

**NOTICE OF APPLICATION CONCERNING  
RESOURCE CONSENT (RC190154)**

SECTION 95A RESOURCE MANAGEMENT ACT 1991

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TO WHOM IT MAY CONCERN

D J Jones Family Trust & N R Searell Family Trust have made an application to subdivide a 17.64 hectare site which is legally described as Lot 4 DP 339137 and is accessed from the end of Terrace Street, Bannockburn into a total of 35 residential allotments. The proposed subdivision also includes three separate allotments to be vested as roads and a 4.04 hectare lot to be vested as a public reserve.

The District Plan prescribes a minimum allotment area of 1500m<sup>2</sup> in the Residential Resource Area (4), provided that the average allotment size is no less than 2000m<sup>2</sup>. The application proposes residential allotments ranging in size from 700m<sup>2</sup> to 2449m<sup>2</sup>. Taken on their own, the average size of the residential lots is 1307m<sup>2</sup>, and taken in combination with the proposed public reserve lot the subdivision achieves an average lot area of 2393m<sup>2</sup>. The proposed subdivision is therefore a non-complying activity in accordance with Rule 7.3.5(iv).

Land use consent for a discretionary restricted activity is also required in terms of Rule 12.7.7 as a total of 25 of the proposed lots overlap with a Building Line Restriction (BLR) and future buildings located on most of these lots will be likely located inside the area restricted by the BLR.

The application was originally submitted in April 2019 before being placed on hold by the applicant. In May 2021 the applicant provided a wide range of amendments, including a reduction in the number of proposed residential allotments, and additional supporting information including an expert landscape assessment. The original application along with all the superseding additional information is available to be viewed on Council's website at [www.codc.govt.nz](http://www.codc.govt.nz)

Submissions close at 4.00 pm 8 July 2021.

You must serve a copy of your submission on D J Jones Family Trust & N R Searell Family Trust (the applicant), whose address for service is PO Box 302, Cromwell 9342, as soon as reasonably practicable after serving your submission on Central Otago District Council.



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Signature on behalf of  
CENTRAL OTAGO DISTRICT COUNCIL

10 June 2021