

NOTICE OF APPLICATION CONCERNING RESOURCE CONSENT (RC210409)

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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 Crum Developments Limited. The application seeks subdivision consent to create eight allotments. It also seeks land use consent to construct eight units which breach bulk and location standards and establish multi-unit development prior to the new titles being issued on a site subject to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES). The site is located at 80-82 Barry Avenue, Cromwell and is legally described as Lot 1 DP 18069 as contained in Record of Title OT9A/338.

The site is located in the Residential Resource Area of the Central Otago District Plan (the District Plan) as identified on Planning Map 15. The proposal requires resource consent for various reasons in accordance with the District Plan as follows:

There is a reticulated wastewater system available to the site, however, the resulting allotment sizes do not meet the minimum allotment size of 250m². Consequently, the proposal fails to comply with Rule 7.3.3(i) of the District Plan, and is therefore, considered a discretionary activity pursuant to Rule 7.3.4(i) of the District Plan.

The applicants have proposed to establish eight units on Lot 1 DP 18069 prior to the new titles for the subdivision being created. For avoidance of doubt, once the new titles are issued, there will only be one residential activity on each site and the proposal will comply with Rule 7.3.3(vi).

Rule 7.3.6(iv) states that the maximum site coverage by the principal building and accessory buildings (including garages and carports) shall be 40%. When considering the area of the subject site (1,011m²) and the overall footprint of the units (455.37m²) this proposal results in a 44.7% site coverage of Lot 1 DP 18069. Until the titles are issued, the units will result in a 4.7% breach of this Rule. Following the completion of the subdivision Lots 2,3,4,5,6 and 7 will breach the minimum allotment size.

Various bulk and location standards are breached as a result of the units, effectively resource consent is required pursuant to Rule 7.3.3(ii) which provides for a breach of bulk and location requirements as a discretionary (restricted) activity.

Given the size of the development proposed, soil disturbance for foundations and servicing is likely to exceed 50.65m³. Effectively soil disturbance as a discretionary activity in accordance with Regulation 11 of the NES is considered.

Overall, the activity is considered as discretionary activity.

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 Tuesday 17th May 2022.

You must serve a copy of your submission on Crum Developments Limited (the applicant), whose address for service is C/- Remarkable Planning PO Box 2023 Wakatipu Queenstown 9349, as soon as reasonably practicable after serving your submission on Central Otago District Council.



Signature on behalf of
CENTRAL OTAGO DISTRICT COUNCIL