

NOTICE OF APPLICATION CONCERNING RESOURCE CONSENT (RC230217)

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SECTION 95A RESOURCE MANAGEMENT ACT 1991

TO WHOM IT MAY CONCERN

Central Otago District Council has received an application from Sarah Taylor and James Dale for a resource consent for a two-lot subdivision and the establishment of a residential building platform on the new Lot 2. The property is located at 176 Queensberry Terrace, Luggate, and is legally described as Lot 10 DP 328097 and is contained in Record of Title 114451. The site is located in the Rural Resource Area.

The site has approximately 8.0580 hectares (ha), which consists of an existing dwelling and a couple of sheds located near the top of the site. From the established buildings the land slopes down towards the Luggate-Cromwell Road (State Highway 6). The site is visible from State Highway 6. This land comprises of rocky outcrops and native scrub.

The applicant is proposing to subdivide LOT 10 DP 328097 into two allotments and established a residential building platform on new Lot 2. Details of the proposed subdivision are included below:

- Lot 1 is proposed to have an area of 4.02 ha and is proposed to contain the existing dwelling and sheds. Lot 1 is proposed to be accessed from the existing vehicle access off Pukerangi Drive.
- Lot 2 is proposed to have an area of 4.03 ha and is proposed to contain the new 705 square metre residential building platform. Lot 2 is proposed to be accessed from the existing vehicle access points off Pukerangi Drive and Queensberry Terrace via a Right of Way over Lot 1.

The proposed activity requires a resource consent under the Operative Central Otago District Plan for the following reasons:

- The allotments have an area less 8 ha, averaging 4.03 ha, and therefore the subdivision is a non-complying activity pursuant to Rule 4.7.4(iii)(b); and
- The proposed building platform on Lot 2 does not comply with 25 metre setbacks from the new boundary to the west and/or the neighbouring boundary to the north, and therefore the land use activity is a restricted discretionary activity pursuant to Rule 4.7.3(i) and Rule 4.7.3 (vii).

The application is being publicly notified because the effects on the wider environment are considered to be more than minor.

The application includes an assessment of environmental effects.

The application may be inspected online at Central Otago District Council's website under '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.consents@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 4.00 pm 07 December 2023.

You must serve a copy of your submission on Sarah Taylor and James Dale (the applicant), whose address for service is

C/- Landpro Limited

PO Box 302

Cromwell

9342

as soon as reasonably practicable after serving your submission on Central Otago District Council.



Signature on behalf of
CENTRAL OTAGO DISTRICT COUNCIL

09 November 2023