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RC250374



16 January 2026

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Via email: jake@jakewoodward.co.nz

Dear Mark Sugrue & Imogene Sugrue

FURTHER INFORMATION REQUIRED FOR RC 250374

LOCATION: 126 PEARSON ROAD, CROMWELL

**PROPOSAL: SUBDIVISION AND LAND USE CONSENT FOR TWO-LOT SUBDIVISION
IN A RURAL RESIDENTIAL RESOURCE AREA.**

The application has been reviewed and has been found to require further information.

Please forward the following information/material at your earliest convenience:

1. HAIL Activities and the *National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health* (NES-CS)

The Form 9 application states the following:

"An activity listed on the HAIL has more likely than not taken place on the piece of land which is subject to this application. I have addressed the NES requirements in the AEE."

This is inconsistent with the statement at Section 6.2.1 AEE that concludes that there were no past HAIL activities and that the site has only been used for pasture and native grasses and that residential use has been the only use of the site. The concluding statements in this section of the AEE are:

"The proposal does not involve a change of use of the land.

As such, the *National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health* is not considered applicable."

Please clarify which statement is correct. If no resource consent is sought under the NES-CS in relation to the proposed subdivision and the re-purposing of travellers accommodation for use as a residential dwelling please explain why the permanent use of proposed Lot 2 for residential use is not a change of use from the commercial use (travellers accommodation).

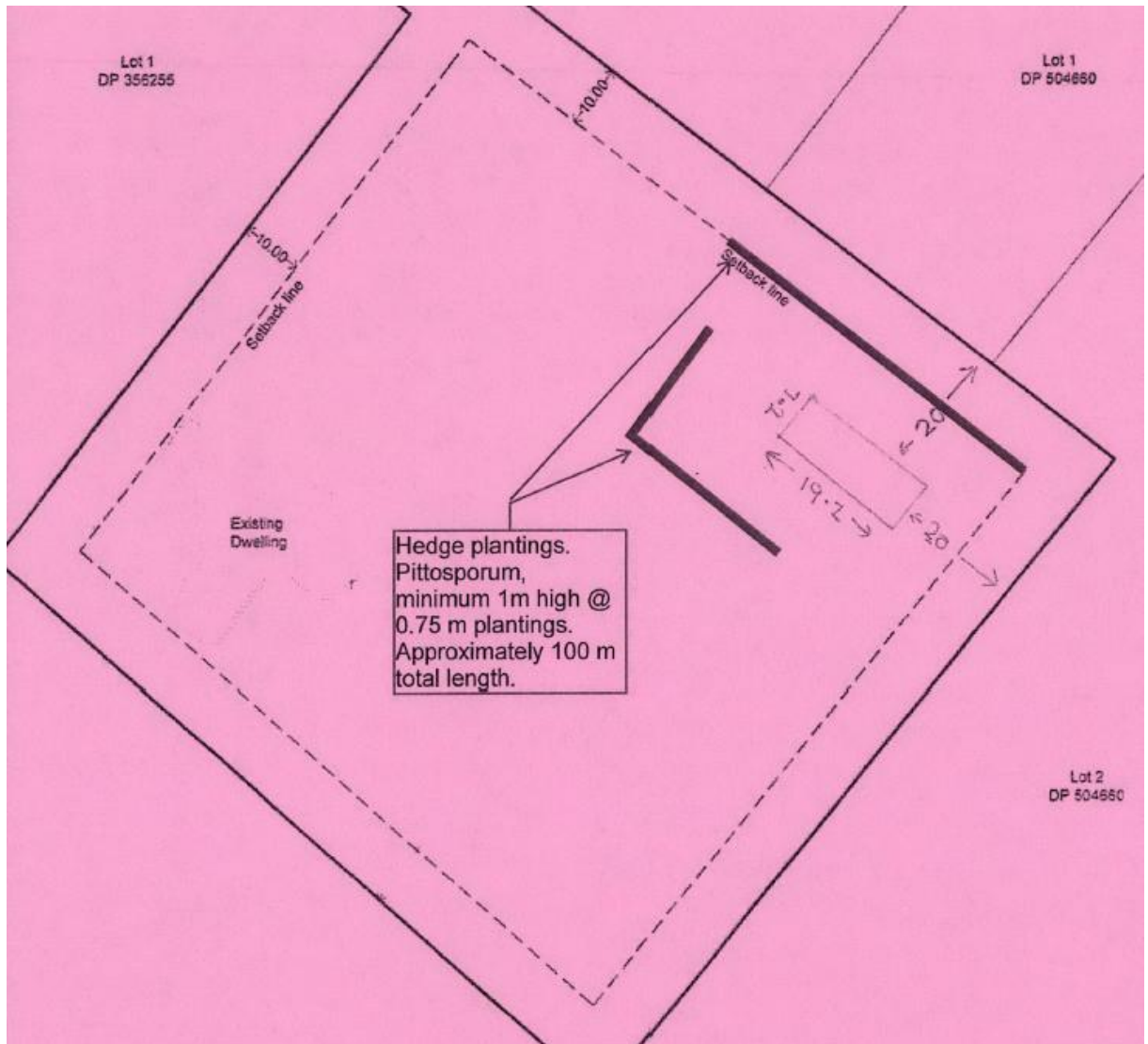
2. Earthworks

The existing on-site sewage treatment and disposal system is shared between all activities on the site and the existing disposal field crosses the proposed lot boundaries between proposed Lot 1 and Lot 2.

Please provide an assessment of rules and adverse effects of the earthworks related to establishment of a separate on-site sewage treatment and disposal system and modifications to the existing on-site sewage disposal system disposal field.

3. Travellers Accommodation

As you have noted in the AEE, RC180151 granted approval to establish travellers accommodation for up to 6 persons in a new building on the site. That was to be located 20m from the nearest boundaries in the north-eastern corner of the site and with landscaping provided in accordance with this approved plan.



Please confirm whether this landscaping planting has been established and been maintained, and what role it may have in mitigating potential adverse effects on landscape character and visual amenity.

Please also assess the potential adverse effects relating to differences in character between the proposed residential use and the travellers accommodation, particularly with reconsideration of the potential for reverse sensitivity effects when the use of this existing building is used for permanent residential use.

Pursuant to Section 92 of the Resource Management Act 1991, processing of the application will be suspended until the information is received.

Responding to this request

Within 15 working days from the receipt of this letter you must either:

- Provide the requested information; or
- Provide written confirmation that you cannot provide the requested information within the time frame, but do intend to provide it; or
- Provide written confirmation that you do not agree to provide the requested information.

The processing of your application has been put on hold from 16 January 2026.

If you cannot provide the requested information within this timeframe, but do intend to provide it, then please provide:

- Written confirmation that you can provide it,
- The likely date that you will be able to provide it by, and
- Any constraints that you may have on not being able to provide it within the set time frame.

The Council will then set a revised time frame for the information to be provided.

If you do not agree to provide the requested information, then please provide written confirmation of this to the Council. You may also choose to object to providing the information under Section 357 of the Resource Management Act 1991.

Restarting the processing of your application

The processing of your application will restart:

- When all of the above requested information is received (if received within 15 working days from the date of this letter), or
- From the revised date for the requested information to be provided, if you have provided written confirmation that you are unable to provide by the original date.
- From the date that you have provided written confirmation that you do not agree to providing the requested information, or
- 15 working days from the date of this letter (if you have not provided the requested information or written confirmation), at which time the application will be publicly notified.

Once the processing of the application restarts

If you have not provided the requested information, then your application will continue to be processed and determined on the basis of the information that you have provided with the application. The Council may decline the application on the basis of insufficient information.

If you have provided all the requested information, then we will consider its adequacy and make a decision on whether your application requires notification or limited notification, or, whether any parties are considered adversely affected from whom you will need to obtain written approval in order for the proposal to be considered on a non-notified basis.

If the application is to be notified, you will be advised within ten working days of our receiving your further information.

Please do not hesitate to contact me if you have any queries.

Yours faithfully

A handwritten signature in black ink, appearing to be 'D Whyte', enclosed within a circular scribble.

Duncan Whyte

PLANNING CONSULTANT