

NOTICE OF APPLICATION CONCERNING RESOURCE CONSENT (RC200270)

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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 Roger and William Somerville, seeking consent for a two-lot subdivision and the establishment of a residential building platform on proposed Lot 1, along Luggate-Cromwell Road. The site subject to the application is currently described as Lot 4 DP 378921, as contained in Record of Title 319232, at the Otago Land Registry.

The subject site is approximately 9 hectares and is proposed to be subdivided as follows: Lot 1 will have a land area of 2.42 hectares; and Lot 2 will have a land area of 6.58 hectares. The proposed average allotment size is therefore 4.5 hectares which is 56.25% of the 8-hectare average minimum allotment size as stipulated under Rule 4.7.4(iii)(b) of the Central Otago District Plan (the Plan). The subdivision is, therefore, a non-complying activity, pursuant to Rule 4.7.5(iii) of the Plan. Lot 1 is proposed to be situated on the higher terrace to the west of the site and is intended to be utilised as a residential allotment. Lot 2 covers the remaining 6.58 hectares which is a fully planted orchard, covering the eastern section of the site, and is intended to remain in productive use.

The application also seeks approval to establish a 25 x 40 metre residential building platform, located on proposed Lot 1 that will be set back a minimum of 25 metres from its closest adjoining boundary to the west of the site. The establishment of a residential building platform in the Rural Resource Area is a discretionary (restricted) activity in accordance with Rule 4.7.3(vii) 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.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 19 November 2021.

You must serve a copy of your submission on RP & WP Somerville (the applicant), whose address for service is C/- C Hughes & Assoc., PO Box 51, Cromwell 9342, as soon as reasonably practicable after serving your submission on Central Otago District Council.



Signature on behalf of
CENTRAL OTAGO DISTRICT COUNCIL
21 October 2021