

25 March 2024

Adam Vincent  
Central Otago District Council

Dear Adam,

**RE: TKO PROPERTIES LIMITED – RC230179 – LAKEFRONT TERRACE, BENDIGO**

The purpose of this letter is to provide an update on the continued work the applicant has undertaken following receipt of submissions, for your information.

This letter should be read in conjunction with the Memorandum (dated 1 March 2024) from Simon Beale and Andrew Wells regarding the proposed biodiversity offsetting and compensation regime.

***Ecological matters***

In association with the ecological work by Mr Beale and Mr Wells, the applicant has made further refinements to the proposal to further reduce the avoid, remedy or mitigate effects on ecological values. These are:

- (a) The proposed extent of earthworks has been refined to reduce the overall “footprint” of the physical works. These optimisations also contribute to reducing the visual and landscape impacts of our proposed development;
- (b) The curtilage areas associated with the residential units has been reduced;
- (c) Activities outside the curtilage areas are more restricted so that residential activities overall do not adversely affect, and provide a high level of protection to, the cushionfields.

A detailed set of plans and consent notice conditions addressing these points will be provided in evidence. We would be happy to share them with you earlier than evidence exchange if that would be helpful – please let us know.

***Three waters infrastructure***

The applicant has engaged CKL (specialist three waters engineering consultants) to consider the various options and to engineer design solutions for wastewater, stormwater and domestic water infrastructure. This work is summarised as follows:

- (a) Stormwater – CKL has detailed modelling and evaluation of pre- and post- development flows within the site and at the boundaries. At <4% cover (curtilage and roads) and with extensive scrubland vegetation in the gullies, they are able to demonstrate no adverse stormwater effects beyond the site boundary;
- (b) Wastewater – this remains a combination of private wastewater treatment and soakage where suitable within lots, and a communal system to cater for the other lots. The communal wastewater disposal area was originally proposed to the northeast of proposed Lots 1 and 2, and is now proposed to be located to the south of proposed Lot 20;

- (c) Potable water – as detailed in the original application, this is to be provided via the Chinaman’s Terrace water scheme and will include provision for adequate firefighting water supply.

Mr Beale and Mr Wells are including in their evidence assessment of ecological impacts of the preferred infrastructural options.

We will also provide in planning evidence the attention the applicant has taken to fulfil (indeed surpass) the obligations in the National Policy Statement – Indigenous Biodiversity, and will also address in detail the National Policy Statement – Freshwater Management and the relevant provisions of the operative and proposed Regional Policy Statements.

***Bendigo Hills application***

In addition to this Rocky Point work discussed above we will be submitting to you some further information on the neighbouring Bendigo Hills resource consent application. While these consent applications remain separate and independent, we acknowledge the benefit of a similar and common approach to development. For the Bendigo Hills application this will include:

- (a) Volunteering controls on vegetation management on the previously consented six lots, in addition to the controls on the proposed new lots;
- (b) Further protection of a large area of cushionfield on the Bendigo Hills site;
- (c) As discussed in the 1 March 2024 memo to you from Mr Beale and Mr Wells noting that the Rocky Point ecology compensation/offset area is now separated from Bendigo Hills, we will represent a vegetation preservation/planting programme specific to the Bendigo Hills application, which will complement the ecological effects management, offsetting and compensation proposed for the Rocky Point proposal.

We expect to provide the complete information package on the Bendigo Hills application later in April.

Please feel free to contact me about any of the above, or if you have any additional questions on the Rocky Point or Bendigo Hills applications.

Yours sincerely



Morgan Shepherd  
Resource Management Planner