

APPLICATION FORM FOR A RESOURCE CONSENT

PLEASE FILL IN ALL THE FIELDS

Application details

I/We Frank Wesseling & Valerie Alison Wesseling

(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 of the fast-track consent process: ☐ Yes ☐ No

(only applies to controlled activities under the district plan, where an electronic address for service is provided)

Brief description of the proposed activity:

To remove scheduled tree #499 Sequoiadendron gigantea (Wellingtonia) from our front yard.

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 (tick one)

Street address of site: 110 Gladstone Road North, Mosgiel

Legal description: Lot 1 DP 520920

Certificate of Title: 822779

Contact details

Name: Frank Wesseling & Valerie Wesseling (☒ applicant ☐ agent (tick one))

Address: 110 Gladstone Road North

Mosgiel

Postcode: 9024

Phone (daytime): 0274875914 OR 0272083949

Email: wessfam@xtra.co.nz

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 (tick one): ☒ Email ☐ Post ☐ Other:

Ownership of the site

Who is the current owner of the site? Frank Wesseling & Valerie Wesseling

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

Address:

Postcode:

Phone (daytime):

Email:



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a-rohe o
ōtepoti

Planning Application Fees Payment Details (Who are we invoicing)

THIS FORM MUST BE COMPLETED FOR ALL PLANNING APPLICATIONS THAT ATTRACT A FEE. ALL FIELDS ARE MANDATORY.

This information is required to assist us to process resource consent invoices and refunds at lodgement and the end of the process. If you have any queries about completing this form, please email planning@dcc.govt.nz

Deposit Payment Payee Details:

Full Name of Deposit Payee (Person or Company):

Mailing Address of Deposit Payee (please provide PO Box number where available):

Email Address of Deposit Payee:

Daytime contact phone number:

Important Note: The Payee will automatically be invoiced for the deposit and/or any additional costs. Should a portion of the deposit be unspent, it will be refunded to the payee.

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.

Occupation of the site

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

Frank Wesseling & Valerie Alison Wesseling
110 Gladstone Road North
Mosgiel

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).

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.

Refer attached document

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.

Refer attached document

(Attach separate sheets if necessary)

District plan zoning

What is the District Plan zoning of the site? Low Density Residential

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.

N/A

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.

Removal of scheduled tree #499
from our front yard.

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:

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.

refer attached document

(Attach separate sheets if necessary)

The following additional Resource Consents from the Otago Regional Council are required and have been applied for: ☐ Yes ☒ No
☐ Water Permit ☐ Discharge Permit ☐ Coastal Permit ☐ Land Use Consent for certain uses of lake beds and rivers ☒ Not applicable

Assessment of Objectives and Policies

In this Section you need to consider and assess how your application proposal aligns with the relevant objectives and policies in the District Plan relating to your activity. If your proposal is a discretionary or non-complying activity under the District Plan more attention to the assessment will be necessary as the objectives and policies of the District Plan may not always be in support of the proposed activity.

Refer attached document

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 (tick one):

J. Hume

A. Hume

Date: 19-11-2021

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 Māori 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.

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)
- ☐ Written Approvals
- ☐ Payee details
- ☐ Application fee (cash, eftpos, direct credit or credit card (surcharge may apply))
- ☐ Certificate of Title (less than 3 months old) including any relevant restrictions (such as consent notices, covenants, encumbrances, building line restrictions)
- ☐ Forms and plans and any other relevant documentation signed and dated by Affected Persons

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)? ☐ 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: _____

Detailed description of proposed activity:

Scheduled tree #499 *Sequoiadendron gigantea* (Wellingtonia) is an increasingly unwelcome tree on the front of our property. At the time of purchasing this property on 15/11/2001 there was no scheduled tree noted on the property's title. This was added with absolutely no consultation from us. When the Wellingtonia was planted, it was most probably suitable for the area but it has long since outlived its suitability. We want to build a 3 car garage/hobby shed on our section, and to be able to build on the most suitable position on the section; we see no option available to us other than felling this tree.

Description of site and existing activity:

The existing site is our family home, 110 Gladstone Road North, Mosgiel. We have lived here for approximately 20 years and wish to stay here to enjoy our retirement. At time of planting, this tree would have been a significant specimen on a rural property; however with considerable development in and around Gladstone Road North this specimen is now not only unsuitable, it is problematic. It is oversized, standing at 41.5 metres tall (height as given by the Arborist) and renders our front yard unusable for our needs. Removal of this tree is essential to allow us to optimise use of our own property, and enjoy our own land in our retirement.

Specifically: we want to build a garage/hobby shed in a sunny, practical position with easy access. By building the garage/hobby shed where the Wellingtonia is, the benefits are:

- we can utilize the section efficiently by building in the most practical position
- it is the most aesthetically appealing position in relation to the house
- we can landscape to our best advantage with natives, shrubs, trees
- retain a sunny area for a vegetable garden
- fence the property securely - this is becoming more necessary with the amount of traffic and the increase in crime
- extend the balcony on the north side of our house.

All these things are important to us, and only achievable if we build where the Wellingtonia is.

If we can only build the garage/hobby shed at the north side or roadside of our section (and retain the Wellingtonia) it will not be as practical, the section cannot be landscaped how we want to, the garage/hobby shed will be in the shade because of the neighbour's trees, it will take up more of the section because of its positioning and extending the balcony will not be practical. And because of the Wellingtonia's "protected" drip line this leaves very limited scope for any other garden or landscaping of any description, and digging footings for a fence will also be within the drip line; so we cannot have a secure front yard.

Assessment of effects on environment:

Felling the Wellingtonia will not result in any adverse effects on the environment. In fact, removal of the Wellingtonia from our section will have a **significant positive impact** on the environment. We will have the option to replant with natives, shrubs and trees more suitable that will not only serve to beautify our section, but will be an inviting site for local birdlife.

The Wellingtonia is situated on our property, and removing the tree will only negligibly change the **visual landscape** from a distance. The visual effect on Gladstone Road will be minimal as there are 3 more Wellingtonias to the North of us and there are also many large trees planted further up the hill behind our section. From a closer perspective, especially for us and the neighbours to the south, it will allow a much sunnier, lighter and brighter outlook especially in the Autumn and Winter months. I have been speaking to people walking past our property; and not one expressed they would be sorry to see the tree removed.

There will be minimal effect on the **ecosystem**, namely the birdlife, as I have noticed the birds tend to choose the many other trees in our vicinity, to nest in or fly to, in preference to the Wellingtonia.

The effect on natural resources will be positive; as removing the tree will allow us to plant trees/ bushes/ natives of our choice that can be maintained to a suitable height for our residential section.

The risk to the neighbourhood I presume can only be minimized when the tree is removed. It is a huge tree in a residential area and towers over Gladstone Road North, the footpath and adjacent railway line. As the tree grows and the roots get bigger it is inevitable that they will impinge on drainage and water mains, creating unnecessary future remedial work on these services, and continual repairs to the footpath and curb. On the 9.05.2001 the Wellingtonia was 29 metres tall (DCC records), it is now 41.5 metres tall, growing at a rate of .6 metres per year it is only going to become more difficult to remove over time. Removal of the tree now will mitigate any future damage. It is only going to get bigger and surely one day become a danger.

Assessment of Objectives and Policies Objective 7.2.1 /Policy 7.2.1.2

(e) Removal of the tree will result in significant positive effects in respect of the efficient use of land

As mentioned previously, removal of this tree is essential to allow us to optimise use of our own property and enjoy our own land in our retirement. Anything else would be a disappointing compromise in every respect, and is not a solution.

Assessment of Objectives and Policies: Part of the District Plan is: “to meet the needs of current and future generations ...provide for their social, economic and cultural wellbeing and for their health and safety”

Keeping the Wellingtonia will not allow us to enjoy our property, for many reasons:

Social The garage/hobby shed will be a focal point for our family, so it is necessary to be in the best position to suit our needs.

Health: The Wellingtonia is huge and shades our house and section from a lot of afternoon sunshine - this is not conducive to a healthy environment. The lack of sunshine and light is worse in the Winter and Autumn months when we need it most. When we built the house we positioned it for maximum afternoon sun, as we were aware of the neighbour's trees blocking our morning/midday sun.

Future generations: Our property is classified as Low Density Residential with an area of 1655m²; which means it could be further subdivided. As previously mentioned, at the time of planting, the tree may have been suitable for this area. In the ensuing years, Mosgiel has moved from a rural environment to higher density housing. Now is the time for the removal of this tree to not only meet our needs, but to meet the needs of future generations. We need to ensure “...that there is sufficient development capacity in respect of housing “... (Overview and Strategic Directions 1.1.1) removing the Wellingtonia will make our section more future-proof.

We have lived at this property for 20 years; it is our home. When we bought the property there was no scheduled tree listed on the title; but now this tree is determining our use of our home. Felling the Wellingtonia means we would be able to enjoy our property to the fullest, and we would appreciate your favourable response to our request.





Scheduled Tree #499 Sequoiadendron gigantea (Wellingtonia)

When we purchased our property, there were no scheduled trees listed - reference LIM 20010142 dated 28 August 2001 (relevant page attached). Without consultation with us, the Wellingtonia has since become protected and we can't develop our property to suit our needs. **This is unfair.**

The sunniest most logical place to build our garage is where the Wellingtonia stands. To build on the far side of the section would be cold and dark, because of the neighbour's trees. (picture enclosed showing the typical shadowing from the neighbour and the position of the Wellingtonia is in the sun). **Is the tree is more important than us?**

I can't landscape how I want to, because of the Wellingtonia.

The Wellingtonia is still growing, is 41.5 metres tall now— that is a ridiculous height for a tree in a low-density residential area. It is bare of branches a long way up on one side, and showing signs of decline from the top. **It is not a pretty specimen and appears to be past it's use-by-date.** (picture enclosed)

The Wellingtonia stops any chance of further subdivision of our section for future generations, so **you are not considering future generations.**

Please **prioritize this summary** along with our original submission.



