

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-2015-54 & LUC-2015-291

Name of Applicant: RPR Properties Ltd

Location of Site: 35, 41, 43, 47 and 49 Dalziel Road, Dunedin, being that land legally described as Lots 2, 5, 7, 9 and 10 DP 470035, held in CFRs 634078, 634081, 634083, 634085 and 634086, having a combined area of approximately 15.9990ha.

Description of Application: The proposal is to subdivide the subject sites into 34 residential lots ranging in size from 1160m² to 6480m², and to establish residential activity on the new lots. The yard spaces for future residential dwellings and accessory buildings are to be reduced to 4.0m, except along some external boundaries where the yards will be 10.0m.

The primary access point to the subdivision will be via a new road connection onto Taieri Road. Nine properties will continue to use the existing access onto Dalziel Road. Internal roading within the subdivision will all be private access lanes. There will be provision for public pedestrian access through the development from Dalziel Road to Taieri Road.

Public reserve will be created along the gully system within the subject sites, and along the Taieri Road frontage. There will also be two private parks owned collectively by the residents of the subdivision.

The land is zoned **Rural** in the Dunedin City District Plan, and there is a requirement to create an esplanade reserve along the Kaikorai Stream within the present 49 Dalziel Road at the time of subdivision. There are no hazards for this land shown on the Hazards Register.

Rule 18.5.1(i) sets a minimum lot size of 15.0ha in the residential zone, and Rule 6.5.2(iii) requires 15.0ha of site area for a permitted residential activity. The new lots will be undersized, and residential activity on the new lots is not anticipated by the District Plan. Both the subdivision and land use activities are considered to be **non-complying** activities pursuant to Rules 6.5.7(i) and 18.5.2.

The Proposed Second Generation District Plan ("Proposed 2GP") seeks to rezone this land Large Lot Residential 1 and Rural – Hill Slopes. The Proposed 2GP has been notified, and the submission period has closed. It has been determined that the relevant provisions of the Proposed 2GP Rural Section are currently not deemed operative in respect of this site because of submissions in opposition.

The application includes revised plans, an assessment of effects, landscape assessment, transportation assessment, a geotechnical report and a HAIL report.

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 Thursday 11 February 2016.

Please note, this application is being re-notified as the subdivision layout has been revised. Previous submissions will no longer be applicable, and any persons wishing to participate in the consideration of the proposal will need to make a submission specifically in respect of this revised application.

You must serve a copy of your submission on RPR Properties Ltd, the applicant, whose address for service is C/- Kurt Bowen, Paterson Pitts Group, PO Box 5933, Moray Place, Dunedin 9058, as soon as reasonably practicable after serving your submission on the Dunedin City Council.

Signature on behalf of Dunedin City Council

Date