



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 Jacqueline Nielsen and John Snow (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) N/A

Brief description of the proposed activity: We would like permission to remove a tree on our property that is causing significant damage to our foot retaining wall and path.

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: 27 Falkland St, Maori Hill

Legal Description: Part Lot 20 Deposited Plan 3652

Certificate of Title: OT279/95

Contact details

Name: Jacqueline Nielsen (applicant/~~agent~~ (delete one))

Address: 27 Falkland St, Maori Hill Postcode: _____

Phone (daytime): 021 078 4635 Email: jacquinielsen@yahoo.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: _____

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? Jacqueline Nielsen and John Snow

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

Address: _____ Postcode: _____

Phone (daytime): _____ Email: _____

Occupation of the site

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

John Snow }
Jacqueline Nielsen } 27 Falkland St, Maori Hill
Anna Snow }

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 2018 (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.

Removal of Cedar tree planted on ^{front} boundary of property. The root system of this tree has caused significant damage to the retaining wall which borders the public footpath. In order to repair the wall the tree needs to be removed. An engineer has been consulted and his report is attached and includes photos.

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.

Existing site is the front boundary of the property

(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.

Significant Tree

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.

N/A

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.

This tree does not contribute aesthetically or functionally to the neighbourhood, given the nearby greenbelt is an area of significant native trees. In contrast, this ^{non-native} cedar tree is not in keeping with the surrounds. It is also a hazard to the public due to its continuous needle and pinecone fall onto the public footpath. Of most concern to us is that it has caused our retaining wall to lean over the public footpath, and the root system has also cracked our private path to the house. Due to its size the tree cannot be relocated nor mitigated against as a replacement tree's root systems will cause the same problems. See attached engineer's report for verification of this information and letter of support from our neighbour. (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):

PA Auld *JH Brown*

Date: 4/7/18

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.

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.



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

Identifier OT279/95
Land Registration District Otago
Date Issued 21 October 1936

Prior References
OT240/60

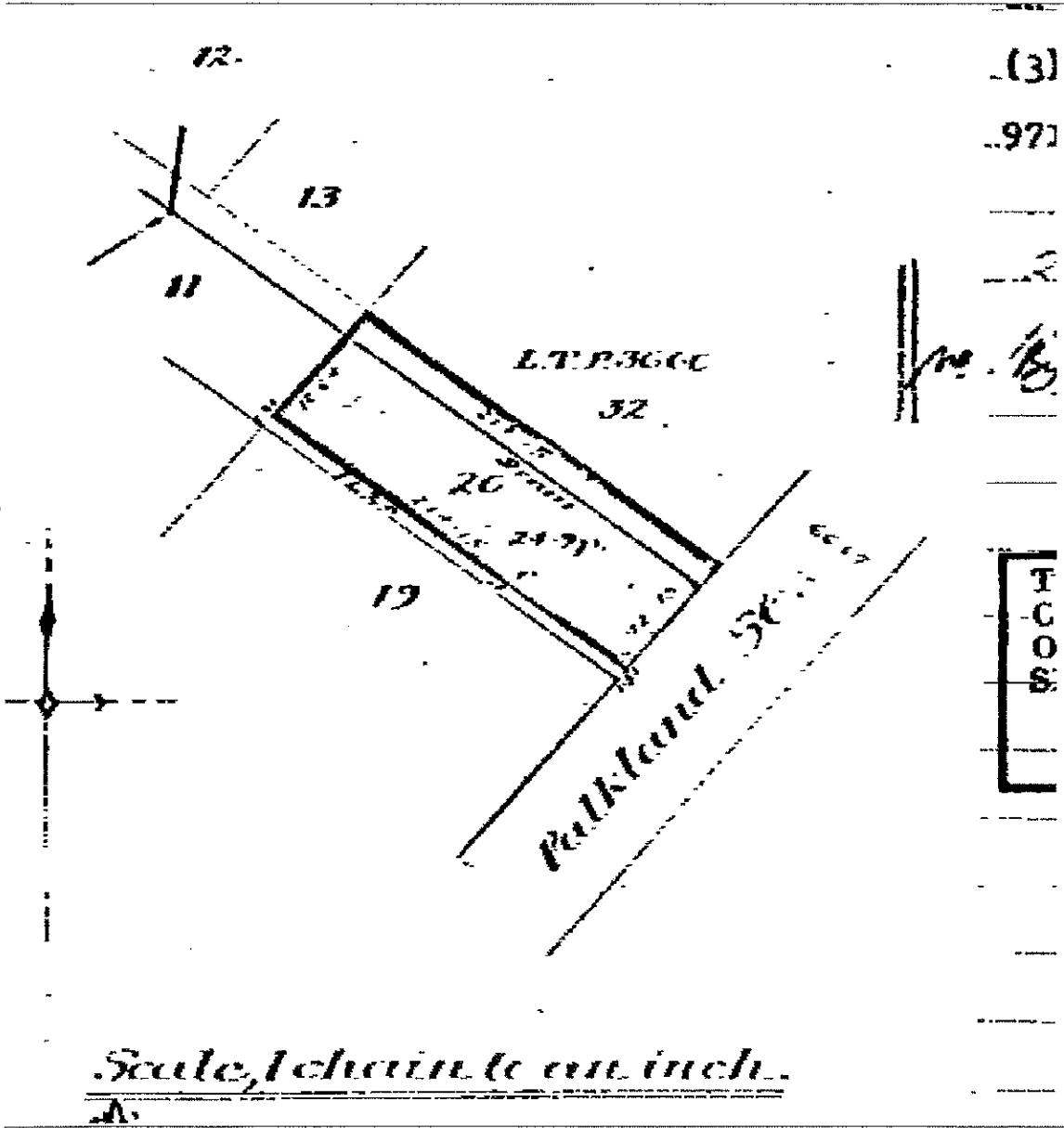
Estate Fee Simple
Area 630 square metres more or less
Legal Description Part Lot 20 Deposited Plan 3652

Proprietors

John Lawrence Snow as to a 1/2 share
Jacqueline Anna Nielsen as to a 1/2 share

Interests

2928 Order in Council imposing Building Line Restriction - 21.8.1916 at 3.00 pm
Subject to a right to drainage in favour of Lot 10 (CsT OT272/198, OT272/199) created by Transfer 96908
Subject to a right to drainage in favour of Lot 12 (CT OT223/238) created by Transfer 97166
Subject to a right to drainage in favour of Lot 13 (CT OT223/239) created by Transfer 97167



HANLON & PARTNERS Ltd.

CONSULTING STRUCTURAL ENGINEERS

BI Chisholm BE CMEngNZ IntPE CPEng (Civil & Structural)

219 HIGH STREET, DUNEDIN
Ph: 03 477 7475 Fax: 03 479 2597
E-mail: office@hanlons.co.nz

DI Hand BE (Civil) CMEngNZ CPEng
(Structural)

2 July 2018

Jacqui Nielsen
jacquinielsen@yahoo.com

Dear Jacqui

RE: 27 FALKLAND ST, DUNEDIN – TREE

We inspected the situation on 29 June 2018.

You have asked us to comment on the effect of the tree on your property.

Attached are our photos.

The expanding root bole of the tree has broken the concrete wall retaining your garden above the property.



The roots have cracked the new concrete path from your front gate of the house.



As the tree grows, the development of the roots will increase the lean of the wall and lift the path further.

Eventually the wall will fall onto the footpath and the path will break up.

Any rebuild of the wall and path to maintain safety for passers-by and safe access for you onto your property would be a temporary fix only.

The only long term solution to provide permanent and safe access to your property is to have the tree removed.

Your retaining wall and front path could then be renewed.

Yours faithfully
Hanlon and Partners Ltd

Bruce Chisholm

29 Falkland St
Dunedin

10 June 2018

Ms M Shipman, Planner
City Planning
Dunedin City Council

Dear Ms Shipman,

Re: Cedar tree, 27 Falkland St

I am writing in support of the request by my neighbours, Jacqui Nielsen and John Snow, for permission to remove the large cedar tree in their front garden.

I understand the Council's duty to protect large trees, but this is a case of the right tree in the wrong location. Above all it is too large to be right next to a retaining wall, which its roots have moved over time. The original path at no. 27 had to be replaced as the roots lifted that too. My own garden wall was also buckled, necessitating a repair that the original owners of no. 27 paid for in about 2007. I have had to get my sewerage pipes cleared on several occasions, and various plumbers have told me that the cedar tree roots are the likely to cause repeated obstructions.

We were told by an arborist in 2007 that the species has the potential get a lot larger than it already is. It would cause untold damage if it ever fell over, or even lost a branch – several of which already entangle the telecommunications wires to both no. 27 and 29.

In addition to its size, there are several nuisance factors associated with the tree. It drops slippery needles consistently throughout the year, and each May produces thousands of soft cones. These are messy in themselves but they also emit a fine yellow pollen that settles everywhere for about a month, including on my interior windowsills. The pollen is likely to aggravate any respiratory problems among those who live in the tree's vicinity.

I would be in favour of the tree's removal even though it is an attractive landmark. Perhaps it could be replaced by a more suitable tree, ideally a native, planted further from the wall.

Yours sincerely,



Mark Seymour









LOTHIAN STREET

LOTHIAN STREET

FALKLAND STREET

FALKLAND STREET

FALKLAND STREET

25

27

29

35

26

T442

Scale 1:250
1:250
1:250

3:



PARCEL LINES CAN VARY FROM
LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only
and is not accurate to surveying, engineering
or orthophotographic standards. Every effort
has been made to ensure correctness and
timeliness of the information presented.

2013 Urban and rural photography January /
February 2013. Dunedin City Council
CC BY 3.0 NZ.
2008/2007 Urban photography March 2007,
copyright NZAM. Rural photography March
2006, copyright Terralink International Ltd.

STANDARD TREE EVALUATION FORM

Date	13.3 2001	
Tree	Cedrus atlantica.	
Address	27 Falkland st.	
	404	
Height (m)	Radius (m)	Circumference (m) @ 1.2m

CONDITION EVALUATION						
Points	3	9	15	21	27	Score
• Form	Poor	Moderate	Good	Very Good	Specimen	21
• Occurrence	Predominant	Common	Infrequent	Rare	Very Rare	15
• Vigour & Vitality	Poor	Some	Good	Very Good	Excellent	15
• Function	Minor	Useful	Important	Significant	Major	21
• Age (Yr)	10 Yrs+	20 Yrs +	40 Yrs +	80 Yrs +	100 Yrs+	15
Subtotal Points						87

AMENITY EVALUATION						
Points	3	9	15	21	27	Score
• Stature (m)	3-8	9-14	15-20	21-26	27+	9
• Visibility (km)	0.5	1.0	2.0	4.0	8.0	9
• Proximity	Forest	Parkland	Group 10+	Group 3+	Solitary	27
• Role	Minor	Moderate	Important	Significant	Major	15
• Climate	Minor	Moderate	Important	Significant	Major	3
Subtotal Points						63

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

.....*[Signature]*.....Arborist
*[Signature]*.....

27 Falkland Street



Cedar (Cedar)

13.03.01

Tree No 404