



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 PHILIP STEPHEN WILSON + HEATHER JEAN WILSON + PRACTICE MANAGEMENT TRUSTEE LTD (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 Status for a Monkey Puzzle Tree situated on this property.

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: 53 NICHOLS ROAD, MOMONA

Legal Description: LOT 1 DP 15229 LOT 2 DP 2680 PT LOT 8 DP 720 PT DP 844

Certificate of Title: _____

Contact details

Name: PHILIP + HEATHER WILSON (applicant/agent (delete one))

Address: 13 WICKLIFFE ST, MOSGIEL Postcode: 9024

Phone (daytime): 0274357462 Email: telesis@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: ☒ email ☐ post ☐ other _____ (tick one)

Address for invoices or refunds (if different from above)

Name: a/a

Address: _____

Bank details for refunds

Bank Account Name: _____

Account Number:

--	--	--	--	--	--	--	--	--	--

--	--	--	--	--	--	--	--	--	--

--	--	--	--	--	--	--	--	--	--

--	--

Bank Branch

Account Number

Suffix

Ownership of the site

Who is the current owner of the site? PHILIP + HEATHER WILSON FAMILY TRUST

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

Address: a/a Postcode: _____

Phone (daytime): _____ Email: _____

Occupation of the site

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

Philip Stephen WILSON	}	53 Nichols Rd
Heather Jean WILSON		Momona.

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).

May 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.

See attached page ①

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.

Site size 0.7 ha. Location no. 53 Nichols Rd, Momona.
Facing North, flat land.

Site currently is a vacant house. (Uninsurable, and
not legal to rent due to impossible to insulate, and old wiring.

(Attach separate sheets if necessary)

District plan zoning

What is the District Plan zoning of the site? Rural Zoning

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.

Indigenous vegetation, High class soils, Dunedin Airport Int
Airport Approach, Dunedin Int. Airport Noise boundary.

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 significant tree on D.P. Schedule
T854.

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: Jason + Candice Fraser } only close
Address: No 55 Nicols Rd, Momuna. } neighbours.

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.

See page (2)

(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

DCC

Proposal to remove a Significant Tree @ 53 Nichols Road, Momona.
No. T854

We are planning to demolish the existing dwelling at this address as it does not meet current housing standards and is uninsurable.

The section concerned at 53 Nichols Road contains a Monkey Puzzle tree that is currently on the Schedule of Significant Trees.

We would like to remove this tree for the following reasons.

1) Health and Safety.

- a) The tree is very old and contains many dead branches, which along with cones and seeds, regularly drop from the tree. These are falling approximately 15-20 metres and are a danger to anyone under the tree. We have owned this property since 2012 and because of the danger to children that the tree imposes we have chosen to date to rent the six-bedroom house to a single man.
- b) Three times in the last three years we have had large Macrocarpa Trees that shelter this property and the Monkey Puzzle tree, blow over. We are concerned this has left the Monkey Puzzle tree more exposed and hence at risk from strong winds.
As the tree is approximately 10 metres from Nichols Road it has the potential to fall on passing traffic or fall back onto the new house.
- c) We want to build a new house for us to live in and do not want the risk of this tree falling on our new house or on us, or on our children or grandchildren or our visitors.

2) Fit for purpose.

The tree has lost all of its lower branches and foliage and is no longer representative of a 'true to form' Monkey Puzzle Tree.

We propose landscaping and planting native trees and tussocks to beautify our new house.

We are farmers and appreciate the rural environment. We will be doing our utmost to improve the aesthetics of the property after the new house is built.

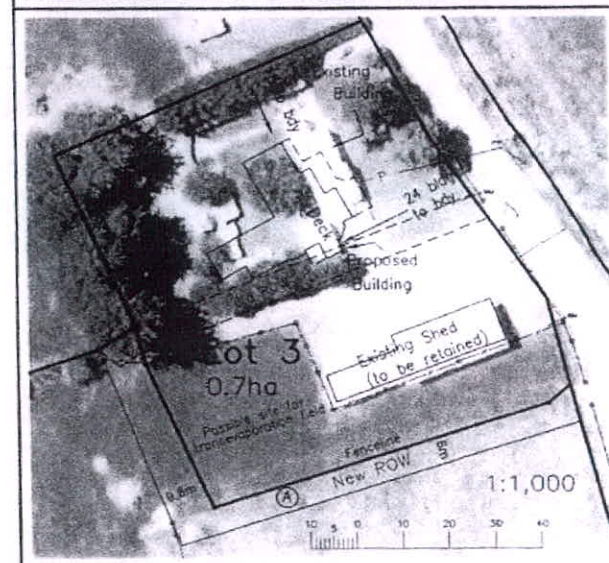
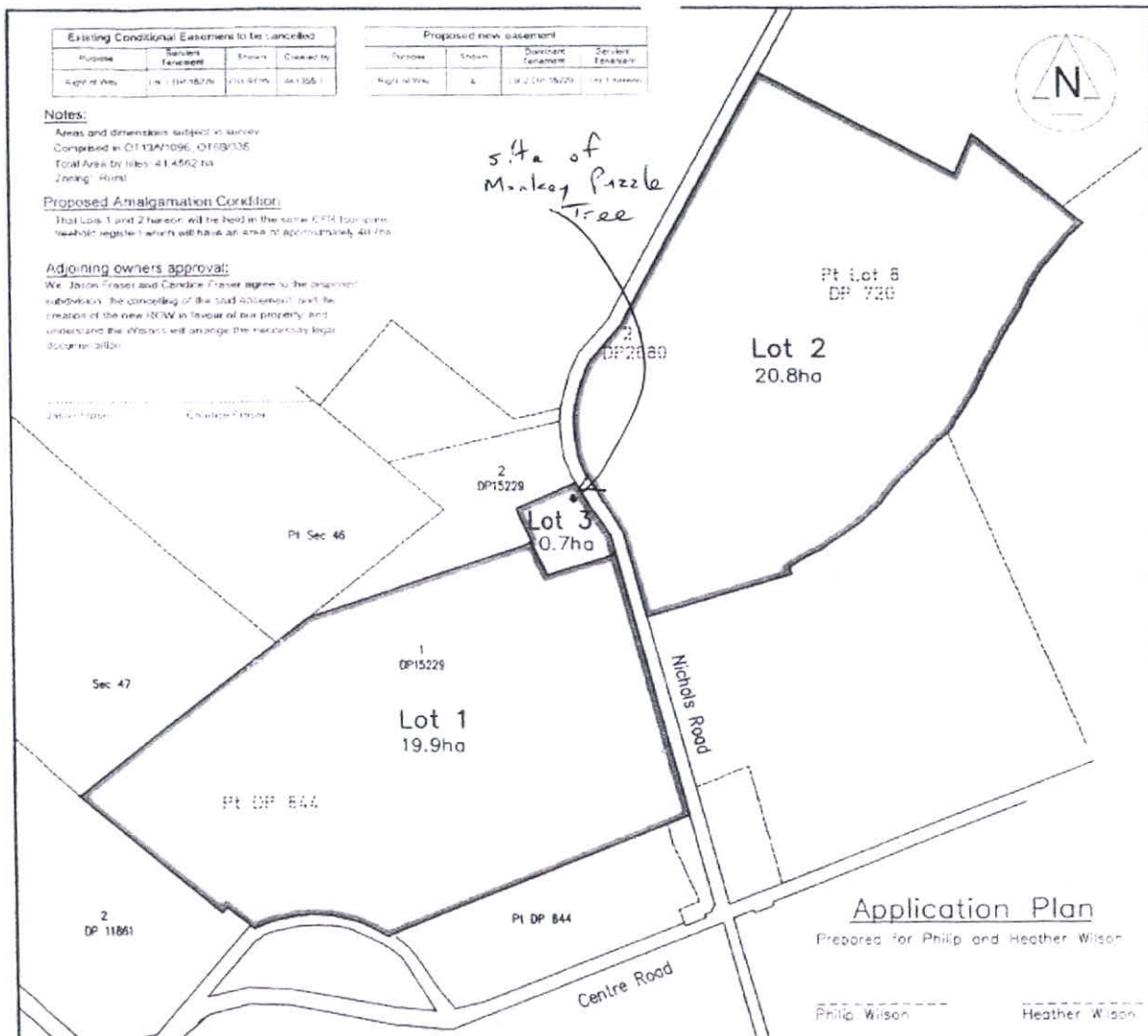
3) Safeguarding our Investment.

We do not want to spend upward of \$700,000-00 on a new house only to have this tree fall on it.

The size of the section and positioning of other existing buildings does not allow us to move the house, far enough, away from this tree to make it safe if the tree falls.

Assessment of Effects on Environment (AEE)

- a) Our proposal will enhance the environment as the new house will be much more pleasant to look at than the current one.
- b) Currently, due to the narrow and bendy Nichols Road, people do not get to appreciate the tree as they drive past. Line of sight is to look at a trunk and some dead branches. There is no green foliage below 12 –15 metres.
- c) We intend professionally landscaping our new house to make it aesthetically pleasing and improve the environment, for us as land owners, but also for our neighbours and the general public.
- d) Removing the tree will make for a safer environment for both road users (many people walk this road) and for our family.
Currently, the tree is dangerous to walk under. We have had people cut and scratched by falling debris and scratched hands shifting fallen material.
This tree has a very high nuisance factor and removing it will improve the environment.
- e) The Monkey Puzzle tree is very old and seems to be slowly dying. It is past its "Best Before date". Removing an old unsightly tree and planting new species will enhance the general environment.
- f) The tree trunk is very close to the existing driveway – within 4 metres. This area is where we would like to place our new driveway. If we are not able to remove the tree, the continual falling debris from the tree will prevent us from placing the new driveway in this position due to the danger of falling debris and potential damage to vehicles and people and restrict the area we are able to use for driveway, parking and access way.



PATERSON PITTS PARTNERS LTD Consultants in Surveying, Land Planning & Development Dundee, Alexandria, Cromwell, Wairoa, Queenstown	Proposed Land Use Consent and Subdivision of OT13A/1096 (2 DP2680, Pt 8 DP720 & Pt DP844) and OT6B/335 (Lot 1 DP 15229)			Proposed Subdivision Scale: 1:5000 Date: 15 Nov 2017	
	Issues Date Drawn Checked	Amendments Date Drawn Checked	Scale Date	15-307	

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):

P. Wilson

Date:

23/2/18

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.

**Legal Description**

CLSD RD BLK IV DP 844 MAUNGATUA SD, LOT 2
DP 2680, PT CLSD RD BLK III DP 844 MAUNGATUA
SD, PT LOT 8

50 The Octagon
PO Box 5045
Moray Place
Dunedin 9058
Fax (03) 474-3694

RATES PAYPLAN DIRECT ADVICE NOTICE

For The Period

1 July 2017 to 30 June 2018

AREA 3

Philip Stephen Wilson and Heather Jean Wilson
and Practice Management Trustee Limited
13 Wickliffe Street
Mosgiel 9024

TAX INVOICE GST No: 51-997-891

Reference No Use this for Internet Banking	4027537
Telephone No	477-4000
Invoice Date	09-Feb-2018
This Tax Invoice includes GST of	\$241.61
Valuation No: Area in Hectares: Classification:	27931-09201 41.4562 Farmland
Instalment:	3 of 4

ASSESSMENT/INVOICE

Location: 53 Nichols Road Momona

Description of Rates	Factor	Value of Factor as at 1 July	Rate / Charge	Amount
Farmland Community Services	Separate Part	1	230.00000000	\$230.00
General Rate Farmland	Capital Value	1,580,000	0.00232800	\$3,678.24
West Taieri Water Connected	Separate Unit	9	389.00000000	\$3,501.00
TOTAL FOR 2017-2018				\$7,409.24

New Charges Raised on This Invoice

Instalment Amount	\$1,852.31
Penalties	\$0.00
Adjustments	\$0.00
Rates remitted this invoice	\$0.00
Total Rates billed this invoice	\$1,852.31

Statement of Account

Balance outstanding	\$0.00
Current year rates now invoiced	\$5,556.93
Payments made this financial year	\$3,704.62CR
Balance due by 09-Mar-2018	\$1,852.31

Does not include payments after
26/01/2018

THIS IS NOT A REQUEST FOR PAYMENT

Z

Change of Postal Address Advice

Account Name: Philip Stephen Wilson and Heather Jean Wilson and Practice Management Trustee Limited
Reference Number: 4027537
Valuation Number: 27931-09201
New address to be used from ____/____/____
Use for: ____ All Council Correspondence ____ For this Rating Unit

Signature of Owner

THIS IS NOT A REQUEST FOR PAYMENT

Please DO NOT PAY this account

This is your advice of when future Payplan Direct payments will be debited.

Unless advice to the contrary is received from you two days before
the date of the first payment, the following amount will be debited
to your bank account commencing on the date shown.

The date of first payment is the effective date of any change in the payment amount.

INSTALMENT PAYMENT

Date of Payment	Amount
09-Mar-2018	\$1,852.31

Form C

0214116 03351 01 03642

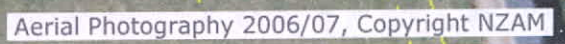






photo of younger "Monkey Puzzle" Tree
- true to form + shape.

Resource Consent 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): Jason Mathew Paul Fraser + Candice Elissa Ruth Ross-Fraser

Being the: ☒ Owner and Occupier ☐ Owner ☐ Occupier

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

55 Nichols Road, RD1, Outram.

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)): Philip + Heather Wilson Family Trust

to (description of proposed activity): Removal of Monkey Puzzle Tree

on the following property (address of application site):

53 Nichols Road, RD1, Outram

☒ 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.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

Signed: J Fraser CER Ross-Fraser

A signature is not required if you give your written approval by electronic means

Date: 19/02/2018 Telephone: 021 677 161

Contact person (name, and designation if applicable): Candice Ross-Fraser

Postal address: 55 Nichols Rd, RD1, Outram.

candicerossfraser@gmail.com

Email address: Telephone: 021 677 161

Method of service: ☒ Email ☐ Post ☐ Other

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

