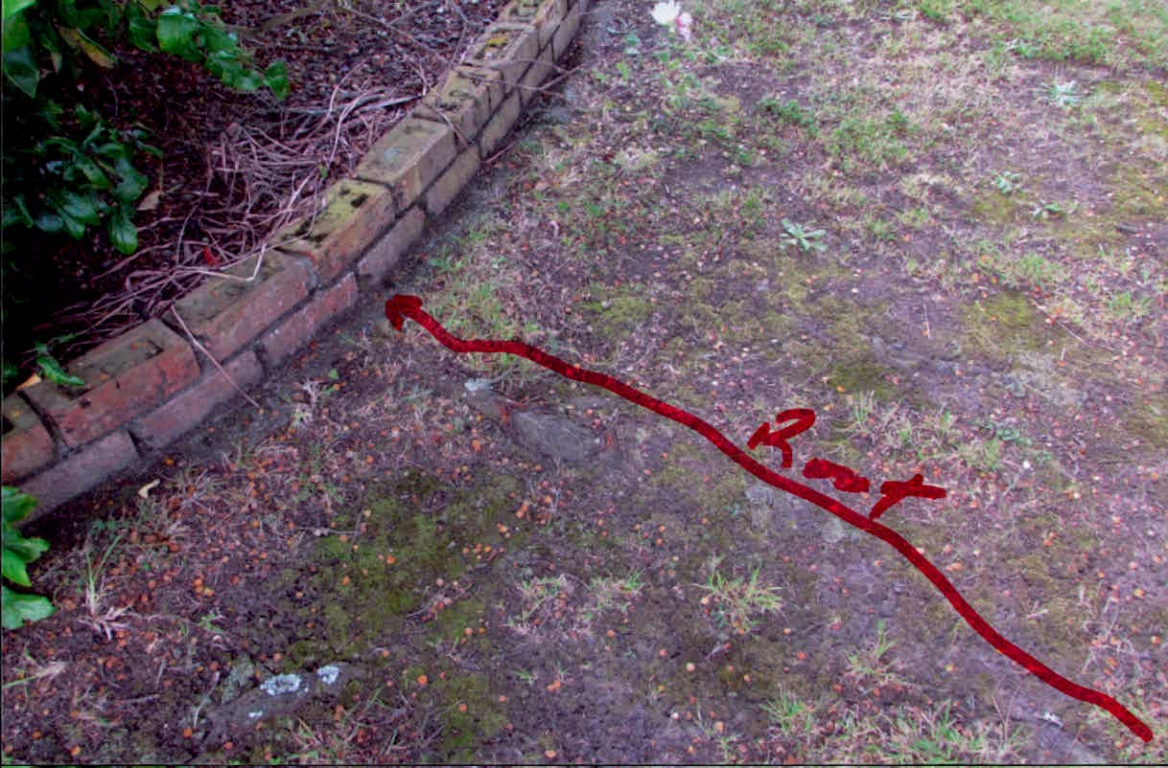
6m
Root &
Still
going

A photograph of a large, mature tree in a residential yard. The tree's trunk is thick and textured. A handwritten note in red ink, reading "6m Root & Still going", is written on the grass. A red arrow points from the text down to a root that has emerged from the ground near some plants in the foreground. In the background, there is a paved road, a green lawn, and some houses. A white ladder is visible on the left side of the image.



✓ CRACKING ✓





Root



