

Resource Consent Application

Council has received the following application for resource consent:

Applicant: RC240186

Description of Application:

The applicant, Enfield Limited, seeks subdivision and land use consent for a property at 191 Fay Lane, Queensberry, legally described as Lot 1 Deposited Plan 487478 and Lot 3 Deposited Plan 427927, as held in record of title 697559. The site comprises of 710ha, of which approximately 107ha is proposed to be subdivided and developed as part of the subject application.

Subdivision:

The applicant seeks to subdivide the property into 11 lots, comprising of nine allotments for residential use and two allotments to be retained as balance allotments.

The applicant seeks to provide access to the subdivision from Fay Lane, including an upgrade of the carriageway to sealed formation yet retaining Fay Lane as a private accessway. Internally, access to each of the allotments with residential building platforms is proposed to be via a right of way (ROW). Access to both balance allotments is proposed to be via a farm access track, predominantly following the alignment of the existing track.

Potable water is proposed to be reticulated to each allotment, originating from the Queensberry Irrigation Scheme. Similarly, power is proposed to be reticulated to each allotment underground, with telecommunications provided to each allotment via wireless technology. The applicant proposes that stormwater and wastewater from future dwellings will be discharged to land within the boundaries of each allotment.

Land use:

The application seeks to establish nine residential building platforms, with the intent to confine residential activity within the defined residential building platforms. The proposal is supported by a Landscape Assessment (LA), prepared by Rough Milne Mitchell. The application proposes platforms which are 900m² in size, with controls volunteered restricting build from within the platforms to 450m² and to 6m in height. Each platform is proposed to have a fire break setback to mitigate the risk of wildfire.

Additional design controls are volunteered restricting the exterior colours and materials of future dwellings within the platforms, restricting fence design and utilising mitigation planting to assimilate built form into the surrounding environment. No part of any of the nine residential building platforms are located within the part of the site containing Outstanding Natural Landscape (ONL) notation.

The remaining two proposed allotments will be retained as balance allotments, intended for continued rural productive use.

The applicant proposes both bulk native vegetation planting for visual mitigation and ecological enhancement planting to replace areas where flammable native vegetation is removed in the fire break areas. The ecological enhancement planting is proposed within a defined area contained within proposed Lot 3 and managed and maintained by a management company.

The application proposes to undertake earthworks for the construction of the accessways, and to create level areas for future dwellings. The applicant estimates that the areas of earthworks will total 50,700m². The applicant proposes that earthworks within the ONL will be required to construct approximately 700m of accessway. The applicant volunteers the use of earthwork management practices to reduce risks of erosion or sedimentation.

The application is supported by an Ecological Assessment (EA), prepared by Wildland Consultants. The EA estimates that approximately 2.7ha of exotic-dominant grassland vegetation and 0.6ha of indigenous-dominant vegetation would need to be cleared. A suite of recommendations are proposed within the EA to avoid, remedy and mitigate effects on flora and fauna.

REASONS FOR CONSENT

Under the Central Otago District Plan, resource consent is required as follows:

Subdivision consent is required:

- As a discretionary activity pursuant to Rule 4.7.4 (iii)(b) for the creation of allotments which are sized to exceed a 2ha minimum and 8ha average.

Land use consent is required:

- As a restricted discretionary activity pursuant to Rule 4.7.3 (vii) for the establishment of residential building platforms which comply with clauses (a) to (d) inclusive.
- As a discretionary activity pursuant to Rule 4.7.4 (i) for a breach of excavation standards within the Outstanding Natural Landscape, Rule 4.7.6L (b),(c) and (e)
- As a discretionary activity pursuant to Rule 4.7.4 (i) for a breach of excavation standards related to the establishment of the residential building platforms and access tracks.
- As a discretionary activity pursuant to Rule 4.7.4 (i) for undertaking an activity which may have adverse effects on indigenous vegetation.

Location: 191 Fay Lane, Queensberry

Address for Service: C/- Patersons, PO Box 84, Cromwell 9342, maddy.albertson@patersons.co.nz.

Send written submissions to the Chief Executive Officer, Central Otago District Council, 1 Dunorling Street, PO Box 122, Alexandra, resource.consents@codc.govt.nz, no later than 4.00 pm on Thursday 3 April 2025.

The applications for the above consent and submission form are available online www.codc.govt.nz/notified-consents or at any Council Office or Service Centre. A copy of your submission must be served as soon as reasonably practicable on the applicant.

Alcohol Licensing Applications

Current applications are listed at

<https://www.codc.govt.nz/services/licensing/alcohol-licensing>

Applicant	Trading as	Application	Closing date
Bendigo Wine Cellar Limited	Bendigo Wine Cellar, Tarras-Cromwell Road (SH 8)	OF331	11/4/2025
Roxburgh Rugby Football Club Incorporated	Roxburgh Rugby Football Club, Scotland Street, Roxburgh	CL033	11/4/2025
Domain Road Vineyard Limited	Domain Road Vineyard, 46 Domain Road, Bannockburn	OF354	11/4/2025

Temporary Road Closures

A section of Ida Valley – Omakau Road, Poolburn will be closed between Monday 3 March - Friday 28 March from 6am – 6pm. The road will be open outside of these hours and on weekends with a temporary speed limit in place. This is for the purpose of important reconstruction to the intersection of Moa Creek Road and McAdie Road. A detour will be in place via Noones Road and Auripo Road.

Vacancies

Pool Crew

We are seeking full-time and casual pool crew for our Alexandra and Cromwell pools. Be part of a dynamic team dedicated to providing quality supervision and creating a fun, safe environment for the community.

Applications close 9 (Alexandra) and 16 (Cromwell) March 2025.

Cleaner/Caretaker

Are you energetic, reliable and take pride in delivering quality work? We are seeking a part-time cleaner/caretaker for our Māniototo community facilities, based in Ranfurly.

Applications close 16 March 2025.

Land Development Engineer

We are seeking an experienced Land Development Engineer. The successful applicant will work closely with our infrastructure and planning teams to provide sustainable development solutions.

Applications close 6 April 2025.

For more info and to apply for one of these roles see our Careers page: <https://www.codc.govt.nz/your-council/careers>

Glass Recycling Made Easy!

When recycling glass, it's important to follow these simple guidelines to help ensure that your glass is properly recycled:

- Only glass bottles and jars are accepted in the blue bin.
- No lids, caps, boxes, cans or any other types of glass such as lightbulbs, mirrors, and reading glasses.

Download the CODC Bin App or check our website for more info www.codc.govt.nz/services/recycling-and-rubbish



MEETINGS



Meetings are held in person and live streamed and can be accessed via livestream link on Microsoft Teams.

The links to these meetings, along with any cancellations and rescheduling, will be provided on Council's website:

www.codc.govt.nz/meetings

What's coming up...

Assessment Committee

Monday 17 March, 10am
Whare Tūhono, William Fraser Building,
1 Dunorling Street, Alexandra

Vincent Community Board

Tuesday 18 March, 10am
Ngā Hau e Whā, William Fraser Building,
1 Dunorling Street, Alexandra

Teviot Valley Community Board

Thursday 20 March, 10am
Roxburgh Service Centre,
120 Scotland Street, Roxburgh

Cromwell Community Board Meeting

Tuesday 25 March, 2pm
Cromwell Service Centre,
42 The Mall, Cromwell

Council

Wednesday 26 March, 10.30am
Maniototo Rugby Clubrooms, 1
Dungannon Street, Ranfurly

Maniototo Community Board Meeting

Thursday 27 March, 2.30pm
Ranfurly Service Centre,
15 Pery Street, Ranfurly

EVENTS AND INFORMATION



Alexandra Library

Pre-Schoolers Storytime

Tuesdays 10.30am - 11am

Reading to Dogs

Yoda will be taking a break this week.

Yarn Together

Thursdays 10am – 12pm

Book Club

First Friday of the month from 10.30am – 11.30am
Join the team on 7 March

Cromwell Library

Pre-schoolers Storytime

Wednesdays 10.30am - 11am

Tea and Tales

Weekly programme for people requiring memory support.
Tuesdays, 2pm-3pm.

Storywalk

Pee Wee the kiwi visits Grumpy Koro's farm by Blair Cooper, illustrated by Cheryl Smith, published by Flying Books Publishing

Community of Bike Ambassadors

Our "Wheels Up" road safety campaign continues with a Bike Safety Course for the Community of Bike Ambassadors (COBA) on April 5-6, 2025.

A Peak Safety outdoor first aid course will also be offered to the new COBA cohort.

For more information and to register, contact: CODC Road Safety Advisor, Chris Foggin. Email: Chris.Foggin@codc.govt.nz Mobile: 027 473 3514