

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-2016-84 & LUC-2016-430

Name of Applicant: Janet and Andrea Warburton

Location of Site: 111A Cliffs Road, Dunedin, being that land legally described as Lot 1 DP 25450, held in Computer Freehold Register OT17C/223, and a 1/10th share of Part Section 1 Block XIII Dunedin & East Taieri Survey District (CFR OT14D/86).

Description of Application: The proposal is to subdivide the subject site at 111A Cliffs Road, Dunedin, into two new lots. Proposed Lot 1 will have an area of approximately 1017m², and will contain the existing dwelling. Proposed Lot 2 will be a vacant site of 1015m² suitable for development with a single residential unit. Both new lots will obtain access to Cliffs Road via rights of way, the unformed section of Isodore Road, and the right of way known locally as Lyders Road. The applicant proposes seal extension works to upgrade a 40m long section of Lyders Road between 160m and 200m from the intersection of Cliffs Road to a width of up to 5.0m.

The subject site is zoned Residential 1 in the Dunedin City District Plan. The relevant provisions of the Proposed Second Generation District Plan have not yet been given effect or are not operative. Therefore, only the provisions of the Dunedin City District Plan apply to the assessment of the application at this time.

The subdivision is considered to be a non-complying activity pursuant to Rule 18.5.2 due to the new lots having no frontage to legal road.

Land use consent is required pursuant to Rule 20.5.7(iv)(g) which specifies that a private access way shall have a maximum of 12 users. The additional residential lot created by the subdivision will result in 17 permitted or consented users utilising the lower section of Lyders Road for vehicle access.

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; mailing to PO Box 5045, Dunedin 9058; or emailing to resconsent.submission@dcc.govt.nz. The submission must be in Form 13, which is attached.

I attach a copy of the application details together with copies of the plans submitted by the applicant. The application also 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 at 5pm on **21 October 2016**.

You must serve a copy of your submission on Janet and Andrea Warburton, the applicants, whose address for service is C/- Maaike Duncan, Terramark Ltd, PO Box 235, Dunedin, 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'. The signature is fluid and cursive, with the first name 'Alan' being more prominent than the last name 'Worthington'.

Signed on behalf of the Dunedin City Council

21 September 2017