

RESOURCE CONSENT NOTICE

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

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

Resource Consent Application No: SUB-2017-101

Name of Applicant: M J Goldsmith

Location of Site: 57 - 63 Albertson Avenue, Port Chalmers being that land legally described as Lot 1 Deposited Plan 7074, Computer Freehold Register OT9B/122

Description of Application: Resource consent is sought for a two lot residential subdivision and the associated residential activity on the undeveloped lot created.

The application site currently contains four attached dwellings on a single title with a total area of 1707m². The application proposes to subdivide a portion of the rear yard area associated with the dwelling at 63 Albertson Avenue to create a 325m² lot with the balance lot being 1382m² and containing all the existing dwellings.

The application site is located within the Residential 1 zone of the operative District Plan. The residential 1 zone requires a minimum of 500m² of area for a residential activity. Therefore the application is considered to be a non-complying activity in accordance with Rule 18.5.2 of the District Plan.

It is noted that the application site is proposed to be rezoned to General Residential 2 in the proposed 2GP which has a minimum lot size of 300m². This rule does not have legal effect.

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 Connor Marner on phone 03 477 4000 if you have any questions about the application.

Any person may make a submission on the application, but a person who is a trade competitor of the applicant may do so only if that person is directly affected by an effect of the activity to which the application relates that—

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

You may submit by delivering a written submission to City Planning, Dunedin City Council, at 50 The Octagon; submitting electronically at the website below; 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 and the application document are available from the Dunedin City Council's website via www.dunedin.govt.nz/rma.

Submissions close at 5pm on Monday 15 January 2018.

You must serve a copy of your submission on M J Goldsmith, the applicant, whose address for service is C/- Anderson and Co, PO Box 5933, Moray Place 9058, as soon as reasonably practicable after serving your submission on the Dunedin City Council.



On behalf of the Dunedin City Council
22 November 2017