

NOTICE OF APPLICATION CONCERNING RESOURCE CONSENT (RC210352)

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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 T Lynch and B Jessup for land use consent to construct and operate a café/restaurant and to construct a residential building and accessory building within the Rural Resource Area at 26 Pukerangi Drive, Queensberry. Consent is also sought to vary a consent notice regarding the separation distance for an accessory building.

The proposed retail (café/restaurant) land use activity is a non-complying activity pursuant to Rule 4.7.5(iv). Additionally, the proposal breaches Standard 4.7.6B(b)(i) Traffic Generation and Characteristics of Activities as five staff are proposed to be engaged in a commercial activity onsite. The residential activity is a discretionary (restricted) activity pursuant to Rule 4.7.3(vii) and as the accessory building will be located over 30 metres from the dwelling, it is a discretionary activity to change an existing consent notice relating to this pursuant to Section 221 of the RMA 1991. Overall, the proposal is a non-complying land use activity for retail and residential activity in the Rural Resource Area.

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 25 November 2021.

You must serve a copy of your submission on Anthony Lynch & Brenda Jessup (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
28 October 2021