

25 November 2019

Jodie Mitchell

Sent via email: Jodie@richmondplanning.co.nz

Dear Jodie,

REQUEST FOR FURTHER INFORMATION PURSUANT TO SECTION 92 OF THE RESOURCE MANAGEMENT ACT 1991

Application Numbers:	LUC60347931
Applicant:	Tupuna Maunga o Tamaki Makaurau Authority
Proposed Activities:	Landuse (District)
Address:	1109 Dominion Road, Mount Roskill (Puketapapa / Mt Roskill)

I have been commissioned by Council to report on this application. The Council processing team assigned to this application are listed below:

- Joe Mills – Specialist Historic Heritage, Auckland Council
- Andrew Rossaak – MorphumNZ Consultant Ecologist, Auckland Council
- Peter Runcie – Acoustics Specialist, Auckland Council; and
- Peter Kensington – Landscape Architect, Consultant to Auckland Council Design Review Unit

The Council processing team have undertaken a review of the above applications. Joe Mills and Peter Kensington have no requests for further information. Pursuant to section 92 of the Resource Management Act 1991, I hereby request the following information relating to the application:

Acoustics

Mr Runcie requests further information as follows:

1. Please provide confirmation that the activity is appropriately assessed in a planning and legal context as 'construction' with reference to the AUP and relevant acoustic standards.
2. Please provide a list of all properties within 25m of tree removals as noted to be communicated with prior to works commencing.
3. It is unclear what, if any, BPO mitigation measures beyond advising neighbours of the works (such as temporary screening) have been considered to reduce chainsaw noise; please advise whether use of temporary screening or other mitigation is feasible to reduce chainsaw noise and to what extent it will be effective.
4. In instances where noise levels are significant (such as above 85dB LAeq) it is not uncommon for these works to be undertaken over restricted hours to provide respite for adjacent receiver. Would the applicant be amenable to controlling the chainsaw works for the removal of trees 135 – 138 and 99 – 111 so that they are undertaken between 9:00 am to 12:00 and 2:00 pm to 5:30 pm Monday to Friday to provide 'respite' periods (unless otherwise agreed in advance with immediately surrounding neighbours)?

Ecology

Mr Rossaak requests further information as follows:

5. While the Application Assessment of Ecological Effects assesses the actual and potential adverse effects of the proposed activity and provides options to address these effects further clarity is requested on the following matters:
 - how the existing core biodiversity values (composition, structure and function) are maintained, noting that many trees removed are tall, and new plantings are of a low growing nature or will take many years to reach similar heights to the trees removed,
 - how the adverse effects of the removal of habitat offered by the non pest plant exotics will be managed (it is acknowledged that many exotics are to remain, however, it is not clear how the selection ties in with the Tupuna maunga design strategy, pg 34, on vegetation restoration that seeks, amongst other things, to increase biodiversity)
 - the periods that the described 'temporary' losses are expected to be for,
 - when the 'long term' ecology and biodiversity values are expected to be restored by,
 - methods and measures to mitigate the effects of the 'temporal' losses (such as in areas C of Figure 1 of the Application Assessment of Ecological Effects)

Note: the above may be appropriately covered in an Ecological Management Plan.

6. It is noted in the Planting Plan that the plantings are to occur in different areas over a 6 year period. Please provide support as to why areas will have trees removed and a delay of 3 or more years before replanting.

Reason

The above information is required to more clearly understand the effects of the proposed change of use on the surrounding environment. You must provide this information within 15 working days. If you are unable to provide the information within 15 working days, then please contact the reporting planner named below so that an alternative timeframe can be mutually agreed.

If you do not respond within 15 working days or refuse to provide the information, this application must be publicly notified as required by section 95C of the Resource Management Act 1991. Pursuant to section 88C of the Act, the application is "on hold" until the above matter(s) has/have been addressed, or the 15 working day time limit has expired.

While Mr Kensington has no s92 requests for further information, he has queried whether the applicant will make a future application for resource consent to removal the remaining 25 exotic trees from the site (which are to remain under this proposal).

Further, I also have sought clarification in a separate email on the details of the reasons for consent and request your response as part of the overall s92 response.

We welcome your teams feedback on the matters raised. In the first instance, if you have any queries regarding this letter, please feel free to either call me on 631 0400 or 027 432 4283 or email me at brooke@dcs.gen.nz.

Yours faithfully



BDales

Brooke Dales
DIRECTOR / PLANNING CONSULTANT