

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 Graeme Alan Parmenter

(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:

Removal of tree T790, listed in the DCC District Plan Schedule 25.3 Significant Trees.

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

Site location/description

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

Street Address of Site: 8 Michie St, Belleknowes, Dunedin 9011.

Legal Description: Lot 6, Deeds Plan 251.

Certificate of Title: OT 278/175

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

Name: Graeme Parmenter

(applicant/agent (delete one))

Address: 8 Michie St Postcode: 9011

Phone (daytime): 0274988058 Email: graemeparmenter7@gmail.com

Address for invoices or refunds (if different from above)

Name: _____

Address: _____

Bank details for refunds

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? DCC Road Reserve and G A Parmenter Family Trust

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

Address: _____ 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.

The tree T790 listed in the DCC Schedule 25C be felled and the stump removed. See attached survey document
(Topographical Survey - 8 Michie St Dunedin).

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 tree is located in the road reserve bordering 8 Michie St. at the end of a driveway used for parking and for access to 8

Michie St. The tree's roots and canopy extend into and over 8 Michie St for 8-10m, and under and over the house itself by

5-7m. A path on the west side of the house and a patio on the north east corner of the house are used regularly for pedestrian
access.

(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 or modification of any tree ... listed in schedule 25.3

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

Name: _____

Address: _____

Name: _____

Address: _____

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.

See attached document "Assessment of Environmental effects of removal of Silver Beech tree (T790)"

(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.

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

Signature of Applicant/Agent (delete one): _____ Date: _____

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**

Limited as to Parcels

Search Copy




R. W. Muir
Registrar-General
of Land

Identifier **OT278/175**
Land Registration District **Otago**
Date Issued 14 November 1936

Prior References

DI J115

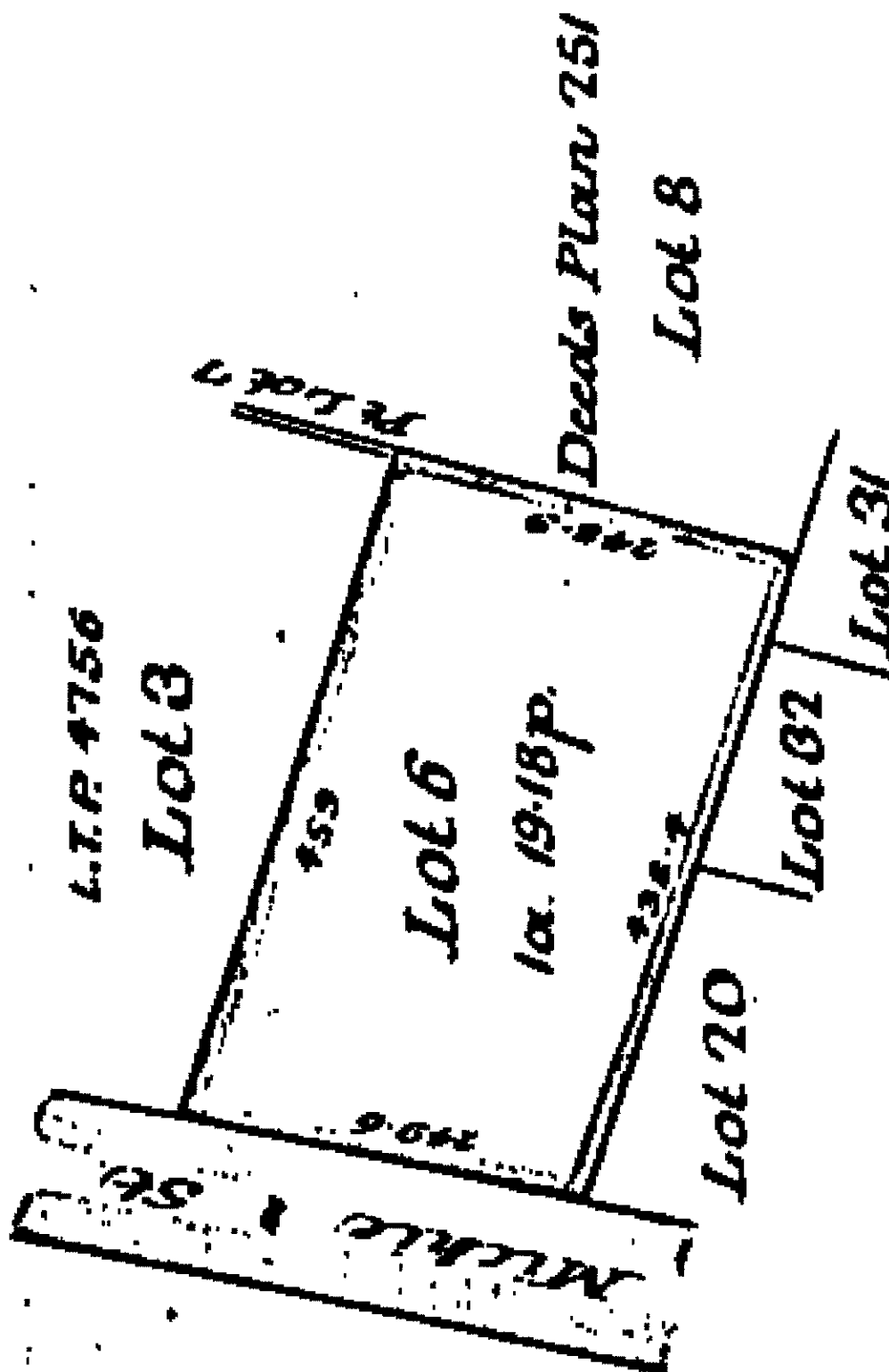
Estate	Fee Simple
Area	4532 square metres more or less
Legal Description	Lot 6 Deeds Plan 251

Proprietors

Graeme Alan Parmenter and OND Trustees Limited

Interests

7234035.2 Mortgage to Westpac New Zealand Limited - 15.2.2007 at 9:00 am



Assessment OF Environmental Effects of Removal of Silver Beech Tree (T790)

1. Description of proposed activity

Removal of tree T790 in Schedule 25C of the DCC District Plan.

The tree's location is shown in the aerial photo in Figure 1. It shows the tree's position in the reserve and the extent to which it overhangs the boundary of 8 Michie St, and its proximity to the roadway.

The accompany topographical survey (11736_T1) shows the tree's location more precisely and the extent to which it overhangs 8 Michie St (Lot 6 Deed 251).

The justification for tree removal is detailed in the attached document "Application for Removal of the tree T790 (Silver Beech) from the road reserve adjacent to 8 Michie St."

The proposed activity will involve:

- i) removal of branches and disposal onsite
- ii) felling of the trunk and removal for milling
- iii) removal of the tree stump and roots
- iv) restoration of road batter profile if necessary.

2. Actual and potential effects and their magnitude:

- i) Removal of the source of actual and potential damage to 8 Michie St - Critical
- ii) Removal of actual cost, potential cost and loss of value to the applicant - Critical

- iii) Removal of the potential for injury or death - Significant
- iv) Danger from falling branches during felling - Significant
- v) Change in the view from neighbouring houses – Significant
- vi) Removal of shade affecting neighbouring houses - Significant

- vii) Potential effect on bird and insect life – Minor
- viii) Potential effect on amenity value of neighbourhood vegetation – Minor
- ix) Restriction on parking and traffic movement on 8 Michio St during felling - Minor
- x) Noise from chainsaws during felling – Minor
- xi) Possible effects on road batter of stump and root removal – Minor

3. Alternative where there are critical or significant effects

- i) Damage to 8 Michie St will require demolition of patio and path and their replacement. Removal of the tree would prevent future damage from expanding tree roots to any replacement path and patio. An identified alternative to this (see Smaill Builder's Report attached) is to replace these with structures that bridge the tree roots leaving room for their expansion, although this is not an option to prevent what is seen as inevitable damage to the house foundations.
- ii) Actual costs incurred by the applicant cannot effectively be reduced without tree removal (thinning or pruning would still require regular clearance of gutters). Nor can the potential costs associated with slip repair resulting from restricted access to the site be reduced without tree removal. Loss of value from the effects of shade can be mitigated only to a minor extent by pruning the tree.
- iii) Removal of potential injury from falling branches can be reduced by judicious regular pruning of dead tree branches. The potential for the tree to fall into the house during high wind/rain events can be reduced to some extent by reducing top loading through pruning.
- iv) The danger from falling branches during felling is expected to be minimised by the application of an appropriate traffic management plan by the felling contractor.
- v) Change in the view from neighbouring houses is seen as more positive than negative. In some cases the removal of the tree removes unwanted obstruction of view, in other cases it removes a familiar object on the skyline.
- vi) Removal of shade affecting neighbouring houses is seen as more positive than negative (see Affected Persons Approvals).

4. People affected by tree removal

People affected by parking and traffic restrictions and noise during tree removal are those closest to the tree. These are principally 6, 7, 8, 9, 11 Michie St.

All properties in the immediate neighbourhood were approached regarding tree removal. Their responses to the proposal are indicated in the collection of Affected Persons Approvals.

5. Control of effects

A professional arborist will be engaged to remove the tree and they are expected to be responsible for managing the immediate effects of tree removal.



Figure 1. Google Earth image (2015) of T790 location in the road reserve adjacent to 8 Michie St

Application for Removal of the tree T790 (Silver Beech) from the road reserve adjacent to 8 Michie St.

Graeme Parmenter
8 Michie St
graeme.parmenter@honeylane.nz
0274988058



Attachments: **11736_T1.pdf** for location of tree trunk and drip line of the tree.
 T790.pdf STEM assessment of tree 2001
 Smaill Builder's letter

Background

The tree is listed in the DCC District Plan Schedule 25.3 Significant Trees as T790. It is located in the road reserve adjacent to 8 Michie St, although DCC records continue, incorrectly, to show it as located on the property of 8 Michie St (Lot 6, Deeds Plan 251). The trees actual location was confirmed in December 2016 as part of a survey of the property that I had undertaken by TerraMark (11736_T1).

Summary of the arguments for removing the tree:

1. The tree has damaged and will continue to damage path, patio and house at 8 Michie St.
2. The tree endangers those who use the high traffic areas of path and patio.
3. The tree poses a danger to the house and its occupants.
4. The tree shades the house causing on-going loss of solar energy and a loss of house value.
5. Leaf fall from the tree creates an annual cost to clear leaves of \$500.
6. The garden is adversely affected by low light and water levels caused by tree canopy and roots.
7. The tree restricts access of vehicles required to repair a slip currently endangering the house.
8. The STEM assessment of the tree is incorrect in several aspects.
9. Planting over 30 years has more than compensated for Loss of amenity caused by removal.

Detailed arguments

1. The tree has damaged and will continue to damage path, patio and house.

This will require replacement of both path and patio. The damage has been caused by uplift of the path and patio by tree roots (Smaill Builder's Report).

This is illustrated by the photo of the patio (photo 1), showing the points at which cracks have appeared. These cracks are shown in photos 2-5.

The cause of these cracks is almost certainly uplift by a tree root in the vicinity of point 1 in photo 1. This has caused the concrete slab at this point to be elevated by 20mm and at the same time has uplifted this side of the patio. This uplift has been sufficient to cause the cracks evident in the brickwork of the patio, a conclusion supported by the attached builder's assessment. He has indicated that damage is also likely to be caused to the North West corner of the house from roots that in all probability extend several metres under the house.

The consequences of this damage are:

- a) Water is trapped on the path on the upslope side of the house, and drains into the soil under the house, instead of draining away onto the lawn (photo 6-7).

- b) Water is trapped on the patio and drains into the soil beneath the patio, adjacent to the house, instead of draining away onto the lawn (photo 8).

Both of these effects mean the water enters the soil in the vicinity of the house, which, given the proximity to the slip on the downslope side of the house has potential consequences for the stability of soil on which the house sits.

- c) The path and patio will need to be replaced so as to allow water to drain away from the house and unless the tree is removed, this will need also to accommodate the possibility of future root expansion.

These consequences are confirmed by a builder's assessment (Smaill Building & Design - report attached). The solutions proposed are to demolish the patio and path and rebuild, either accommodating future growth of the tree with bridging components to allow for future expansion of the tree, or removing the tree to prevent future damage to patio and path and potentially the house.

- 2. The tree endangers those who use the high traffic areas of the path to the back door and the patio.

This danger is posed by falling branches. Several of these are recovered from the area each year, some of which can be several kilograms in weight. Falling from a height of several metres, these have the potential to cause serious injury (photos 9-10).

- 3. In the event of it falling, the tree poses a danger to the house and to the lives of those in it.

This occurs as a result of falling branches, which have damaged spouting in the past. But more seriously, the lean of the tree (7 degrees east) makes it likely that in the event of it falling it will fall in the direction of the house, seriously damaging the living area. During high winds, the movement of the tree, visible from this area, is a cause of some anxiety.

- 4. The tree shades the house causing on-going loss of solar energy and loss of house value.

The tree begins to cast shade on the house from midday. During the after-noon the west side of the house is in perpetual shade.

The loss of value caused by that shading could be estimated in several ways:

- 1) As the cost of heating required to compensate for the loss of heating resulting from shade cast by the tree.
- 2) As the value of the potential solar electricity from panels mounted on the north side of the house, lost as a result of the shading.
- 3) As the loss of value to the property caused by the shade cast on the house. In a recent study¹ the authors concluded that "each extra daily hour of sunlight exposure is associated with a 2.4% increase in house sale price".

1. Valuing Sunshine David Fleming, Arthur Grimes, Laurent Lebreton, David C. Maré, Peter Nunns Motu Working Paper 17-13 Motu Economic and Public Policy Research June 2017.
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The value of these losses has not been calculated but is estimated to be hundreds of dollars annually for i) and ii) and thousands of dollars in resale value for iii).

Several neighbours who support the removal of the tree, do so as a result of the loss of sun caused to them by the tree.

5. Leaf fall from the tree creates an annual cost to clear leaves of \$500.

Leaves need to be cleared from the roof gutters at least twice a year, each removal costing around \$250 (Quote from Otago Maintenance Ltd). The gutters are 5m above ground level on the north and east sides of the house, and though the applicant has cleared them himself in the past by climbing an extension ladder or accessing the roof from upstairs windows, he is now reluctant to do this himself. (photo 11 & 12)

6. A large area of the garden (15-20m²) is affected by low light and water levels caused by shade and tree root.
7. The tree restricts access to the applicant's property for vehicles required to repair a slip.

A slip occurred after the record rainfall of 4 June 2015 (photo 13). A large amount of material (122m³ of gabion basket rock and 350m³ of aggregate fill) needs to be transported to the area of the retaining wall (27m x 3m) that must be constructed.

Currently there is no vehicle access to the area. The property is bordered on the western side by a steep (45degree) road batter, and the existing driveway ends at the tree.

Access could be provided by continuing the existing driveway and forming a compacted aggregate track that would provide access to the slip area (photo 14).

An alternative access route would involve using an existing driveway at 6 Michie St. This is rejected on several grounds:

- a) Introducing heavy vehicles to the area above the slip poses a risk of further collapse of the slip face, which in this area, is composed of unstable fill. Should this occur, the slip area may extend onto the neighbouring property of 6 Michie St. and almost certainly continue to damage the foul sewer that passes through this area.
- b) Neighbours object to the disturbance to their lives entailed by the use of their drive by trucks for several months. They would lose privacy, and be required to park in the street for the duration of the wall build.
- c) The destruction of the *Lophomyrtus* hedge between the two properties would affect the privacy of the neighbours for several years, until a replacement regrows.
- d) The drive is likely to be destroyed by heavy vehicles using it and would need to be resealed.

A further alternative, dumping materials from the road onto the road batter and reloading onto a vehicle able to transport the material to the area of construction, adds considerable

extra cost through double handling and commitment of additional machinery required for this task. In the opinion of one contractor quoting for the job:

"The removal of the tree on the road reserve would significantly ease access to complete the slip remediation. This would remove the double handling of aggregate in our proposed methodology which would bring a cost saving to the project."

As the slip repair is likely to cost as much as \$200,000, adding unnecessary additional costs is onerous to the applicant.

8. The STEM assessment of T790 is now incorrect in a number of its evaluations and a correct assessment would give it a score closer to 120, well below the threshold to be included on the register of significant trees.

The STEM assessment is now incorrect on five counts.

Occurrence In evaluation of occurrence, it should be regarded as Common, not Infrequent. The wider Dunedin area is one of the few East Coast areas where Silver Beech forest is common (<https://teara.govt.nz/en/interactive/13304/distribution-of-new-zealand-beeches>).

There are large natural stands at Taieri Mouth, Maungatua, Silver Peaks and Mount Cargill. Flook (STEM – a standard tree evaluation method. 1996.) provides an example of a solitary Pohutakawa in Wellington Central being regarded as common on the ground that the species is common in the wider Wellington area.

Native beeches themselves are also common in the neighbouring area (Photo 17).

Function Function was evaluated as Important, yet should be evaluated as Minor. Few of the typical functions listed in STEM (absorbing toxins, neutralising sewage, screening noise, soil stabilisation) can be regarded as applying in this case apart from its provision of timber. Flook also recognises that nuisance factors can be cited in this evaluation section. "If a tree is a nuisance it will receive very low marks". This tree causes shade, sheds leaves and flowers excessively, is a host for undesirable wildlife (rats and mice), causes severe damage to structures by root actions and restricts the only viable access to the property for machinery required to repair a large slip and to effect subsequent landscaping work. All of these things apply in the case of T790 and ought to be considered when evaluating the function of the tree.

Age The tree has aged 16 years since its evaluation and can now probably be considered as 100+ years of age. This would change its score from 21 to 27.

Proximity Proximity is evaluated as Solitary yet T790 should be evaluated at least as part of a group of 10+ trees and more reasonably as part of a parkland (i.e. continuous with the Town Belt). Photo 16&17 show how it forms part of a large body of trees running east from Michie St down the gully that joins the Town Belt. In no sense is the tree solitary. This evaluation category was intended to "recognise the potential significance of a lone tree". Although the tree is a single and relatively tall Silver Beech, it is clear from the examples in Flook (e.g. Photo

10 *Eucalyptus viriminalis* and Photo 11b *Plantanus acerfolia*) that being in the company of other trees of different species disqualifies it from being considered Solitary.

Role A difficult concept to agree on, but it clearly does not tick many of the boxes indicated by Flook as contributing to this factor e.g. it is not associated with tradition, does not revive cultural images, has no purpose to enhance or conceal a view does not particularly lend serenity to an urban space and nor does it contribute to property values. On this basis a downgrading from an "Important" role to a "Moderate" role seems justified.

In summary, the STEM evaluation points should be reduced by 6 for Occurrence, 12 for Function (nuisance), 18 for Proximity and 6 for Role, a total reduction of 42 points. The evaluation should be increased by 6 for age. That would suggest a score closer to 110 would be a more appropriate evaluation of this tree.

Condition							
	3	9	15	21	27	X Score	O
Form		X O				9	9
Occurrence		O	X			15	9
Vigour & Vitality			X O			15	15
Function	O		X			15	3
Age				X	O	21	27
						75	63

Amenity Evaluation							
	3	9	15	21	27	X Score	O
Stature			X O			15	15
Visibility (km)		X O				9	9
Proximity		O			X	27	9
Role		O	X			15	9
Climate		X O				9	9
						75	51

STEM table showing previous (1991) evaluation (X) and the applicants current evaluation (O)

9. Retaining the tree for its "amenity value" poses an unreasonable burden on the applicant who has contributed substantially to the amenity value of the neighbourhood vegetation over the last 30 years by:
 - i) ongoing removal of the proliferating sycamores (*Acer pseudoplatanus*) and rangiora (*Brachyglottis repanda*) in the valley
 - ii) replanting numerous (60-70) native trees (see appendix 1) in the ½ acre of bush on his property (Photo 16)
 - iii) having 2/3 of his property designated as an Urban Conservation Area

Although there appears to be plentiful native birdlife in the valley (tui, woodpigeon, bellbird, fantail, wax-eye), the applicant is intending to replace some of the beeches he has planted with more bird friendly species (five-finger, fuchsia, coprosma, wineberry).

In most years native beeches provide a large reservoir of food for rats, one of the principal predators of native birds. (<http://www.doc.govt.nz/nature/native-plants/beece-forest/>). Increasing the number of beeches in the valley would be counter-productive to the applicant's desire to enhance birdlife in the valley. The removal of T790 and allowing the existing smaller trees beneath its canopy to grow, (totara, fuchsia, five-finger, broadleaf, lacebark, pittosporum, marble leaf, cabbage tree, lophomyrtus) could be seen as contributing to this goal.

Appendix 1: List of trees planted in the valley since 1990. See Photo 16 for approximate locations.

1. Totara (*Podocarpus totara*)
2. Pohutakawa (*Metrodieros excelsa*)
3. Ginkgo (*Ginkgo biloba*)
4. Maple (*Acer palmatum*)
5. Maple
6. Kauri (*Agathis australis*)
7. Pohutakawa
8. Pohutakawa
9. Pohutakawa
10. Rata (*Metrosideros umbellata*)
11. Rata
12. Rata
13. Rata
14. Kamahi (*Weinmannia racemosa*)
15. Matai (*Prumnopitys taxifolia*)
16. Matai
17. Kahikatea (*Dacrycarpus dacrydioides*)
18. Kahikatea
19. Kahikatea
20. Kahikatea
21. Kahikatea
22. Kahikatea
23. Kahikatea
24. Kahikatea
25. Kahikatea
26. Kahikatea
27. Miro (*Prumnopitys ferruginea*)
28. Matai
29. Kahikatea
30. Kahikatea
31. Kahikatea
32. Kahikatea
33. Matai
34. Matai
35. Kauri
36. Miro
37. Red Beech (*Fuscocarpa fusca*)
38. Kauri
39. Kauri
40. Red Beech
41. Miro
42. Red Beech
43. Rewarewa (*Knightia excelsa*)
44. Rewarewa
45. Tawa (*Beilschmiedia tawa*)
46. Tawa
47. Taraire (*Beilschmiedia tarairi*)
48. Titoki (*Alectryon excelsus*)
49. Karaka (*Corynocarpus laevigatus*)
50. Karaka
51. Red Beech
52. Red Beech
53. Red Beech
54. Totara
55. Rimu (*Dacrydium cupressinum*)
56. Miro
57. Red Beech
58. Totara
59. Mountain Beech (*Fuscospora cliffortioides*)
60. Mountain Beech
61. Mountain Beech
62. Mountain Beech
63. Mountain Beech
64. New Zealand Cedar (*Libocedrus bidwillii*)

Photos

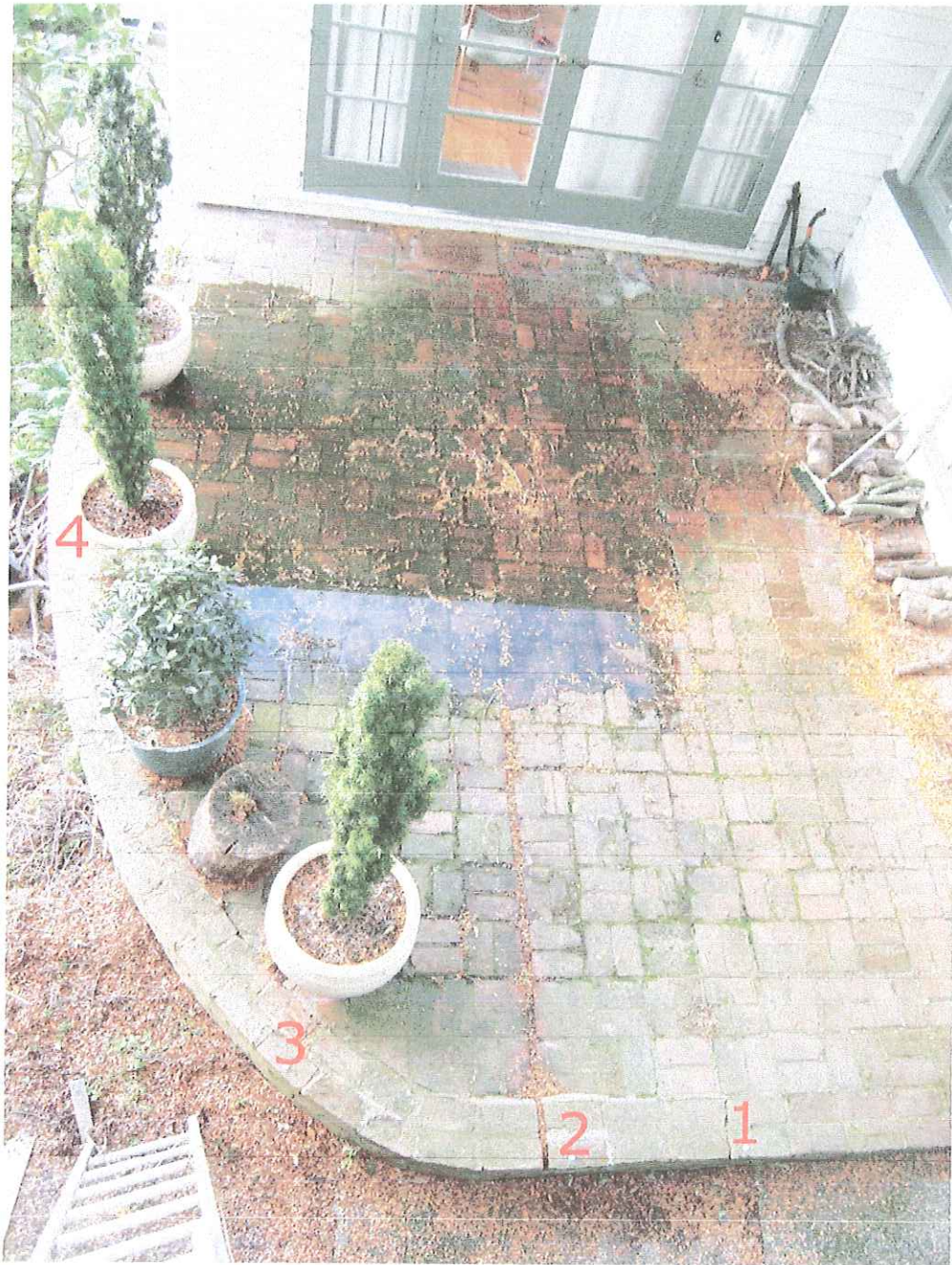


Photo 1. Locations of cracks in brickwork numbered 1-4.



Photo 2. Crack at **1** in photo 1. Also evident is the 20mm elevation of the concrete slab to the right, which now impedes drainage from the drive.



Photo 3. Crack at location **2** in photo 1.



Photo 4. Crack at location **3** in photo 1.



Photo 5A & 5B. Crack at location **4** in photo 1.



Photo 6A & B. Ponding of drainage from drive caused by 20mm elevation of concrete slab at bottom of picture (6B).



Photo 7. Ponding of water draining from drive, impeded by elevation of concrete slab beneath the tree.



Photo 8. Ponding of water on patio, caused in part by elevation of left side of patio by tree roots.



Photo 9. Recent branch fall from the tree.



Photo 10. These examples are 2-3 kg in weight.



Photo 11



Photo 12

Photo 11 & 12. Leaf fall must be cleared twice a year from a gutter that, at the back of the house that is 5m above ground level.

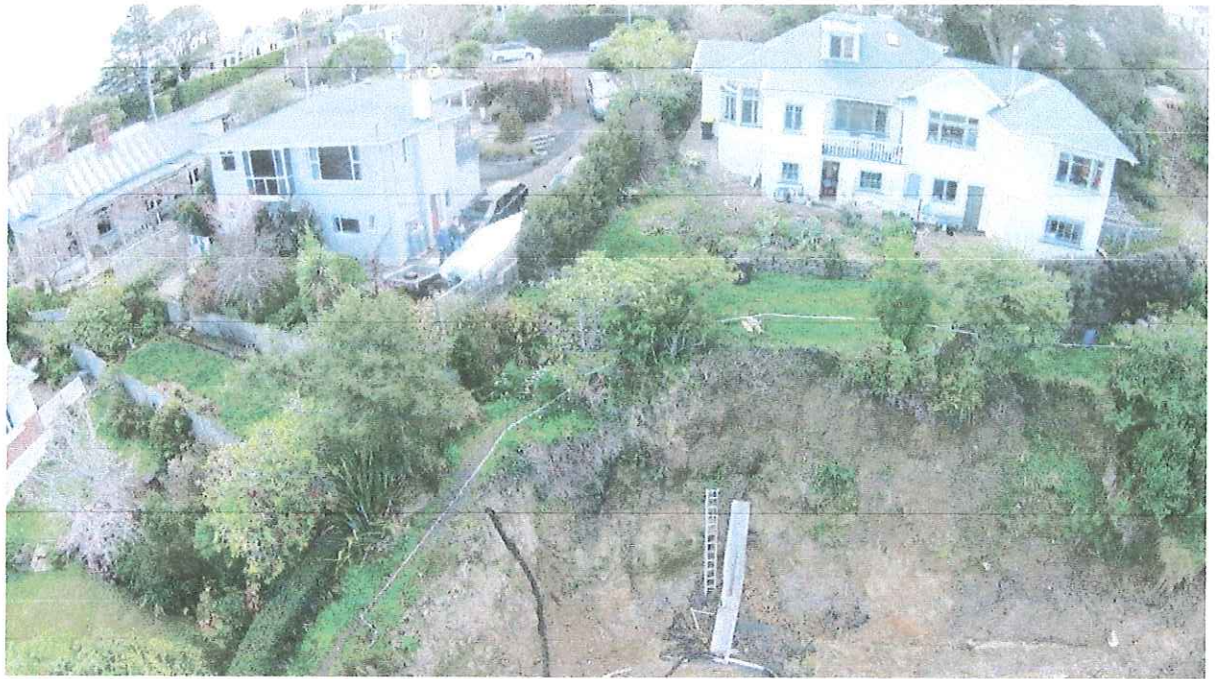


Photo 13. Slip photographed in August 2016 after clearance of trees and earthworks to facilitate drainage.

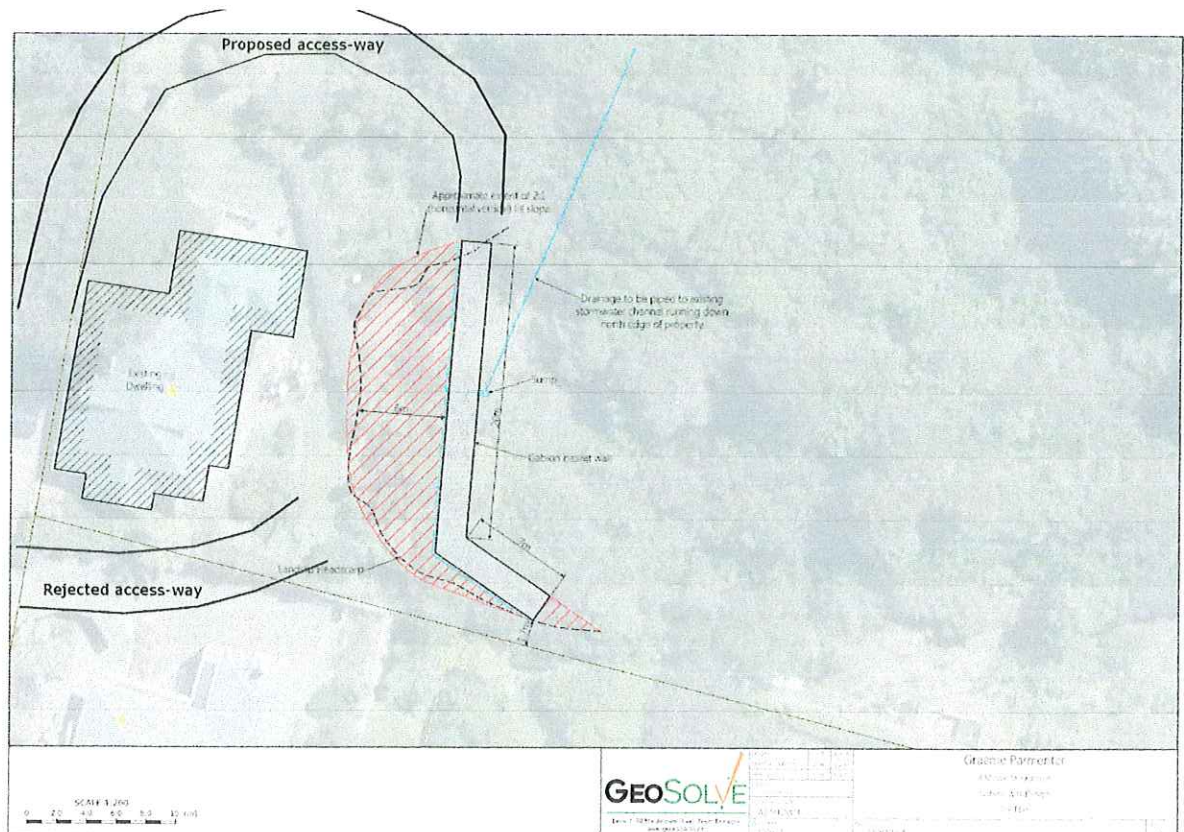




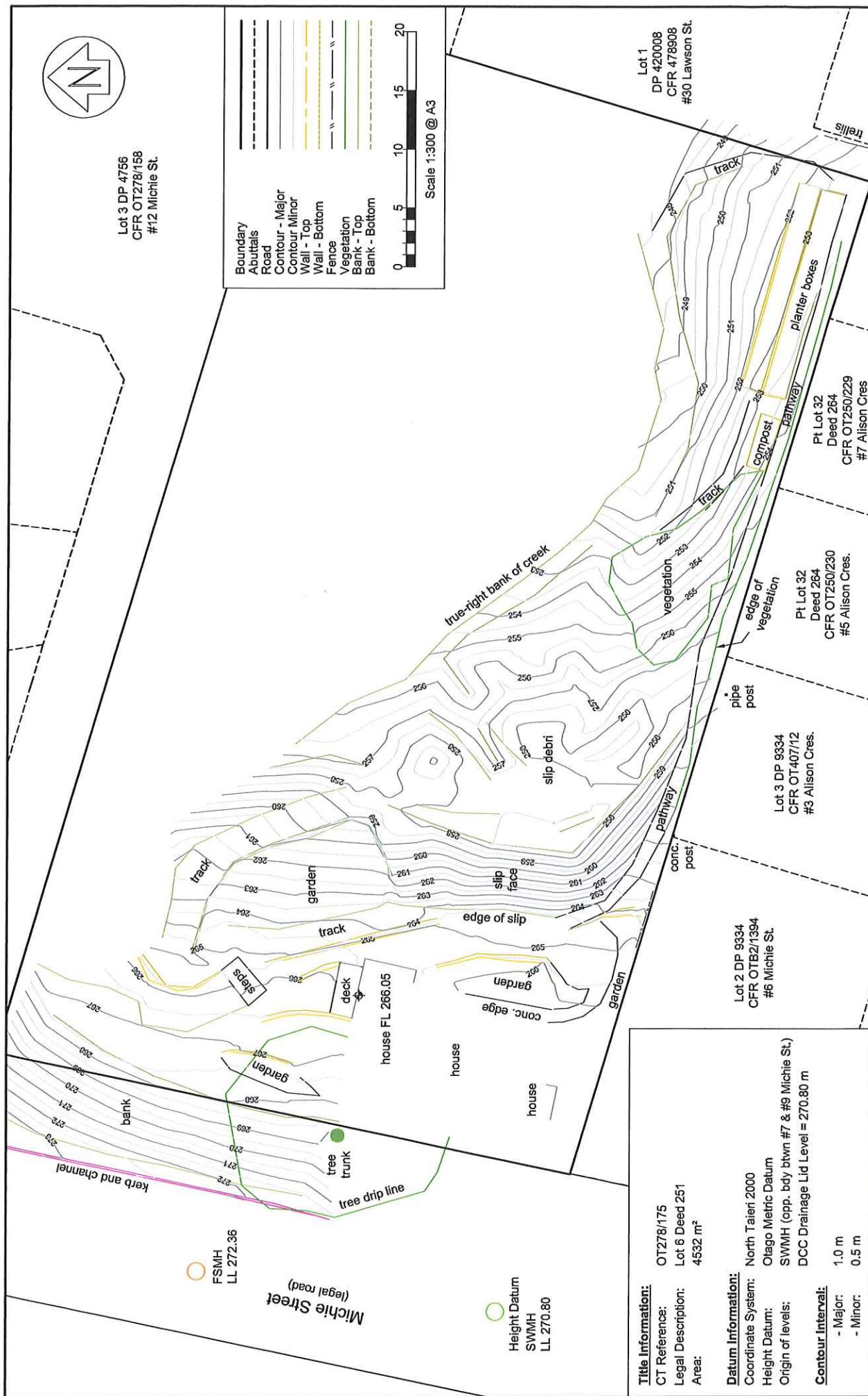
Photo 15. Heading south down Michie St, showing trees in the road reserve on the left of the road, including a red beech, two silver birches, a copper beech and at the far end the silver beech (T790), subject of this application.

Photo 16. Location of trees planted since 1990. (See Appendix 1 for species)





Photo 17 Aerial photograph of 8 Michie St neighbourhood showing location of native beech trees.
 Red beech (*Fuscospora fusca*) ● Silver beech (*Lophozonia menziesii*) ● Mountain beech (*Fuscospora cliffortioides*) ●



Topographical Survey - 8 Michie Street, Dunedin

Scale:	1:300 @ A3	Job No:	11736
Date:	Dec 2016	Plan No:	11736/T1

Title Information:

CT Reference: OT278/175
Legal Description: Lot 6 Deed 251
Area: 4532 m²

Datum Information:

Coordinate System: North Tairā 2000
Height Datum: Olago Metric Datum
Origin of levels: SWMH (opp. bdy btwn #7 & #9 Michie St.)
DCC Drainage Lid Level = 270.80 m

Contour Interval:

- Major: 1.0 m
- Minor: 0.5 m



Surveying, Resource Management & Engineering
Dunedin 05-4774782, Napier 05-4597107, Auckland 05-4194770

8 Mitchie St



Nothofagus menziesii (NZ Beech)
20.03.01

Tree No 651

STANDARD TREE EVALUATION FORM

Date	20-3-2001					
Tree	Nothofagus menziesii					
Address	8 Mitchie St					
	651					
Height (m)	Radius (m)		Circumference (m) @ 1.2m			
CONDITION EVALUATION						
Points	3	9	15	21	27	Score
• Form	Poor	Moderate	Good	Very Good	Specimen	9
• 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
Double leader					Subtotal Points	75

AMENITY EVALUATION						
Points	3	9	15	21	27	Score
• Stature (m)	3-8	9-14	15-20	21-26	27+	15
• 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	75

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

.....*B. B. B.*.....Arborist

.....*P. H. H.*.....

14th July 2017

Mr G Parmenter
8 Michie St
Dunedin 9011

Building Report

Property damage relating to Significant Tree, DCC# T790 on Road Reserve adjoining at 8 Michie Street, Dunedin.

Defect Assessment

Patio foundation located under T790 dripline; Cracking and uplift (Reference photo 1, tag 1, 2, 3 & 4 also photo 2, 3, 4 & 5)

Cause of damage; Incremental growth of underground tree roots encroaching from roadside tree T790

Remedial Options (requiring DCC resource consent)

- 1; Demolish and rebuild patio incorporating bridging components to allow sufficient clearance and future growth of tree roots
- 2 Demolish and rebuild patio Remove T790 tree and roots to prevent future damage

Patio paving located under T790 dripline; Ponding with rainwater due to uplift at perimeter foundation (Reference photo 8)

Cause of damage; Incremental growth of underground tree roots encroaching from roadside tree T790

Remedial Options (requiring DCC resource consent)

- 1; Demolish and rebuild patio incorporating bridging components to allow sufficient clearance and future growth of tree roots
- 2 Demolish and rebuild patio, remove T790 tree and roots to prevent future damage

Concrete path located under T790 dripline; Uplift / displacement causing ponding of rainwater (Reference photo 7)

Cause of damage; Incremental growth of underground tree roots encroaching from roadside tree T790

Remedial Options (requiring DCC resource consent)

- 1; Demolish and rebuild path incorporating bridging components to allow sufficient clearance and future growth of tree roots
- 2 Demolish and rebuild path, remove T790 tree and roots to prevent future damage

House foundations located under T790 dripline; at risk of displacement / uplift (Reference photo 7)

Risk of damage; Incremental growth of underground tree roots encroaching from roadside tree T790

Remedial Option (requiring DCC resource consent)

- 1 Remove T790 tree and roots to prevent future damage

Barry Smaill

Licenced Building Practitioner # 119890

Title: Significant tree T790, *Lophozonia menziesii*, NZ Silver Beech
For: Dunedin City Council
Site: 8 Michie Street, Dunedin
Prepared By: Eléna O'Neill – Treescape Environmental
Brief: Provide condition assessment of significant tree on road reserve.
Date: December 2016

Introduction

1. Dunedin City Council has requested an arboricultural assessment of significant tree T790 - a *Lophozonia menziesii* (NZ Silver Beech) at No.8 Michie Street, Belleknowes, Dunedin. A site visit to inspect the tree was carried out on 8 December 2016.
2. The tree is causing issues for the land owner at No.8 Michie Street. These issues relate to leaf and branch drop, and the roots are said to be disturbing the structures of the house. Concerns for the trees stability have also been raised.
3. It has been confirmed by a surveyor that the tree is growing on road reserve outside the address.

Assessment

4. In general, at the time of the assessment the tree is of good health and vitality.
5. The tree stands very close to the house and overhangs the boundary and house significantly.
6. There are no signs of live branch failure so it appears that branch drop has been limited to dead wood. The branch unions are sound. Some pruning could be carried out to remove the dead wood and improve safety.
7. Typical of mature Silver Beech, this tree has a well rounded canopy. Careful pruning will be required to provide clearance from the house, while retaining and achieving an aesthetically balanced appearance.
8. The tree has good trunk taper and root flare, and has a stable root plate.
9. Problems caused to the house, patio and path should be assessed and confirmed by a builder in order to assess the extent of the damage.

Recommendations

10. A builder should inspect the damage caused by the roots. Any work within the dripline would require resource consent.
11. Issue a pruning consent for the removal of dead, dying, diseased and damaged branches, and for clearance over the house.
12. The following conditions relate directly to the Dunedin City Council Significant Tree Instant Consent form.

Condition 1 - All proposed works must be carried out by an experienced arborist in accordance with recognised arboricultural practice.

Condition 5 - Pruning shall consist of crown lifting and service line clearance, and shall involve the removal of no more than 10% of the live crown of the tree. The overall shape and form of the tree must be taken into account and the natural form and balance is to be maintained during pruning.

Condition 6 - Crown cleaning shall consist of the removal of all dead, dying, diseased, damaged, crossing/rubbing branches, in order to enhance the safety, health and appearance of the tree.

Condition 8 - Crown raising shall consist of the removal of the lower branches of a tree to achieve clearance of the house.

Eléna O'Neill
Treescape Environmental

Affected Person(s) Written Approval Form

Important: Please read the back of this form to ensure you are aware of your rights.

Please be aware that these details are available to the public.

To: Resource Consents Team, City Planning, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

I/We (full names): NEIL THOMAS ROBB ANNE LAMONT HELL ROBB

Being the: ☐ Owner and Occupier ☒ Owner ☐ Occupier

of the property situated at (address and/or legal description of your property):

11 MILHIE STREET

BELLEKNOWES

DUNEDIN 9011

have read and understand the information on the reverse side of this page and give written approval to the proposal by (name of applicant(s)): GRAEME PARMENTER

to (description of proposed activity): REMOVAL OF TREE T790

on the following property (address of application site): 8 MILHIE ST, BELLEKNOWES
DUNEDIN 9011

☒ I/we have read and understand the application as described above and have signed and dated the application and plans as attached.

If there are multiple owners or occupiers on a site, each party needs to individually sign the application documents and this form; or

Tick the declaration box below:

☒ I am authorised to give written approval on behalf of all owners and/or occupiers (delete one) of this site.

Signed: [Signature]

Date: 23-7-2017

Telephone: (H) 021 2600 260

If you have any queries regarding the Resource Consent process and the role and rights of adversely affected person(s), please contact us before you complete and sign this form and the associated plans.

Resource Consents Team, City Planning Department, Dunedin City Council, Telephone: 03 477 4000
Facsimile: 474 3451, PO Box 5045, Moray Place, Dunedin 9058, www.dunedin.govt.nz



Affected Person(s) Written Approval Form

Important: Please read the back of this form to ensure you are aware of your rights.

Please be aware that these details are available to the public.

To: Resource Consents Team, City Planning, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

I/We (full names):

JAMES MOWAT

Being the: ☒ Owner and Occupier ☐ Owner ☐ Occupier

of the property situated at (address and/or legal description of your property):

9 MICHAEL ST
DUNEDIN

have read and understand the information on the reverse side of this page and give written approval to the proposal by (name of applicant(s)):

GRAEME PARAMETER

to (description of proposed activity):

& VALERIE PARKES

FELLING SILVER BIRCH TREE

on the following property (address of application site):

8 MICHAEL ST
DUNEDIN

☒ I/we have read and understand the application as described above and have signed and dated the application and plans as attached.

If there are multiple owners or occupiers on a site, each party needs to individually sign the application documents and this form; or

Tick the declaration box below:

☒ I am authorised to give written approval on behalf of all owners and/or occupiers (delete one) of this site.

Signed:

[Signature]

Date:

27/7/17

Telephone:

0220737480

If you have any queries regarding the Resource Consent process and the role and rights of adversely affected person(s), please contact us before you complete and sign this form and the associated plans.

Affected Person(s) Written Approval Form

Important: Please read the back of this form to ensure you are aware of your rights.

Please be aware that these details are available to the public.

To: Resource Consents Team, City Planning, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

I/We (full names): Alan Richard Goodman and Rolynd Blair Allan

Being the: ☒ Owner and Occupier ☐ Owner ☐ Occupier

of the property situated at (address and/or legal description of your property):

6 Michie St, Belleknowes, Dunedin 9011

have read and understand the information on the reverse side of this page and give written approval to the proposal by (name of applicant(s)): Graeme Parmenter

to (description of proposed activity): Removal of tree

on the following property (address of application site): Road reserve 8 Michie St

☒ I/we have read and understand the application as described above and have signed and dated the application and plans as attached.

If there are multiple owners or occupiers on a site, each party needs to individually sign the application documents and this form; or

Tick the declaration box below:

☒ I am authorised to give written approval on behalf of all owners and/or occupiers (delete one) of this site.

Signed:

AR Goodman RB Allan

Date:

22-07-17

Telephone:

0274958887

If you have any queries regarding the Resource Consent process and the role and rights of adversely affected person(s), please contact us before you complete and sign this form and the associated plans.

Affected Person(s) Written Approval Form

Important: Please read the back of this form to ensure you are aware of your rights.

Please be aware that these details are available to the public.

To: Resource Consents Team, City Planning, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

I/We (full names): Katrina Bryant

Being the: ☒ Owner and Occupier ☐ Owner ☐ Occupier

of the property situated at (address and/or legal description of your property): 7 Michie St,
Bellevue, Dunedin 9011

have read and understand the information on the reverse side of this page and give written approval to the proposal by (name of applicant(s)): Graeme Alan Parmenter

to (description of proposed activity): removal of tree T790, listed in DCC Plan Schedule 25.3 bygmf
tree (Silver Beech)

on the following property (address of application site): 8 Michie St

☒ I/we have read and understand the application as described above and have signed and dated the application and plans as attached.

If there are multiple owners or occupiers on a site, each party needs to individually sign the application documents and this form; or

Tick the declaration box below:

☒ I am authorised to give written approval on behalf of all owners and/or occupiers (delete one) of this site.

Signed: KP Bryant

Date: 29.07.17 Telephone: 021 114 0304

If you have any queries regarding the Resource Consent process and the role and rights of adversely affected person(s), please contact us before you complete and sign this form and the associated plans.

9 August 2017

G A Parmenter
8 Michie Street
Dunedin 9011

Dear Sir,

LUC -2017 -373- 8 MICHIE STREET - Request for further information

Thank you for your application for a land use consent to remove a significant tree (T790) at 8 Michie Street, Dunedin. After initial assessment of your application, the Dunedin City Council has determined that further information is required pursuant to section 92 of the Resource Management Act 1991.

Requested information:

The further information required is detailed below. It will help the Council to better understand your proposed activity, its effect on the environment and the ways any adverse effects on the environment might be mitigated.

1. *An arborist report prepared by Elena O'Neill is included in the application in support of a tree pruning consent in 2016. This report needs to be updated and provided with the application to reflect the current proposal to remove the tree and the identify status/health of the tree at this point in time. Alternatively you could provide a new report by a qualified arborist to support your application.*
2. *The application refers to the location of the tree trunk within council owned road reserve. This is based on a topographical survey undertaken by Terramark. In order to accurately mark the location of the tree the boundary will need to be pegged on site to show the actual location of the boundary in relation to the tree.*

Responding to this request:

Within 15 working days from the date of this letter you must either:

- provide the requested information; or
- provide written confirmation that you cannot provide the requested information within the timeframe, but do intend to provide it; or
- provide written confirmation that you do not agree to provide the requested information.

The processing of your application has been put on hold from **9 August 2017**.

If you cannot provide the requested information within this timeframe, but do intend to provide it, then please provide:

- written confirmation that you can provide it; and
- the likely date that you will be able to provide it by; and
- any constraints that you may have on not being able to provide it within the set timeframe.

The Council will then set a revised timeframe for the information to be provided.

If you do not agree to provide the requested information, then please provide written confirmation of this to the Council.

Restarting the processing of your application:

The processing of your application will restart:

- when all of the above requested information is received (if received within 15 working days from the date of this letter being **30 August 2017**); or
- from the revised date for the requested information to be provided, if you have provided written confirmation that you are unable to meet the above timeframe and the Council has set a revised timeframe for the information to be provided; or
- from the date that you have provided written confirmation that you do not agree to providing the requested information; or
- 15 working days from the date of this letter (if you have not provided the requested information or written confirmation being **30 August 2017**).

Once the processing of the application restarts:

If you have not provided the requested information, then your application will continue to be processed and determined on the basis of the information that you have provided with the application:

- if the Council decides to give public or limited notification of the application, then the Council must publicly notify the application under section 95C(1) of the Resource Management Act 1991. You will be invoiced for any outstanding payment needed to make up the \$6,500 deposit required for public notification.
- If the Council decides to process the application on a non-notified basis, and all written approvals have been received, then the application must be considered under section 104 of the Resource Management Act 1991. The Council may decline the application on the grounds that it has inadequate information to determine the application. In making an assessment on the adequacy of the information, the Council must have regard to whether this request resulted in further information being made available.

Please do not hesitate to contact the writer on 03 474 3731 and ayoung@dcc.govt.nz if you have any questions or concerns regarding the above request or the further processing of the application.

Yours faithfully

A handwritten signature in black ink, appearing to be 'AY', with a long horizontal stroke extending to the right.

Amy Young
Planner

Michie Street
(legal road)



tree drip line

road boundary

Silver Beech
trunk T790

0.3m

nail in tree root
on road boundary

deck

deck

kerb and channel

Embankment

pathway

Parmenter Residence

Driveway

Peg behind Telecom Pillar

Plan of 8 Michie Street Road Boundary and Silver Beech T790

terramark
setting new boundaries

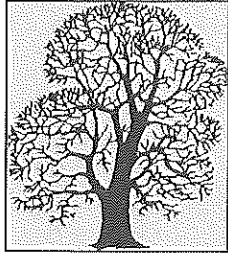
Surveying, Resource Management & Engineering
Dunedin 03-4774783 Mosgiel 03-4897107 Balclutha 03-4180470

Job No: 11736

Scale: 1:150 @ A4

Date: Aug 2017

Plan #: 11736/T1



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

24.08.17

Graeme Parmenter
8 Michie St
Belleknowes
Dunedin

Dear Graeme,

My apology for not commenting on the aspect of 'damage & drainage problems caused by tree roots' as requested by DCC planner Amy Adams in my recent review of your application for removal of Tawhai tree T790.

The photos in your application clearly show damage to the patio & concrete path alongside the house, which I agree are caused in part by incremental root uplift by Tawhai tree T790. Where the patio is concerned the outer foundation wall may be lifting but the ponding may also be due to compaction of fill under brick paving, as well as clay shrinkage caused by water uptake by the tree. Remedial action may be to construct a new wooden deck on piles to circumvent the problem of uplift.

The concrete path uplift, where there is also ponding due to surface water runoff from the drive could be remedied by reconstructing the path with cobblestone pavers on a bed of 10mm AP20 gravel & crowning the roots as required. Along the small retaining wall abutting the drive a field drain laid at a depth of 500mm running to an outfall beyond the house on the north side would channel water away from the house.

To understand the extent of the root system of a large tree such as the Tawhai tree T790 I have included a diagram overleaf. Tree roots although drawn commonly on plans as circles may often be quite asymetric in shape; the feeding roots occupy a huge soil volume in the A horizon to a depth of 350mm. Roots systems provide tree stability but when seeking water & nutrients are quite expedient in their search. Under a house is generally a dry place where I would not expect root activity, unless there are under-runners or springs. I did not observe any foundation disturbance along the west side concrete path, where uplift was showing.

I hope this answers the drainage question but please contact me if you require any more information.

Yours sincerely,

Peter Waymouth



NZ-0039BTM

PS This letter can be attached to my review

