

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-2018-63 & LUC-2018-347

Name of Applicant: Scott and Butson Estate Limited

Location of Site: 90 Orokonui Road, Waitati, being part of the former Orokonui Hospital on Lot 100 DP 506797 (7.2334ha, CFR 768400).

Description of Application: The proposal is to subdivide the subject site into eleven residential lots in stages. The lots will range in size from 2360m² to 1.79ha, and all will obtain access from the end of Orokonui Road via right of way over 3 Chelivode Street.

Some of the lots will contain existing buildings which are used for, or may be converted to, or will be replaced by, residential activity. New residential activity is to be established on the remaining lots. In total, there will be eleven residential units and a family flat. The applicant has also requested that consent for a former tavern be reissued for the tavern to be established on proposed Lot 41.

The subject site is zoned **Rural** in the Dunedin City District Plan and there is an **Esplanade strip** requirement along a watercourse through the site. There is a listed tree **T887 – Quercus robur (Oak)** at the northern (lower) end of the subject site. The Hazards Register identifies the following hazards: **10106 – Land Movement, 11407 – Liquefaction, and 11749 – Contaminated Land.**

The subdivision of land into sites smaller than 15.0ha, and the use of a private access by more than 12 users, is considered to be a **non-complying** activity pursuant to Rule 18.5.2. The establishment of new houses on sites with less than 15.0ha of Rural-zoned land, and the commercial activity, is also a **non-complying** activity pursuant to Rule 6.5.7(i).

The Proposed Second Generation District Plan ("the Proposed Plan") was notified on 26 September 2016. 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 Plan. It is subject to **Hazard 2 – Coast Flood**. The same tree is listed as **T887**.

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.

The subdivision proposal and development of some of the new lots is subject to the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES). Overall, the proposed subdivision is considered to be a **non-complying** activity. The land use proposal is also considered to be a **non-complying** activity.

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 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 **31 August 2018**.

You must serve a copy of your submission on Scott and Butson Estate Limited, the applicant, whose address for service is maaike@terramark.co.nz or C/O Maaike Duncan, Terramark Ltd, PO Box 235, Dunedin 9054, as soon as reasonably practicable after serving your submission on the Dunedin City Council.



Signed on behalf of the Dunedin City Council

3 August 2018