

RESOURCE CONSENT NOTICE

Public Notice of an Application for Resource Consent Under Sections 95A of the Resource Management Act 1991

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

Resource Consent Application No: SUB-2016-90 & LUC-2016-459

Name of Applicant: Dianne Reid

Location of Site: 505 Saddle Hill Road, Saddle Hill, being that land legally described as Lot 1 DP 12954, Lot 2 and Lot 3 DP 19043, and Lot 1 and Lot 2 DP 19273 (CFR OT10C/237). The site is a rural property having an area of 83.5107ha. There is an existing dwelling on-site.

Description of Application: Council has received an application to subdivide Lot 2 DP 19043 of 505 Saddle Hill Road into five lots. Proposed Lots 1 to 4 will be sites having areas of 4800m² to 1.1ha, and will be positioned along the Saddle Hill Road frontage of the subject site. New residential activity is to be established on each of Lots 1 to 4 within proposed building platforms. Proposed Lot 5 will be amalgamated with the balance of the title to create a balance site of approximately 80.6ha containing the existing dwelling.

The application is supported by ecological, geotechnical and landscape reports.

The subject site is zoned **Rural** in the Dunedin City District Plan, and the proposed house sites are all to be situated within the **Saddle Hill Landscape Conservation Area**. The general area is identified as being subject to an 'unknown' hazard risk.

Subdivision of a Rural-zoned site into lots smaller than 15.0ha is a **non-complying** activity pursuant to Rule 18.5.2 of the Dunedin City District Plan. The proposed residential activity is also considered to be a **non-complying** activity pursuant to Rule 6.5.7(i) as the District Plan requires 15.0ha of site area for a residential activity. The proposed building platforms will serve as Landscape Building Platforms for the purposes of Rule 14.6.4(a), allowing future dwellings to be constructed as controlled activities.

The Proposed Second Generation District Plan ("the Proposed Plan") was notified on 26 September 2015. Rules 16.7.4 (minimum site size for rural zones) and 16.9.5.5 (assessment of subdivision performance standard contraventions – minimum site size) were given immediate legal effect pursuant to section 86D of the Resource Management Act 1991 at the time of notification. Accordingly, the Proposed Plan rules also need to be considered alongside the Dunedin City District Plan rules.

The subject site is zoned **Rural - Coastal** in the Proposed Second Generation Plan, and is in a **Wahi Tupuna Site 55**. Portions of the site are subject to land instability risk. The proposed residential lots will be within the **Saddle Hill Significant Natural Landscape**.

Rule 16.7.4 specifies a minimum site size of 40.0ha for lots created by subdivision in the Rural – Coastal zone. The proposed subdivision is therefore a **non-complying** activity

pursuant to Rule 16.7.4.3. The land use rules for the Rural zones are not yet in effect or operative. Should the subdivision proceed, it is likely that further land use consent will be required to construct new buildings on the landscape building platforms at the time of development.

The application may be inspected online or at the City Planning Desk at the Dunedin City Council Customer Service Centre, Civic Centre, 50 The Octagon. Please contact Lianne Darby on phone 03 477 4000 if you have any questions about the application.

Anyone may 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; submitting electronically at the website below; emailing to planning@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 and the application document are available from the Dunedin City Council's website via www.dunedin.govt.nz/rma

Submissions close at 5pm Wednesday 30th of November 2016.

You must serve a copy of your submission on DL Reid, the applicant, whose address for service is C/- Cubitt Consulting Ltd, 11 Bedford Street, Dunedin 9012, 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.

on behalf of Dunedin City Council

28 October 2016