

NOTICE OF APPLICATION CONCERNING RESOURCE CONSENT (RC210163)

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SECTION 95A RESOURCE MANAGEMENT ACT 1991

TO WHOM IT MAY CONCERN

The Central Otago District Council has received an application from P Gunson. The application seeks land use consent to undertake earthworks, establish two residential activities, breach the skyline, and retrospectively breach the front yard boundary setback in the Rural Resource Area at 347 Pukerangi Drive, Queensberry legally described as Lot 32 DP 509713 as contained in Record of Title 778488.

The site subject to the application is located within the Rural Resource Area of the Central Otago District Plan (the District Plan) as shown on Planning Map 46. The proposal requires resource consent for various reasons in accordance with the District Plan as follows:

Rule 4.7.6D(b) stipulates that all buildings and structures shall not protrude onto a skyline or above a terrace edge when viewed from a public road or other public place at a distance not exceeding 2 kilometres from the building or structure. A breach of Rule 4.7.6D(b) is a discretionary (restricted) activity pursuant to Rule 4.7.3(iii).

Rule 4.7.6J(b) stipulates that excavation and/or displacement of material shall not exceed an area of 2,000m² or a quantity of 3,000m³ from any one site. A breach of Rule 4.7.6J(b) is a discretionary activity in terms of Rule 4.7.4(i).

The Plan provides for a residential activity in the Rural Resource Area as a discretionary (restricted) activity in accordance with Rule 4.7.2(vii) of the Plan. In particular, Rule 4.7.2(vii)(b) states that there shall be no more than one residential activity on the relevant certificate of title unless additional residential activity is required to accommodate people working the property and their families. A breach of Rule 4.7.2(vii)(b) is a discretionary activity pursuant to Rule 4.7.4(i) of the District Plan.

The Plan provides for a minimum side, rear and front yard setback of 10 metres (m) in the Rural Resource Area for 'other buildings' in accordance with Rule 4.7.6 A.(a) of the Plan. A breach of Rule 4.7.6A.(a) is a discretionary(restricted) activity in accordance with Rule 4.7.3(i) of the Plan.

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.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 4.00 pm Friday 14th January 2022.

You must serve a copy of your submission on P Gunson (the applicant), whose address for service is C/- Wanaka Resource Management Ltd, 17 Old Racecourse Road, Albert Town, as soon as reasonably practicable after serving your submission on Central Otago District Council.



Signature on behalf of
CENTRAL OTAGO DISTRICT COUNCIL