

# NOTICE OF APPLICATION CONCERNING RESOURCE CONSENT (RC240234)

1 Dunorling Street  
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New Zealand

03 440 0056

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## SECTION 95A RESOURCE MANAGEMENT ACT 1991

### TO WHOM IT MAY CONCERN

The applicant, Richard James Hart, seeks Subdivision and land use consent to undertake a 2 lot subdivision, creating new residential allotment and building platform in a rural resource area. at 2500 Tarras-Cromwell Road (SH 8).

The site is zoned Rural Resource Area and has an area of 2.1018 ha. Proposed Lot 1 will have an area of 0.82 ha and will contain the existing dwelling on the site. Lot 2 is proposed to have an area of 1.28 ha and a 1015m<sup>2</sup> building platform is sought. The site has an existing access and it is proposed to provide a Right of Way over Lot 1 to provide access to Lot 2. Water is available from an existing bore, onsite wastewater and stormwater are proposed. A connection is available for electricity, and it is proposed to use non-wired telecommunications.

The subdivision is assessed as a non-complying activity pursuant to Rule 4.7.5(iii) of the Central Otago District Plan as the average lot size will be less than 8 hectares and the residential building platform is assessed as restricted discretionary application pursuant to Rule 4.7.3(vii). The access as restricted discretionary application pursuant to Rule 12.7.1(viii) as the access is less than 200m from adjacent accesses. 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](mailto: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](http://www.codc.govt.nz)

**Submissions close at 4.00 pm 5 December 2024.**

The Public Notification documents can be viewed online on Councils' website <https://www.codc.govt.nz/services/planning/notified-consents>, please email [resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz) if you would like a hard copy.

You must serve a copy of your submission on  
JPW Consulting Limited Jake Woodward

1 Hortons Way  
Cromwell 9310 , as soon as reasonably practicable after serving your submission on Central  
Otago District Council.

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Signature on behalf of  
CENTRAL OTAGO DISTRICT COUNCIL

07 November 2024