



AGENDA

Hearings Panel Meeting Monday, 15 May 2023

Date: Monday, 15 May 2023

Time: 9.30 am

**Location: Ngā Hau e Whā, William Fraser Building, 1
Dunorling Street, Alexandra**

Notice is hereby given that a Hearings Panel Meeting will be held in Ngā Hau e Whā, William Fraser Building, 1 Dunorling Street, Alexandra on Monday, 15 May 2023 at 9.30 am.

Order Of Business

1	Apologies	5
2	Confirmation of Minutes.....	5
3	Reports.....	6
23.7.1	RC220425 Marco Creemers & Ryan Sanders	6

Members Cr N Gillespie (Chairperson), Cr M McPherson, Cr I Cooney

In Attendance T Lines (Minute Secretary)

1 APOLOGIES

2 CONFIRMATION OF MINUTES

Hearings Panel Meeting - 9 May 2023

3 REPORTS

23.7.1 RC220425 MARCO CREEMERS & RYAN SANDERS

Doc ID: 651478

2. Attachments

Appendix 1 - S42a Report [↓](#)

Appendix 2 - Application (under separate cover) [⇨](#)

Appendix 3 - s95 Report [↓](#)

Appendix 4 - Heritage Peer Review by Orgin Consultants [↓](#)

Appendix 5 - Supplementary Material to Heritage Review by Orgin Consultants [↓](#)

Appendix 6 - Addendum to Heritage Peer Review by Orgin Consultants [↓](#)

Appendix 7 - Submissions [↓](#)

Appendix 8 - Resolution [↓](#)

CENTRAL OTAGO DISTRICT COUNCIL
CENTRAL OTAGO DISTRICT PLAN
REPORT OF PLANNING STAFF

APPLICANT: Marco Creemers, 754 Earnsclough Road, Alexandra (RC220425)

The application seeks land use consent for exterior alterations to the Earnsclough Station Homestead, which is listed in Schedule 19.4 of the Central Otago District Plan (the District Plan): Register of Heritage Buildings, Places, Sites & Objects and Notable Trees as a Category I Heritage Listed building at 754 Earnsclough Road, Alexandra.

BACKGROUND

Consent background

Various resource consents have been approved on the subject site, with the following being particularly relevant to this proposal.

The site was recently created by subdivision consent RC 220238 which approved a three-lot subdivision. Following the approval of RC 220238, a section 127 change of conditions was sought by the applicants to change conditions relating to the accessways, this was approved on 15 September 2022. RC220238 has been given effect to by way of section 223 and section 224(c) certification and the new records of title were issued on 8 February 2023.

RC220451 was approved on 29 March 2023 in relation to the subject site, for alterations to the stables building, internal and external alterations to the homestead building and approval for an accommodation activity and rural selling place within the existing building on the subject allotment.

Application background

Resource Consent RC220285

On 11 August 2022 the applicants submitted a resource consent application (RC 220285) with Council, seeking approval for internal and external alterations and additions to the Earnsclough Station Homestead and Stables building at 754 Earnsclough Road, Alexandra. The homestead and stables buildings are Category I Heritage Listed buildings on the New Zealand Heritage List/Rārangi Kōrero ('the List') and are listed in Schedule 19.4 of the District Plan. The applicants also sought approval to operate an accommodation facility for up to 14 persons across three separate buildings on the subject site.

A Section 95 determination for RC220285 was approved under Delegated Authority on 18 November 2022 which concluded that the proposed activity was likely to have more than minor adverse effects on the wider environment and the application was required to be processed on a publicly notified basis. The applicants subsequently placed the application on hold, and submitted two separate applications, effectively splitting the application into two parts. This application forms one part of the proposal and includes only the external rendering works (RC 220425), the second application containing the other parts of the original application (RC220451) was lodged with Council on 2 February 2022 and was approved by delegated authority on 29 March 2023.

