

6 November 2019
Our Reference: 715080

The Property Group Limited
Palmerston North Office
PO Box 12066 Palmerston North 4444
Level 7, TSB Tower
7-21 Fitzherbert Ave
Palmerston North 4410

David Forrest
Senior Planner (BECA Ltd)
c/- Palmerston North City Council
Private Bay 11034
Palmerston North

Dear David

Update of timing of Section 92 Response #3
SUB 5082 and LU 5093 – 126 Turitea Road, Palmerston North

As per our previous correspondence, the applicant intends to respond to the Section 92 Request #3.

It was the applicant's original intention to respond to all s92 matters prior to the Council's s42A Evidence being filed so that this response could inform the Council's evidence. However, the applicant has taken the time to:

- Firstly, understand the position of the Council's Traffic Engineer's opinion with respect to the form and design of the proposed right of way upgrade(s) and,
- Secondly, seek to adopt changes requested or suggested by the Council's Traffic Engineer (where appropriate) in an effort to reach agreement amongst experts and assist the Hearing's Committee in their decision.

Discussions between the Applicant's and the Council's Traffic Expert have been ongoing since the applicant requested that expert conferencing occur between these witnesses (occurring 18th October 2019) with further changes suggested by Council as recently as yesterday (5th November 2019).

Of specific relevance, the final design of the right of way will have a material impact on the extent to which vegetation may be affected within the existing legal right of way, being a key matter for which further information has been requested.

The applicant intends to provide a full response (to these matters) when it files evidence on **14th November 2019 at 4pm**. In the interim, the applicant provides a preliminary response to items 2, 3, 6 and 7 of the s92 Request matters below, in an effort to assist with these matters:

Tree Root Structures Affected by the Widening of the Shared Driveway

2. *How does the applicant intend to ensure that the widening of the shared driveway will not adversely affect the root structure of the existing trees which do not require removal or trimming?*

Applicant's Response

Guardian Tree Services are tree specialists and are one of the few arborists included in Council's *List of Preferred Contractors for works on Notable Trees*. As a party with interests in the right of way (amongst others), the applicant wishes to retain the health of the existing vegetation within the legal right of way.

The applicant will endeavour to minimise damage to the existing root structures of well-established or mature trees to ensure the health of any affected tree(s). This could be achieved through the implementation of some (or all) of the following techniques, as may be appropriate:

- Exposing the roots by hand digging and/or by a hydro excavation machine;
- Cutting any roots necessary by hand or chainsaw prior to any use of larger machinery (such as a digger) that might pull up the ground surface. This will prevent/minimise roots from 'tearing up'; and
- 'Building-up' the extended areas of driveway surface rather than 'digging it out', should the engineering design provide for this to occur.

The applicant anticipates that full engineering plans and details will be required to be provided as a resource consent condition, should the Hearings Panel be of the mind to grant resource consent. The exact methods used in the circumstance will need to appropriately respond to the final engineering design. In recognition of this, the applicant offers a consent condition which requires a '*Vegetation Management Plan*' to be prepared and implemented for the construction works proposed within the Right of Way Area(s) which seeks to minimise root damage of established trees to be retained within the shared driveway.

In my opinion, it is appropriate to leave such matters to consent conditions for the following reasons:

- a. The most appropriate methodology to apply to any tree root affected within a Vegetation Management Plan will depend on final engineering design; and,
- b. It may be appropriate for certain works to be undertaken for the health of the tree which are best determined once full engineering design is completed and the health of any tree's underground root structure is assessed through hand digging.

GTS Fleet Vehicles

3. *Please confirm the make, model, number and length of all Guardian Tree Services vehicles and equipment; including the way that they operate in tandem such as when a vehicle tows a trailer or other equipment.*

Applicant's Response

The list of vehicles utilised by Guardian Tree Services have previously been provided to Council's Traffic Engineer, Mr Glenn Connelly, and are repeated here for confirmation.

List of Vehicles:

- Ford Ranger 2016 (not stored on site)
- Ford Ranger 2018 (not stored on site)
- Kia 2.7 (not stored on site)
- Daihatsu 2.8 to be stored on site no tare weight given Length 4.6 m
- Hino Ranger to be stored on site tare weight 5940 Kg Length 4.3 m
- Isuzu FRR to be stored on site tare weight 6380 kg Length 7.1m

Towed Equipment:

- Hansa chipper (1400 Kg) Length 3.8 m
- Bandit chipper (2350 Kg) Length 4.3 m
- Tandem axle trailer

Towing Configurations:

- The Tandem axle trailer is towed by the Ford Ranger Ute(s)
- The Daihatsu 2.8 (Length 4.6m) tows the Hansa chipper (Length 3.8 m)
- The Hino Ranger (Length 4.3m) tows the Bandit chipper (Length 4.3 m)
- The Isuzu FFR seldomly (estimated 2-3 time per annum) does tow a chipper for larger jobs.

Construction of building platform within Lot 2

6. *Does the applicant intend to construct the building platform within Lot 2 as a condition of the subdivision consent process or will this be left to any future owner of Lot 2?*

Applicant's Response

The applicant does not intend to construct the indicative building platform located within Lot 2 as part of the subdivision application process. The earthworks area is indicated to demonstrate that as a permitted activity, earthworks could be completed to achieve a minimum floor level for a dwelling to be constructed clear of the 1 in 200 year (0.5%) Annual Exceedance Period (AEP). A further land use consent would be required for the construction of a dwelling on this proposed allotment at an appropriate time, with the final location, construction methodology and extent or earthworks (or alternatively pile foundation design) to be determined by a future owner of Lot 2.

Building Platforms

7. *Please confirm that the proposed 177m² (approx.) building platform within Lot 2 will be of adequate size for the intended rural-residential use and does not need to be larger in area.*

Applicant's Response

The 177m² area will be of an adequate size to accommodate a future dwelling, albeit the size and location of that dwelling will be determined by the future purchaser of Lot 2.

Yours sincerely



Ryan O'Leary
Senior Planner

06 953 4067 / 027 469 8992
roleary@propertygroup.co.nz

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