



NOTICE OF APPLICATION CONCERNING RESOURCE CONSENT (RC240186)

SECTION 95A RESOURCE MANAGEMENT ACT 1991

TO WHOM IT MAY CONCERN

The Central Otago District Council has received an application from Enfield Limited seeking a 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.

The application includes an assessment of environmental effects.

The Public Notification documents can be viewed online on Councils' website <https://www.codc.govt.nz/services/planning/notified-consents>, or at the Council offices at Alexandra, Cromwell, Ranfurly and Roxburgh. Please contact the Duty Planner on 440 0056 if you have any questions about the application.

Any person may make a submission on the application, you may do so by sending a written submission to Central Otago District Council, PO Box 122, Alexandra 9340 or email: resource.consent@codc.govt.nz. The submission must be completed on form 13. Copies of this form are available from any office of the Council or from Council's website – www.codc.govt.nz.

Submissions close at **4.00pm on Thursday 3 April 2025**.

You must serve a copy of your submission on Enfield Limited (the applicant), whose address for service is C/- Patersons, PO Box 84, Cromwell 9342, maddy.albertson@patersons.co.nz, as soon as reasonably practicable after serving your submission on Central Otago District Council.



Signature on behalf of
CENTRAL OTAGO DISTRICT COUNCIL

6 March 2025