

2852023300
RC240033



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18 March 2024

Natasha Williams
C/- Calder Surveying Ltd
24 The Half Mile
Bridge Hill
Alexandra 9320

Dear Sir/Madam

FURTHER INFORMATION REQUIRED FOR RC 240033

Location: 353 DUNSTAN ROAD, ALEXANDRA

Proposal: LAND USE CONSENT FOR SECOND DWELLING IN A RURAL RESIDENTIAL AREA, FOR EXTENDED FAMILY.

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

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

- On Page 7 of the application, it is stated that the height of the proposed dwelling is 8.2m. This does not include the height of the chimney, which is counted towards the building height as its dimensions are more than 750mm in width or depth. The actual height of the dwelling is approximately 9m. The applicant is invited to update their assessment of the proposal, including their assessment of the visual and landscape effects of the proposal, and effects on the amenity values of neighbouring landowners and occupants, as they see fit.
- On Page 12 of the application, it is stated that the floor area of the proposed house is approximately 150m². The plans provided in support of the application show that the floor area of the dwelling is actually 384m² in floor area (309m² in footprint). The applicant is invited to update their assessment, including their assessment of the visual and landscape effects of the proposal, and effects on the amenity values of neighbouring landowners and occupants, as they see fit.
- On Page 14 of the application, it is stated that no agrichemicals have been used on the basis that the Central Otago climate is conducive to growing fruit and nuts in a way that minimises the chance of disease and pests. Please provide the evidential basis for this claim, or further information supporting this (For example information from current and previous owners of what pesticides, to their knowledge, have been used on the site, if any). Currently, Council has inadequate information to determine that the NES-CS is not applicable to the proposal, nor to assess the proposal as a discretionary activity under Regulation 11 of the standard.
- The proposed dwelling is substantial in scale for its intended use to accommodate the applicant's parents (Per Page 6 of the application). While there is no provision for family flats in the Rural Resource Area (Rural Residential), family flats can be consented in Residential Resource Areas on the basis that they will be disestablished when no longer required by the dependent family member. No information is provided regarding the intended use or disestablishment of the proposed residence once it is no longer required by the applicant's parents. The applicant is invited to further comment on why the proposed dwelling is reasonably necessary for this purpose and

how the residence is intended to be disestablished or otherwise used once it is no longer required for its intended purpose, as they see fit.

- The proposal would result in two substantial residential dwellings at a density higher than might be reasonably anticipated in the Rural Resource Area (Rural Residential). This is considered likely to detract from rural character and open space values for the area. It is recommended that the applicant obtain expert visual and landscape assessment in order to substantiate the claims made in the application that the proposed colour palette and existing screen trees will be adequate to maintain the rural character, landscape and open space values of the area at all times of the year.
- Confirmation of the consented water volume available from the on-site bore and a recent water test determining whether the Water Services (Drinking Water Standards for New Zealand) Regulations 2022 are complied with, or outline what treatment is required to make the water comply. This is requested in order to confirm that the proposed residential activity has an adequate supply of water.
- No information is provided regarding the location or design of the proposed wastewater disposal system. ORC bore consent data indicate that the bore on the property is located close to the southern corner of the property, approximately 26m from the dwelling. In order to ensure that the proposed residential activity will have adequate provision for wastewater disposal while avoiding adverse effects on the quality of the water supply, please provide a design and location for the proposed on-site wastewater system prepared by a suitably qualified person (For example plumber or drainlayer), with the design demonstrating compliance with AS/NZS 1547:2012.

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 18 March 2024

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 s357 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 the writer on (03) 4400056 if you have any questions or concerns regarding the above request or the further processing of the application.

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

Yours faithfully



ADAM VINCENT
PLANNING OFFICER - CONSENTS