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RC260152

CENTRAL OTAGO DISTRICT COUNCIL

1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand

03 440 0056

Info@codc.govt.nz
www.codc.govt.nz

09 July 2026

Pisa Villas Limited t/a Whaka Projects Ltd
23 Robertson Street
Frankton
Queenstown 9300

Via email

Dear Pisa Villas Limited t/a Whaka Projects Ltd

FURTHER INFORMATION REQUIRED FOR RC 260152
LOCATION: 7 MEAD AVENUE, CROMWELL
PROPOSAL: LAND USE CONSENT FOR TRAVELLERS ACCOMMODATION, IN A MEDIUM DENSITY RESIDENTIAL ZONE.

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

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

1. **Transport/Parking effects** – the application results in a shortfall of 31 parking spaces compared to what is required for visitor accommodation by Rule MRZ-S13. The draft transport peer review undertaken by Abley considers that based on anticipated parking demand for the activity, this is considered to result in an overspill of 12 vehicles parking along Mead Avenue.

   The following information is required to understand the potential transport effects of the proposal:

   a) Update the parking plan from that shown in the TPC report to show the proposed 33 parking space layout with dimensions including the 1m blind aisle extensions.
   b) Identification of rubbish collection sites, including rubbish truck tracking.
   c) Identification of the location and detail of cycle parking including identifying any conflicts (such as over-lapping with blind aisle extensions)
   d) Provide additional detail regarding wayfinding available for visitors to find allocated parking spaces.
   e) An assessment prepared by a suitably qualified transport engineer, which includes the, following:
      - assessment of the ability for rubbish collection or any other larger service vehicles associated with the site.
      - suitability of the parking layout and design for use by transient/unfamiliar users.
      - detail of the timing of parking occupancy observations and/or undertaken overnight parking occupancy surveys including the size of the vehicles observed.

- assessment of the available vehicle manoeuvring room along the Mead Ave corridor where cars may be parked on both sides (including heavy vehicles) as a result of parking overspill associated with the site.
- Assessment of the cumulative effects on of the parking overspill to Mead Avenue, inclusive of other recent consent decisions and applications also seeking similar breaches, at 3 Mead Avenue & 5 Mead Avenue.

2. **Economic/housing supply effects** - The site represents one of limited MRZ zoned land in the District, and particularly in Cromwell which has identified housing and affordability constraints. Council is required to ensure provision of sufficient housing capacity as part of its functions under the RMA. The following information is requested to understand the potential effects of the proposal:

    a) An economic assessment, including consideration to:

    - the potential effects of the loss of zoned residential development capacity for housing to visitor accommodation, recognising the available supply of MRZ in Cromwell, and cumulatively in relation to other existing approvals such as the recent approval in Wooing Tree and adjacent sites at numbers 3 and 5 Mead Avenue.
    - the demand and occupancy rates of residential visitor accommodation in the District
    - locational attributes of the site, relative to demand.

3. **Social effects**

    a) Further assessment of the potential social effects of the proposal with regards to loss of identity and safety, social cohesion, in relation to MRZ-P6 which seeks that a sense of amenity, security and companionship is maintained.

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 9/07/2026.

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 of 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



KIM BANKS
Planning Consultant