

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-2018-84 & LUC-2018-419

Name of Applicant: L A Shewan & OND Trustees Ltd & R W Olsen & Clarke Craw and Partners Nominees Ltd

Location of Site: 35 & 35A Musselburgh Rise, Dunedin, being the cross lease development on Lot 1 DP 11751 (1110m²), legally described as Area 1 DP 432747 (CCR 525449) and Area 2 DP 432747 (CCR 525450).

Description of Application: The applicant seeks to re-subdivide the cross lease properties so as to create three fee-simple lots. The residential unit of 35 Musselburgh Rise will be situated on proposed Lot 1, a site of 332m² which will align with the extent of the present Covenant Area A.

Proposed Lot 2 will be a site of 278m² containing the residential unit of 35A Musselburgh Rise and its curtilage. This will be smaller than the present Covenant Area B.

Proposed Lot 3 will be a vacant site of 500m² situated at the south-eastern (front) end of the site. The applicant intends to build a new dwelling on Lot 3, and has submitted plans and elevations of the intended design.

The sites are zoned **Residential 1**. The extreme northwest corner is shown on the Hazards Register as **10111 – Intensified Shaking**. The general area is shown as **11454 – Coastal Inundation**.

The subdivision of land into sites smaller than 500m² is considered to be a **non-complying** activity pursuant to Rule 18.5.2. The establishment of new houses on sites with less than 500m² of Residential 1-zoned land is also a **non-complying** activity pursuant to Rule 8.7.6(iii). The proposed house on Lot 3 will have sufficient land area to be a permitted residential development, but will breach the side yard and height plane angles in respect of the boundary of 33 Musselburgh Rise, and the height plane angle in respect of the boundary of 1 Belmont Lane.

The Proposed Second Generation District Plan ("the Proposed Plan") was notified on 26 September 2016. The subject site is zoned **General Residential 1** in the Proposed Plan.

The rules for the General Residential 1 zone are not yet in effect or operative.

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; emailing to resconsent.submission@dcc.govt.nz; or mailing to PO Box 5045, Moray Place, Dunedin

9058. A signature is not required if you submit by electronic means. The submission must be in Form 13. Copies of this form are available from the Dunedin City Council.

I attach a copy of the application and plans submitted by the applicant. The application 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 **25 September 2018.**

You must serve a copy of your submission on LA Shewan & OND Trustees Ltd & RW Olsen & Clarke Craw and Partners Nominees Ltd, the applicant, whose address for service is C/- Geoff Bates, Terramark Ltd, PO Box 235, Dunedin; or by emailing to geoff@terramark.co.nz as soon as reasonably practicable after serving your submission on the Dunedin City Council.

A handwritten signature in black ink, appearing to read 'Alan Worthington', written in a cursive style.

Signed on behalf of the Dunedin City Council

27 August 2018