

Ref: SUB 5082 and LU 5093

1st October 2019

The Property Group Limited
PO Box 12066
Palmerston North 4444

Attention: Ryan O'Leary – The Property Group Limited

FURTHER INFORMATION REQUEST NO.3
LAND USE AND SUBDIVISION CONSENT FOR GUARDIAN TREE SERVICES LIMITED AT 126 TURITEA ROAD, PALMERSTON NORTH

Dear Ryan,

Upon further review of the submissions made on this resource consent proposal it has been determined that pursuant to Section 92 of the Resource Management Act 1991, Palmerston North City Council requests further information to fully understand the proposal and the effects of the proposal at the hearing of the application.

Information Required:

Confirmation of vegetation requiring removal

1. Please provide detailed information as to which specific trees and areas of vegetation will require removal and trimming back as part of the shared driveway upgrade works. The plan prepared by *Resonant Consulting Job No.218243 Sheet 1 Rev.4 titled 'Right of Way Upgrade, 126 Turitea Road, Overall Layout -Guardian Tree Services'* appears to indicate that the vegetation within the vicinity of Passing Bay 1 and 3 will be affected by the upgrade works.
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?

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.
4. Please confirm any likely changes or planned growth for the Guardian Tree Services business or vehicle fleet. This should be considered in terms of the volumes of traffic and size of vehicles and/or equipment.

Sealing of Passing Bay 4

5. Please confirm why the sealing of Passing Bay 4 has been omitted in further information provided to the earlier Section 92 request dated 5 July 2019?

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?

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.
8. Please confirm the location of a notional building platform within Lot 1 outside of the area affected during Horizons Regional Council's 0.5% AEP modelled flood event.

Stormwater Discharge

9. Please clarify how stormwater will be disposed from hardstand/metalled areas within the proposed Guardian Tree Services site and from the proposed new pole shed? I note that there is an existing sump to the immediate west of the existing sorting shed, but it is not clear where this disposes stormwater to.

Relocation of existing septic system

10. Please confirm where the new onsite wastewater system and driplines will be located within Lot 1?

Lighting

11. Please confirm whether lighting is proposed for the new pole shed and the overall Guardian Tree Services site?

Statutory Information

In terms of Section 92 of the Act, within 15 working days you can:

- (a) provide the information; or
- (b) tell the consent authority in a written notice that the applicant agrees to provide the information; or
- (c) tell the consent authority in a written notice that the applicant refuses to provide the information.

Once we have received confirmation of your response to our request we must:

- (a) set a reasonable time within which the applicant must provide the information; and
- (b) tell the applicant in a written notice the date by which the applicant must provide the information.

I look forward to receiving the requested information on these matters.

If you have any queries or require clarification of any of the issues discussed in this letter, please contact me on (06) 356 8199 or by email at david.forrest@pncc.govt.nz.

Yours sincerely,



David Forrest

CONSULTANT PLANNER

For Palmerston North City Council