

NOTICE OF APPLICATION CONCERNING RESOURCE CONSENT (RC230173)

1 Dunorling Street
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New Zealand

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SECTION 95A RESOURCE MANAGEMENT ACT 1991

TO WHOM IT MAY CONCERN

Jeffrey Smith and Katherine Gordon-Smith seek to undertake a subdivision of an 8.024ha property into two lots at 55 Totara Place, Queensberry. The subject site is legally described as Lot 16 DP 328097, held in record of title 114457. The application seeks to establish a residential building platform on proposed Lot 2. The applicant proposes to establish the subdivision as follows:

- Proposed Lot 1 will comprise 6.02ha and includes the existing dwelling and the depression in the site which runs north-south along the western portion of the site.
- Proposed Lot 2 will comprise 2ha and will include a 960m² (32m x 30m) residential building platform and a defined domestic curtilage area (52m x 52m) intended to contain residential activity and associated domestic elements.

Access to the existing dwelling on Lot 1 will remain unchanged by the proposal. Lot 1 is accessed directly from Totara Place, a private right of way (ROW). A new entranceway will be established from Totara Place for proposed Lot 2, along the northern boundary of this allotment. The application offers the imposition of a consent notice on the title to restrict the establishment of a dwelling to the defined residential building platform, a maximum height restriction of 4.5m and the establishment of other domestic elements to the defined curtilage area. Potable water and water for irrigation will be provided to both allotments from the Queensberry Irrigation Scheme.

The subject site is located within the Rural Resource Area. There are no other mapped annotations for this site. The subdivision is assessed as a non-complying activity pursuant to Rule 4.7.5(iii) of the Central Otago District Plan as the average lot size will be less than 8 hectares and the residential building platform is assessed as restricted discretionary application pursuant to Rule 4.7.3(vii).

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 27 October 2023.

You must serve a copy of your submission on Jeffrey Smith & Katherine Gordon-Smith (the applicant), whose address for service is:

C/- Edgar Planning Ltd
Attn: Erin Stagg
PO Box 716
Wanaka 9343

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



Signature on behalf of
CENTRAL OTAGO DISTRICT COUNCIL

28 September 2023