

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-2015-78 & LUC-2015-443

Name of Applicant: MS & VJ Lambert

Location of Site: 380 South Road, Dunedin, being that land legally described as Section 2 Survey Office Plan 23278, held in Computer Freehold Register OT15B/689 (1314m²).

Description of Application: The proposal is to build five two-storey residential units at 380 South Road, Dunedin, and to subdivide the land so as to provide each new dwelling with its own fee-simple site. The lots will have areas ranging from 183m² to 209m². Proposed Lot 6 will be a shared access lot which will provide access to eleven parking spaces (two per unit plus one for visitors). The development will be landscaped.

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 being smaller than 500m² and because not all the lots will have frontage to legal road.

Rule 8.7.1(i) lists residential activity at a density of not less than 500m² of site area per residential unit as being a permitted activity for the Residential 1 zone. The subject site will be developed with five residential dwellings when the zoning permits two, and as such, land use consent is required as a **non-complying** activity. The proposed development will also exhibit bulk and location breaches.

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 **31 May 2016**.

You must serve a copy of your submission on MS and VJ Lambert, the applicant, whose address for service is C/- Kurt Bowen, Paterson Pitts Group, PO Box 5933, Moray Place, Dunedin 9058, as soon as reasonably practicable after serving your submission on the Dunedin City Council.

Signed on behalf of the Dunedin City Council

Date