

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-2016-98 & LUC-2016-496

Name of Applicant: JNA & SR Broekhuysen

Location of Site: 243 & 243A Saddle Hill Road, Saddle Hill, being that land legally described as Lot 5 DP 317701, held in Computer Freehold Register 69457. The site is a rural property having an area of 34.1189ha. There are two existing dwellings on-site.

Description of Application: Council has received an application to subdivide the subject site into two lots, each containing an existing residential unit. Proposed Lot 1 will be a site of 33.29ha, and proposed Lot 2 will be a site of 8250m². Access arrangements to the new lots will continue as at present via the shared driveway.

The subject site is zoned **Rural** in the Dunedin City District Plan, and it is situated within the **Saddle Hill Landscape Conservation Area**. 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 containment of one residential unit on an undersized Lot 2 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 proposal does not involve new construction within the landscape conservation area.

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 subject site is zoned **Rural - Coastal** in the Proposed Second Generation Plan, and is within the **Saddle Hill Significant Natural Landscape area**. It is in a **Wahi Tupuna Site 56**. Portions of the site are subject to land instability risk.

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 at 5pm Wednesday 30th November 2016.

You must serve a copy of your submission on JNA & SR Broekhuysen, the applicant, whose address for service is C/- Terramark Ltd, PO Box 235, Dunedin 9054, 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'.

On behalf of Dunedin City Council

28 October 2016