

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-2016-28 & LUC-2016-169
Name of Applicant:	Mainland Property (2004) Ltd
Location of Site:	82 Riccarton Road East, Mosgiel, being that land legally described as Lot 28 Deposited Plan 341800, held in Computer Freehold Register 171990 (6.6852ha).
Description of Application:	Council has received an application to subdivide 82 Riccarton Road East into three lots of 2.0 to 2.5ha, and to establish residential activity on each of the new lots. The subject site has undulating topography comprised of pastoral land, and has two barns on-site, one of which is used as a temporary residence. The subject site is zoned Rural in the Dunedin City District Plan. The general area is identified as being subject to land stability risks. 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 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 Second Generation Plan. There are land stability risks identified for this site. 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 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 on 16 June 2016.

You must serve a copy of your submission on Mainland Property Ltd (2004), 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.

Signature on behalf of Dunedin City Council

Date