

SUMMARY OF APPLICATION

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| APPLICATION NUMBER: | SUB0165/19 |
| APPLICANT: | G & S Singleton Heritage Limited |
| ADDRESS: | 635 State Highway 23, WHATAWHATA |
| PROPOSED ACTIVITY(S): | Application for a Resource Consent to create eight additional lots from two existing titles in the Rural Zone. As result of the proposed subdivision; the following land use non-compliances are created. <ul style="list-style-type: none">- To exceed site coverage within Lot 8; To locate existing accessory buildings within the internal building setbacks with respect to the new allotment boundaries of proposed Lots 3, 8 and 10. |

The Applicant proposes to create eight additional lots from two existing titles, comprising the following key elements:

- A balance lot of 35.41 ha and nine rural residential lifestyle sized lots ranging between 0.8530 ha and 1.80 ha in size;
- Access to two of the proposed lots is proposed to be directly be off State Highway 23.
- Access to the eight of the proposed lots is proposed via a right of way with a legal width of 10m.
- To mitigate effects of the proposed subdivision; the following mitigation is proposed.
 - a) Restricted Building Areas within each proposed lot (except Lot 8 and 9 which contains existing buildings) as shown on the Annotated Scheme Plan showing proposed restricted building areas. If consent is granted, a consent notice will be imposed to each lot advising current and future owners that new buildings shall be constructed within the identified area within the respective lot.
 - b) Visual Mitigation Planting as shown on the proposed covenant vegetative area plan which shows areas within the site is proposed to be subject to a land covenant to ensure existing and proposed planting providing visual mitigation will be retained and maintained should consent be granted and given effect to. This covenant vegetative area plan supersedes the supplementary planting plan provided with the application.
 - c) Design Mitigation Measures as identified in the Landscape Visual Assessment prepared by Boffa Miskell to minimise the potential adverse landscape and visual effects.
- As result of the proposed subdivision; the following land use non-compliances are created.
 - a) To exceed site coverage requirements by 225m² within Lot 8 where 500m² is a permitted activity;
 - b) To retain the location of the following existing accessory buildings within permitted activity building setbacks as outlined below:
 1. Lot 3 – Existing shed with a setback of 5m from the eastern boundary which does not comply with the 12m permitted activity setback.
 2. Lot 8 - Existing clubroom / academy building with a setback of 10m from the proposed common boundary between Lot 8 and 10 which does not comply with the 25m permitted activity setback.
 3. Lot 10 - Existing woodshed with a setback of approximately 0.5m from the eastern boundary which does not comply with the 25m permitted activity setback.

The application is supported with Technical Assessments in the following areas; Soil Contamination, Agriculture, Land Use Capability, Stormwater and Flooding.