

RESOURCE CONSENT NOTICE

Limited Notification of an Application for Resource Consent Under Section 95B of the Resource Management Act 1991

The Dunedin City Council has received the following application for resource consent:

Resource Consent Application No:	SUB-2015-96 & LUC-2015-401
Name of Applicant:	JM Fogarty
Location of Site:	113 Cliffs Road, Dunedin, being that land legally described as Lot 3 Deposited Plan 4874, held in Computer Freehold Register OT289/34.
Description of Application:	The proposal is to subdivide the subject site at 113 Cliffs Road, Dunedin, into two new lots. Proposed Lot 2 will have an area of approximately 1973m², and will contain the existing dwelling. Proposed Lot 1 will be a vacant site of 817m². Both new lots will obtain access to Cliffs Road via the right of way known locally as Lyders Road. The subject site is zoned Residential 1 in the Dunedin City District Plan. The relevant provisions of the Proposed Second Generation District Plan have not yet been given effect or are not operative. Therefore, only the provisions of the Dunedin City District Plan apply to the assessment of the application at this time. The subdivision is considered to be a non-complying activity pursuant to Rule 18.5.2 due to the new lots having a lack of, or insufficient, frontage to legal road. Land use consent is required pursuant to Rule 20.5.7(iv)(g) which specifies that a private access way shall have a maximum of 12 users. The additional residential lot created by the subdivision will result in 16 permitted or consented users utilising the lower section of Lyders Road for vehicle access.

The above application is being processed pursuant to the Limited Notification provisions of section 95B of the Resource Management Act 1991. This means that notice of the application is being served on those parties that the Dunedin City Council considers may be adversely affected and have not given written approval to the activity. Only these parties may make a submission on the proposal.

We have identified you as a party who may be affected by the proposal and you have not given your written approval to the activity. If you would like to make a submission on the application, you may do so by delivering a written submission to City Planning, Dunedin City Council, at 50 The Octagon; or mailing to PO Box 5045, Dunedin 9058; or by facsimile to (03) 474 3451. The submission must be in Form 13, which is attached.

I attach a copy of the application details together with copies of the plans submitted by the applicant. The application also includes an assessment of environmental effects. Please contact Lianne Darby on phone 03 474 3692 if you have any questions about the application.

Submissions close on **23 February 2016**

You must serve a copy of your submission on Mr J M Fogarty, the applicant, whose address for service is C/- John Willems, TL Survey Services Ltd, PO Box 901, Dunedin 9054, as soon as reasonably practicable after serving your submission on the Dunedin City Council.

Signed on behalf of the Dunedin City Council

Date