

NOTICE OF APPLICATION CONCERNING RESOURCE CONSENT (RC230107)

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SECTION 95A RESOURCE MANAGEMENT ACT 1991

TO WHOM IT MAY CONCERN

The applicant, Muller Family Trust, has applied to establish and operate various commercial activities, signage and outdoor storage at 222 Pearson Road, Cromwell. The proposed activities include a topsoil screening business, a storage business, a contractor's yard for a viticultural company, and a stone masonry business. A consent duration of 10 years is sought. The proposal is assessed as a non-complying activity.

Collectively, the lease areas for all activities cover 2.5 hectares of the site. Upto a maximum of 15 persons may be engaged across the various activities. The proposal requires resource consent for the following reasons in accordance with the Central Otago District Plan (the District Plan):

- Any activity of a commercial, industrial or manufacturing nature within the Rural Residential Resource Area requires resource consent as a discretionary activity in accordance with Rule 4.7.4(i) of the District Plan.
- Retail activity, including the sale of topsoil and landscaping supplies is proposed to be undertaken as part of the topsoil screening business. Any retail activity requires resource consent under Rule 4.7.5(iv), as a non-complying activity.
- The proposed 'pre-warning sign' adjacent to Pearson Road, exceeds the number of signs within 500 metres of a site entrance as stipulated in Rule 4.7.6H, taking into account the signs already present on the property. The District Plan provides for a breach of signage standards under Rule 4.7.6H as a restricted discretionary activity pursuant to Rule 4.7.3(i).
- Storage areas from the various activities are visible from Pearson Road and Sandflat Road. Any area used for storage purposes that is not enclosed or partly enclosed by a covered building is required to be screened from the view of any public road, reserve, other public land or any other adjacent site boundary or resource area boundary, pursuant to Rule 4.7.6 F of the District Plan. A breach of this rule is a discretionary (restricted) activity in accordance with Rule 4.7.3(i) of the District Plan.
- Rule 4.7.6D specifies the colours and materials in which buildings are required to comply with. In this case a large white shelter is proposed within the Grape Vision contractor's yard which does not comply with the colour pallet and exceeds the required reflectivity values specified in the Rule. A breach of Rule 4.7.6D is a restricted discretionary activity pursuant to Rule 4.7.3 of the District Plan.

Further details of the proposal can be found in the section 95 report and Applicant's Assessment of Environmental Effects which is accessible on Council's website – www.codc.govt.nz.

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.consent@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 1 March 2024.

You must serve a copy of your submission on Muller Family Trust (the applicant), whose address for service is 68 Neplusultra St, Cromwell 9310, , as soon as reasonably practicable after serving your submission on Central Otago District Council.



Signature on behalf of
CENTRAL OTAGO DISTRICT COUNCIL

01 February 2024