



SUBMISSION ON PUBLICLY NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT (RMA FORM 13)

Sections 96 and 127(3) Resource Management Act 1991

To: The Chief Executive
Central Otago District Council
PO Box 122
ALEXANDRA

I/We Central Otago Environmental Society Inc

This is a submission on the following resource consent application:

RC No: **130030**

Applicant: **EI Pedregal Limited**

Valuation No: **2845100205**

Location of Site: **353 STRODE ROAD, EARNSCLEUGH**

Brief Description of Application: **Land use consent to construct a dwelling which breaches the skyline when viewed from Strode Road and is visually very prominent.**

The specific parts of the application that my submission relates to are:
[give details, attach on separate page if necessary]

- 1) The proposed building will be very intrusive and highly visible from Strode Road and Earnscliffe Road as well. It is two stories tall and breaches the skyline with its total height when viewed from Strode Road. It will adversely affect the natural character and the amenity values of the area. This is not a minor breach of Council regulations. The proposed dwelling is within a landscape classed as significant, and it will have a detrimental impact on this landscape not only because it breaks the sky line, but also because it sits totally exposed when viewed from other locations than Strode Road.
- 2) There are no other eyrie type buildings in the vicinity, granting resource consent would set a dangerous precedent.
- 3) The property easily allows for a building to be placed at a different, lower location.
- 4) The application is not detailed enough to evaluate the numerous additional side effects the proposal would have on the landscape.

This submission is: *[attach on separate page if necessary]*

Include:

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
- *the reasons for your views.*

We oppose the application. The main reasons are outlined above; a more detailed discussion follows below.

- 1) The District Plan in Policy 4.4.2 states that *adverse effects on the landscape, natural values and amenity values... are avoided, remedied or mitigated.* In the case of this application avoidance is a perfectly possible option, as the proposed building could be located on a far less exposed and conspicuous location. The District Plan (Policy 4.4.(g)) further states that Council should be....*encouraging the location of buildings on valley floors rather than on hillsides*” Such an encouragement would in this case not cause any logistical problems or additional costs for the applicant.

Also para 4.8.10 of the District Plan states as the anticipated environmental result: “*Built development being designed and located so that the open natural character of the District’s hills, ranges, terraces, prominent places and natural features is maintained without compromising the landscape and amenity values of prominent hillsides and terraces*” Granting a consent for RC 130030 would contradict these anticipated environmental results of the District Plan; it should therefore be declined.

- 2) Our District Plan has classified the landscape at RC 130030 as a Significant Amenity Landscape (SAL) enjoying some protection. Council has the discretion to allow for a breach of the skyline in a SAL if its effects were minor and if it could not be avoided. For example in certain circumstances when there is a clear need and benefit to the community as a whole (e.g. cell-phone towers) a breach of the sky-line could be allowed. We submit that in the case of RC 130030 there is no public gain from granting this resource consent, and that the danger of setting a precedent is a very real one. The numerous additional effects due to the location of the building would severely increase the visual impact on this significant landscape.
- 3) The application is very poor and not detailed enough to evaluate the likely side effects the proposal would have on the landscape. For example:
 - 3.1) The impact of the expected extensive digging (blasting) required to lay a water-pipe from the bottom of the hill all the way to the proposed building platform, and the lasting impact this will have on the visual environment, have not been addressed.
 - 3.2) The 4WD access from Strode Road to the proposed building platform, comprising a very steep farm track will have to be completely rebuilt to arrive at an acceptable gradient. This rebuild will cause significant and long lasting scarring to the landscape on a very exposed, highly visible SE facing, steep hillside. This has not been addressed in the application.
 - 3.3) The location, colour, type and size of the obligatory water tank (fire fighting purposes) is not mentioned in the application.
 - 3.4) The size and visual impact of the solar panel array is not sufficiently addressed in the application. [One square metre of solar panel approximates about 100W in power. A 2000W circulation pump on a swimming pool is 20 square metres alone].
 - 3.5) The changes to the landscape in connection with the dwelling (lawns, hedges, shade sails, windbreaks, gardens etc) have not been addressed.
 - 3.6) No location for the septic tank soak fields is given. We do not know if these fields will be located at the flat land near the entrance to the property, or whether they will be situated on the side of the hill thereby creating a strong visual disturbance (lush green grass).
 - 3.7) No consideration has been given to the effect of light emissions during night time from this utterly exposed building. The effect of a house at the proposed location will be that of a light-house.

I/We seek the following decision from the consent authority:

[give precise details, including the general nature of any conditions sought]

Decline application in its present form.

I/We oppose the application

I/We wish to be heard in support of this submission.

* If others make a similar submission, I/We will consider presenting a joint case with them at a hearing.

Signature

Date _14th April 2013

R. Kohler on behalf of COES

Address for service of submitter:

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