

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-2017-43, LUC-2017-222 & LUC-2017-223

Name of Applicant: CC Otago Ltd

Location of Site: 91 Formby Street, Outram, being the land legally described as Lot 2 Deposited Plan 7816 (CFR OT370/243; 1.6389ha); and 99 Formby Street, Outram, being the land legally described as Proposed Lot 2 (3.4ha) of subdivision consent SUB-2017-33, currently part of Part Section 1 Block V West Taieri Survey District (CFR OT264/53 Ltd; 3.6422ha).

Description of Application: Council has received an application to establish a residential dwelling on 1.63ha at 91 Formby Street on Rural-zoned land.

Council has also received an application to subdivide the land of Lot 2 SUB-2017-33 (part of 99 Formby Street) into nine lots, with land use to establish residential activity on each of the new lots. Lots 1 to 8 will be 1090m² to 1550m², fronting Formby Street and will be predominantly Residential 5-zoned land. Proposed Lot 9 will be a 2.6ha site of predominantly Rural-zoned land fronting Huntly Road and having access to Formby Street.

The subject sites have mixed **Rural** and **Residential 5** zoning in the Dunedin City District Plan. The general area is identified as being subject to land stability, seismic and flooding risks. The sites have potential soil contamination.

The subdivision of Residential 5-zoned land into sites greater than 1000m² is a **restricted discretionary** activity. Subdivision so as to create lots with less than 15.0ha of Rural-zoned land 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 2016. 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 sites have mixed **Rural – Taieri Plains** and **Township and Settlement** zoning in the Proposed Plan. There is no DCC reticulated wastewater service provided. The sites have 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. Minimum site size for Township

and Settlement zone is 1000m². The land use rules for the Rural and Residential zones are not yet in effect or operative.

Overall, the proposed subdivision is considered to be a **non-complying** subdivision.

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 26 June 2017.

You must serve a copy of your submission on CC Otago Ltd, the applicant, whose address for service is C/- Cubitt Consulting Ltd, 11 Bedford Street, Dunedin 9012 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', written in a cursive style.

Signature on behalf of Dunedin City Council

24 May 2017