

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-2017-49 & LUC-2017-255

Name of Applicant: Balmoral Developments (Outram) Ltd

Location of Site: 94 Holyhead Street, Outram, being the land legally described as Proposed Lot 10 (1050m²) and Lot 27 (2.17ha) of subdivision consent SUB-2017-32, currently part of Lot 2 DP 20759 (CFR OT12B/346; 6.3518ha).

Description of Application: Council has received an application to subdivide the land of Lot 27 SUB-2017-32 (part of 94 Holyhead Street) into fifteen residential lots, road, and pedestrian accessway. The residential lots will range in size from 1010m² to 1550m². Access will be predominantly to Holyhead Street, with three lots to have access to Mountfort Street (SH 87). Land use consent is required to establish residential activity on the new residential lots. The subdivision proposal includes earthworks.

The land of Lot 10 SUB-2017-32 is zoned Residential 5. It is to be subdivided so as to create a road to serve the above lots and two land parcels to be amalgamated with adjoining residential sites.

The land of Lot 27 SUB-2017-32 is zoned Rural in the Dunedin City District Plan. Much of the site is within the Groundwater Protection Zone A. The northwest boundary of the site abuts Mountfort Road which becomes Outram-Mosgies Road and is designated D464 – State Highway (SH 87). The general area is shown on the Hazards Register as being subject to 11407 – Seismic (liquefaction) and 11582 – Flood (overland flow path) risks. The site is subject of Structure Plan – Appendix 8.7.

The subdivision layout is not in accordance with the Structure Plan for this land, and the subdivision of Rural-zoned land into sites smaller than 15.0ha is a non-complying activity pursuant to Rule 18.5.2 of the Dunedin City District Plan. The establishment of new houses on sites with less than 15.0ha of Rural-zoned land 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 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 land of Lot 27 SUB-201732 is zoned Rural – Taieri Plains in the Proposed Plan. There is no DCC reticulated wastewater service provided. Much of the site is within the Groundwater Protection Zone A. The site has high class soils, and the general area is identified as being at risk of flooding.

Rule 16.7.4 specifies a minimum site size of 40.0ha for lots created by subdivision in the Rural – Taieri Plains 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.

Overall, the proposed subdivision and land use applications are considered to be a **non-complying** activities.

Consent is also required under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES). The subdivision, change of use, and soil disturbance of a site subject to the Hazardous Activities and Industries List (potential persistent pesticide bulk storage and use – market garden) is a **discretionary** activity pursuant to Regulation 11 of the NES.

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 or the Mosgiel Library & Service Centre. 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 Friday 14th July 2017 at 5pm.

You must serve a copy of your submission on Balmoral Developments (Outram) Ltd, the applicant, whose address for service is C/- Paterson Pitts Group, PO Box 5933, Moray Place, Dunedin 9058 or kurt.bowen@ppgroup.co.nz, as soon as reasonably practicable after serving your submission on the Dunedin City Council.



on behalf of Dunedin City Council

13 June 2017