

Contents

Dunedin City Council Application Form for Resource Consent to remove significant tree T1176.

Documentation supporting the application for Resource Consent

Roberts Consulting Report

Minor Tree Work Consent LUC-2018-201

Please direct all correspondence to the Applicant, Steve Munro.

munrosteve61@gmail.com

021479118

Application Form for a Resource Consent

50 The Octagon, PO Box 5045

Dunedin 9054, New Zealand

Ph 03 477 4000 | www.dunedin.govt.nz

PLEASE FILL IN ALL THE FIELDS

Application details

I/We Alexander Stephen Munro (as trustee of the Dunottar Trust) (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/do not opt out (delete one) of the fast-track consent process (only applies to controlled activities under the district plan, where an electronic address for service is provided)

Brief description of the proposed activity: Removal of significant tree T1176, which is considered to be in terminal decline.

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 of the site (tick one)

Street Address of Site: 61 Wallace Street

Legal Description: PT SEC 7 BLK I SO 14194 UPPER KAIKORAI SD

Certificate of Title: CT-184/291

Contact details

Name: Steve Munro (trustee of the Dunottar Trust) (applicant/agent (delete one))

Address: 61 Wallace Street, Maori Hill, Dunedin Postcode: 9010

Phone (daytime): 021 479118 Email: munrosteve61@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: ☒ email ☐ post ☐ other _____ (tick one)

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? The Dunottar Trust - Applicant, Steve Munro, is a trustee of the Dunottar Trust

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

Address: 61 Wallace Street, Maori Hill, Dunedin Postcode: 9010

Phone (daytime): 021 479118 Email: munrosteve61@gmail.com

Occupation of the site

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

Alexander Stephen Munro

Jennifer Anne Munro

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).

January 2021

(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.

Significant tree, T1176, is considered to be in terminal decline. It is proposed to have the tree felled and removed from the property.

Please refer to attached supporting documentation.

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.

T1176 is located at 61 Wallace Street, a property zoned General Residential 1.

The property has an area of 0.1902 hectares and has a gentle slope in the NW/SE direction.

Please refer to the attached supporting documentation.

(Attach separate sheets if necessary)

District plan zoning

What is the District Plan zoning of the site? General 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.

No.

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.

Please refer to attached documentation.

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: N/A

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.

Please refer to the attached documentation

(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: 27-10-2020

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.

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](mailto:contributions@dcc.govt.nz).

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)
- ☐ 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: _____

**Support documentation for a Discretionary Resource Consent application
to remove significant tree T1176**

Tree identification:	T1176
Property location:	61 Wallace Street, Dunedin
Legal description of property:	PT SEC 7 BLK I SO 14194 UPPER KAIKORAI SD
Certificate of title:	CT-184/291
Applicant:	Steve Munro (Trustee of the Dunottar Trust)

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Background

Wallace Street, Maori Hill, is in a General Residential 1 District Planning zone, bordered to the south-east by the Dunedin Town Belt Recreation Zone. 61 Wallace Street is at the north-east end of the Wallace Street cul-de-sac (see figure 1).

T1176 is a mature copper beech tree located on 61 Wallace Street close to the boundary between 61 and 63 Wallace Street. It is a large tree which has grown near a similar-aged competing English beech (see figure 2).

The competing beech tree sat approximately 10 metres to the north west of T1176 straddling the boundary between numbers 61 and 63 Wallace Street. The beech, which had a split trunk and showed signs of disease, was removed in April 2018 by Mr Ben Hohaia of Treewiz Arborists. With the removal of the English beech, a pronounced asymmetry of T1176's crown has been highlighted (see figure 3).

Minor Tree Work consent (LUC 2018-201) was granted on a discretionary basis by the DCC on the 16th of May 2018 to remove dead and diseased wood in T1176's crown. As part of this consent process, the Council commissioned Roberts Consulting to assess the condition of the tree and prepare a report. It is noted from the report:

- (paragraph 1.1). 'In general, at the time of the assessment, the tree looked to be in good health and have vitality within the normal range for the species and age'.
- (paragraph 1.3). 'the tree is deciduous and had very few leaves, which was to be expected for the time of year'.
- (Concluding remark). 'This tree condition assessment has only considered known targets and visible or detectable tree conditions at the time of the inspection.'

The consultant's report and the Resource consent documentation are attached to this application.

The Applicant had commissioned Treewiz Arborists to remove the English beech several months prior to the DCC consultant's inspection and had discussed the general health of T1176 and the health of several other mature trees on the property. At this time T1176, and the subsequently removed English beech, were in full-leaf and a noticeable reduced vitality was observed in both trees.

Earlier in 2020 an old corroded copper wire¹ was found imbedded in the trunk of T1176 by the Applicant. While this wire may have contributed to the deterioration of the tree, the Applicant and his family has lived at 61 Wallace Street since 1994 and have no knowledge of its origin. It is speculated that the wire was originally attached to the tree and the house and used as an aerial for a crystal radio receiver, a popular device used during the 1960's & 70's.

A general decline of the tree has been observed now for at least five years, particularly noticeable in the lower aspects of the tree's crown. This spring, 2020, new growth has largely been absent and T1176 is now considered to be in terminal decline.

Figures 4, 5 and 6 contain images of T1176 at three points of time over the past two and a half years.

¹ The wire is distinctly green, a colour of oxidized copper.

Planned activity

Upon receiving Resource Consent, it is planned to fell T1176 and remove the wood from the property. While imminent failure of the tree is unlikely, it is planned to complete the planned activity as soon as practicable upon receiving consent.

An arborist has advised that the planned activity will not present any particular difficulties and that it can be safely managed.

The duration of the planned activity is estimated to be two to three days.

Breaches of district plan rules

Notwithstanding the stated objective in section 7.2.1 of the Dunedin City Council's Second Generation District Plan (2GP),

'The contribution made by significant trees to the visual landscape and history of neighbourhoods is maintained'

Policy 7.2.1.1 permits,

'the removal of a schedule tree where they are certified as being dead or in terminal decline by a suitably qualified arborist...'

The health of T1176 has been monitored for the past five years (approximately) and is now considered by the applicant to be in terminal decline.

Section 7.3.2 of the 2GP:

'Activity status – scheduled trees', indicates an RD (Restricted Discretionary Activity) provision for 'Activity 1', 'Removal of a scheduled tree that is: dead or in terminal decline...'

It is submitted that T1176 is in terminal decline and that its removal can be authorized via a discretionary consent consistent with the policies of the 2GP outlined above.

Assessment of Effects on Environment (AEE)

T1176 is listed in the schedules of the 2GP as '*Fagus sylvatica Riversii*'. The condition of the tree has been monitored for approximately the past five years as there has been concern about its general health.

The environmental effects brought about in the event of the removal of T1176 are minimal based on the following:

- T1176 is positioned approximately 50 metres north of the upper boundary of the Dunedin town belt, which provides almost unlimited public amenity with respect to mature indigenous and exotic trees. Given its proximity to the trees of the town belt, it is considered that the removal of T1176 will have negligible impact on the general amenity of the area. (Refer to figure 1 for the position of the tree relative to the Town Belt)
- The tree is an introduced species and is not rare in Dunedin.
- The tree offers negligible shelter for residents or wildlife in the area.
- The tree is on relatively flat ground and does not contribute to ground stability.
- The physical growth and appearance of T1176 has been compromised for some decades due to a competing English Beech (removed in 2018). Refer to figures 2 and 3.
- A portion of the tree's crown overhangs telecom and electricity supply wires to 63 Wallace Street.

T1176 is not considered to be an imminent threat to people or property but in the event of a sudden failure, serious injury or damage could occur. The risk of a failure will inevitably increase as the tree's decline continues.

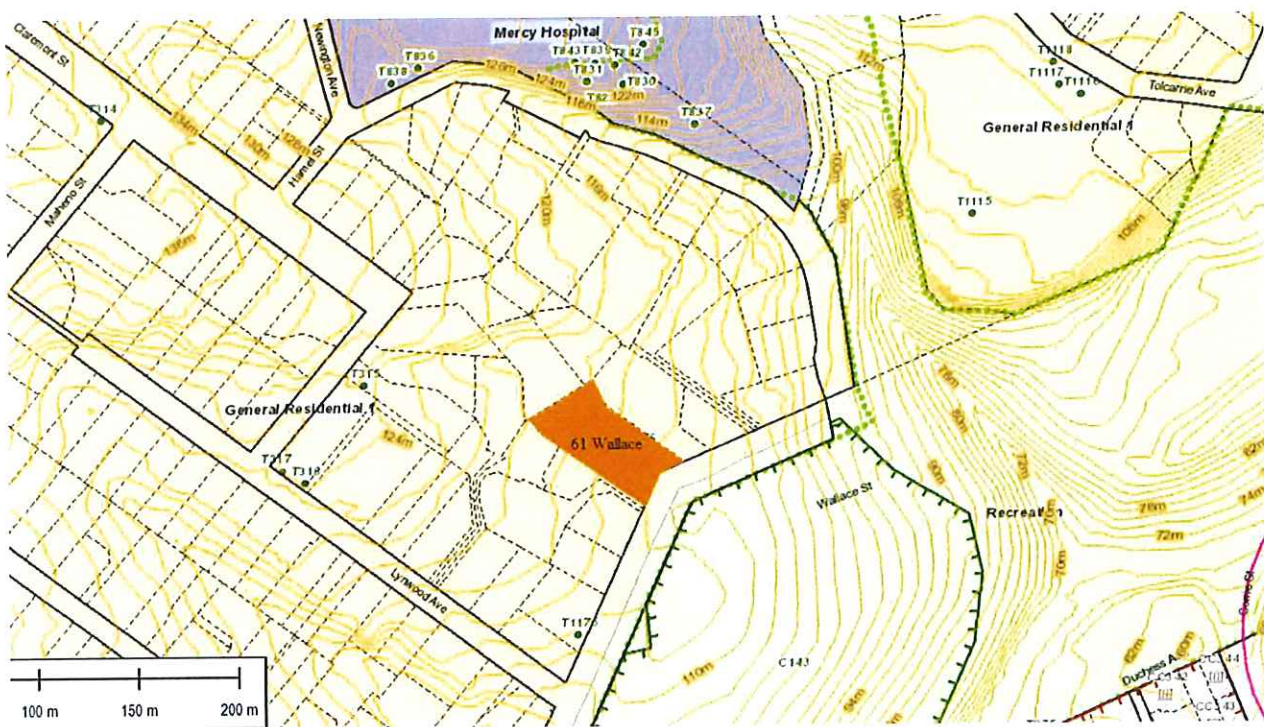


Figure 1. 61 Wallace Street

The property is zoned General Residential 1, is located near the end of the cul-de-sac in the north-east of the street. The Town Belt Recreation Zone is directly to the south-east.
 (Source: Dunedin City Council 2nd Generation District Plan map)

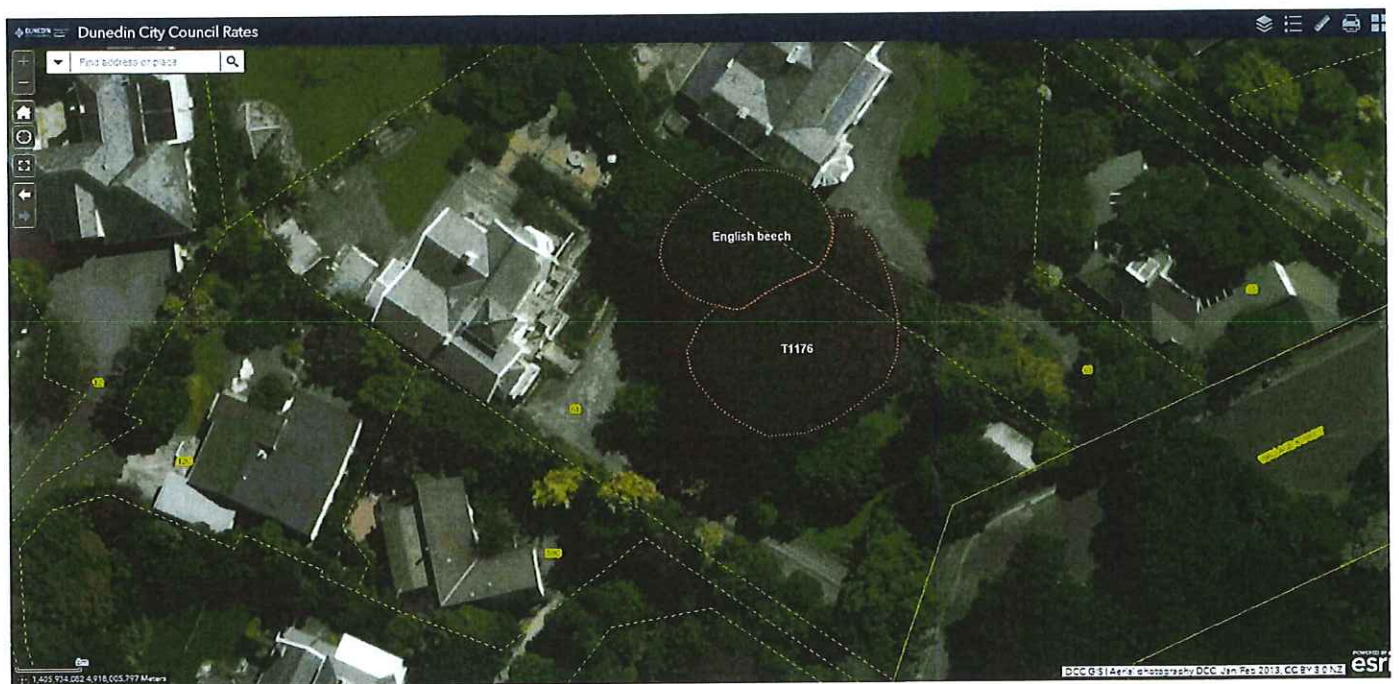


Figure 2. The positions of T1176 and the removed English beech.

Image source: Dunedin City Council Rates map – Basemap: 2013 Aerial photo.



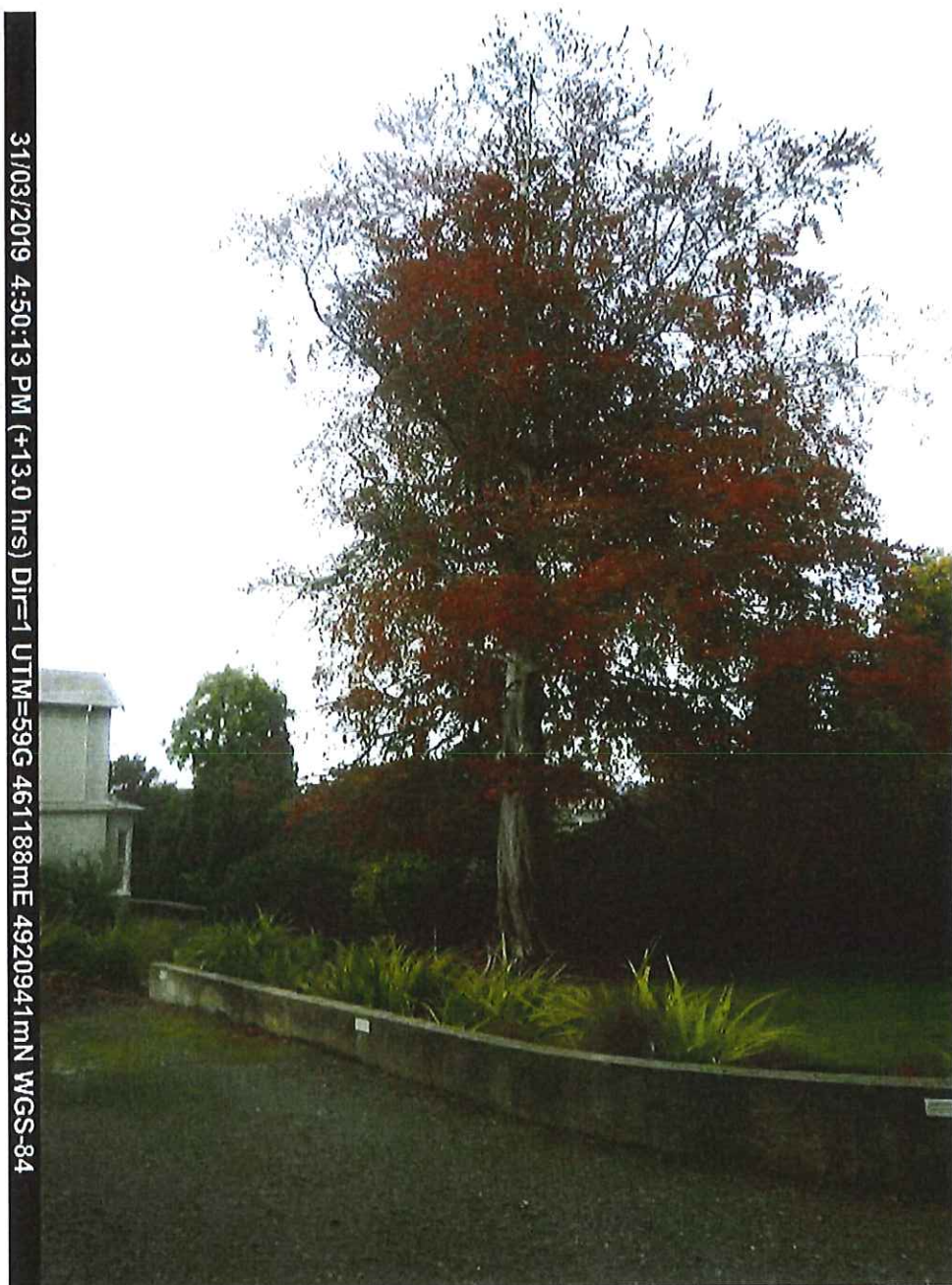
Figure 3. T1176 after the removal of the competing beech tree.

The significant asymmetry of the crown is clearly visible. (Source Dunedin City Council Rates map; Basemap: 2018-2019 Aerial Photo.



Figure 4. T1176 recorded on the 6th May, 2018

This image was recorded as part of the consent process LUC 2018-201.
(Image extracted from Roberts Consulting report dated May 08, 2018).



31/03/2019 4:50:13 PM (+13.0 hrs) Dir=1 UTM=59G 461188mE 4920941mN WGS-84

Figure 5. T1176 recorded on the 31st March 2019

This image was recorded at the end of 2018 / 19 summer approximately 10 months after the image in figure 4. Die-back in the tree's canopy is clearly visible. Note that this image is taken from a different position from the image in figure 4, which was taken in a southerly direction from 63 Wallace Street (visible in the background).



Figure 6. T1176 recorded on the 26th October 2020

This image was recorded approximately 18 months after the recording of figure 5 above. While the image was recorded mid-Spring, new foliage is very sparse.

Mark Roberts
Roberts Consulting
17 Epsilon St
Dunedin 9011
e: mark@robertsconsulting.co.nz
p: +64 21 508 255

ROBERTS
CONSULTING

May 8, 2018

RE: Significant tree T1176 @ 61 Wallace Street

Lily Burrows
City Planning
Dunedin City Council
PO Box 5045
Dunedin 9058

Dear Lily,

As per your April 24, email request, I have conducted a site visit to number 61 Wallace Street, Dunedin to inspect significant tree T1176 listed on Schedule 25.3 as a Copper beech (*Fagus sylvatica* 'Riversii')*. The purpose of the visit was to assess the condition of the tree, specifically in relation to pruning works described Planning Application LUC-2018-201.

The tree was visually inspected on the afternoon of May 7, the weather was clear and calm at the time of the visit.

1 Condition assessment and observations

- 1.1 In general, at the time of the assessment, the tree looked to be in good health and have vitality within the normal range for the species and age.
- 1.2 The tree had a relatively un-symmetrical canopy [image one] most likely due to the presence of a tree or trees growing in close proximity which have now been removed.
- 1.3 The tree is deciduous and had very few leaves, which was to be expected for the time of year.
- 1.4 The tree has had pruning work undertaken in the past which appears to have been carried out in accordance with industry accepted pruning standards
- 1.5 The trees had good trunk taper and root flare, and the root plate appeared to be stable.
- 1.6 Overall, the tree appeared to free from obvious defects that suggest imminent failure.
- 1.7 The powerline clearance as noted in the application relate to service line leading to number 63 Wallace Street. A service line is an electrical line branching off an electrical distribution line to supply electricity to one or a few selects buildings.

2 Recommendations in relation to pruning

As per the resource consent application, the following pruning recommendations and conditions of consent apply and shall be adhered to:

- 2.1 Condition 1. All proposed work must be carried out by an experienced and qualified arborist in accordance with recognised arboricultural practices and pruning standards.
- 2.2 Condition 5. Pruning shall consist of Crown Cleaning and Crown Reduction only. Collectively all pruning activities shall not remove more than 20% of the live foliage of the tree.

- 2.3 Condition 6. Crown Cleaning may be undertaken if required and shall consist of the removal of dead and damaged branches over 50mm in diameter only.

Live crossing and internal branches shall be left in place and shall not be removed.

It is important that as many internal branches as possible remain in place. With the removal of surrounding trees and vegetation (as evident during the May 7 site visit) the tree will need internal structure to adapt to change in conditions. Retained internal structure will improve structural integrity and help maintain vitality.

- 2.4 Condition 7. Crown Thinning is not required and shall not be undertaken

- 2.5 Condition 8. Crown Raising is not required and shall not be undertaken

- 2.6 Condition 9. Crown Reduction may be undertaken if required and shall consist of branch end reduction in the upper canopy to reshape the tree.

The overall height of the tree should not be reduced

Crown Reduction may be undertaken to provide a one (1) meter clearance from the service line(s) leading to number 63 Wallace Street.

The overall shape and form of the tree/s must be taken into account and the natural form and balance is to be maintained during pruning.

This tree condition assessment has only considered known targets and visible or detectable tree conditions at the time of the inspection. Ongoing arboricultural inspections should take place annually and after extreme weather events to monitor health and condition. These inspections will form the bases of a tree management programme to ensure ongoing safety and maintain the vitality of the tree.

As per your request, I have provided a relatively concise report. If you require an explanation of any of the recommendations provided, or documentary evidence to support any of the content in this report please do not hesitate to ask.

Yours sincerely



Mark Roberts
Roberts Consulting Ltd

* I believe that this tree is incorrectly identified on Schedule 25.3 and should be recorded as *Fagus sylvatica* 'purpurea'



Image one: Image of T1176 from 63 Wallace Street showing the un-symmetrical canopy and proximity to the overhead service lines. Cut timber can be seen in the bottom right-hand corner, the remains of a recently removed tree

- end of document -

Minor Tree Work Consent

LUC-2018-201



Minor Tree Work Consent

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

Reference: LUC 2018-201 Property ID 5017900 Person ID _____
Enquiries to: Resource Consents Senior Planner – non-notified consents.
Phone: 477 4000
Date: 16 May 2018

Application

LUC: 2018-201

Applicant/s: Steve Munro

Tree located at: T1176 located at 61 Wallace Street, Dunedin

Your application for resource consent for works on a Significant Tree was processed on a non-notified basis in accordance with sections 95A to 95F of the Resource Management Act 1991. The application was considered under delegated authority by the Senior Planner for non-notified consents.

Description of Activity

☐	Crown Raising	☒	Crown Cleaning	☐	Crown Thinning
☐	Powerline Clearance	☐	Work in Dripline	☒	Crown Reduction
☐	Other _____				

Planning Status

The proposal has been assessed as a discretionary activity.

Affected Persons

☒	The applicant is the owner of the tree
☒	The owner of the tree has provided their consent to the proposal
☒	No other persons are considered to be adversely affected by the proposed works

Consent Decision

That pursuant to section 34A(1) and 104B and after having regard to Part II matters and sections 104 of the Resource Management Act 1991, the Dunedin City Council grants consent to the proposed tree work, subject to Conditions

1, 5, 6 and 9. Read in conjunction with Roberts Consulting report where all conditions must be complied with.

The full text of the conditions appears on the back of this page.

Reasons

☒	The proposed work is beneficial to the long-term health of the tree
☒	The proposed work is acceptable arboricultural practice
☒	The adverse effects of the health or visual appearance of the tree will be no more than minor
☒	The work will have a positive effect on the owner/occupier/neighbour

Yours faithfully

Planner Lily Burrows

Signature Lily Burrows

Senior Planner Phil Marshall

Signature Phil Marshall

Conditions of Consent

Please see 'Consent Decision' section on other side of this decision letter to determine which of the following conditions your consent is subject to.

1. All proposed works must be carried out by an experienced arborist in accordance with recognised arboricultural practice.
2. ~~Prior to and at all times during construction activity on the site, the guidelines for working in close proximity to trees shall be adhered to.~~
3. ~~In addition to the guidelines for working in close proximity to trees, the protected area around each tree shall be fenced off to prevent access at all times during construction.~~
4. ~~Where specified, all development work must take place outside the protected zone of the tree/s. This includes vehicle access, buildings, service trenches, and the lowering or raising of the ground level.~~
5. Pruning shall consist of crown cleaning and crown reduction , only and shall involve the removal of no more than 20 % of the live crown of the tree/s. The overall shape and form of the tree/s must be taken into account and the natural form and balance is to be maintained during pruning.
6. Crown Cleaning shall consist of the removal of all dead, dying, diseased, damaged, crossing/rubbing branches, any weak growth or epicormic growth in order to enhance the safety, health and appearance of the tree/s. Refer to Roberts Consulting report for more information.
7. ~~Crown thinning shall consist of the removal of a maximum of _____ % of secondary and small diameter live branches throughout the crown to produce an even density of foliage and a balanced branch structure~~
~~to increase light and air movement~~
~~reduce the weight of heavy branches~~
~~provide clearance for views. (tick as appropriate)~~
8. ~~Crown raising shall consist of the removal of the lower branches of a tree~~
~~to a height of _____ metres~~
~~to a maximum of _____ % the height of the tree/s~~
~~to provide clearance for buildings, pedestrians and views (tick as appropriate)~~
9. The crown reduction shall involve of the use of thinning cuts to reduce the height and/or spread of the tree/s. The lateral branches to which the leaders are pruned shall be at least 1/3 the diameter of the branch being removed. Refer to Robert Consulting report for more detail

Compliance with Conditions

It is the applicant's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.

Duration of Consent

It is brought to the consent holders attention that under the terms of Section 125 of the Resource Management Act 1991, this consent shall lapse if effect has not been given to it within five (5) years or Council has not granted an extension of time.

Rights of Objection

In accordance with section 357 of the Resource Management Act 1991, the consent holder may object to this decision or any condition within 15 working days of the decision being received, by applying in writing to the Dunedin City Council at the following address:

Resource Consents Manager
Dunedin City Council
PO Box 5045
Moray Place
Dunedin 9058