

Submission on Notified Application Concerning Resource Consent

(Form 13)

Section 95A or 95B Resource Management Act 1991

To: The Chief Executive
Central Otago District Council
PO Box 122
Alexandra 9340



DETAILS OF SUBMITTER

Full name: Helen Lesley Pledger

Contact person (if applicable):

Electronic address for service of submitter: PledgerHelen@gmail.com

Telephone: 03 445 2843

Postal address (or alternative method of service under [section 352](#) of the Act):

Rocky Point Rapid # 9383

Tarras Cromwell Road (SH8)

This is a submission on the following resource consent application: RC No: RC 230179

Applicant: TKO Properties

Valuation No: Lot 2 DP561457

Location of Site:

Rocky Point, Bendigo Loop Road

Brief Description of Application:

Subdivision and development of the 68.7 ha site to form 33 lots for residential and communal use as a non-complying activity in the Rural Resource Area (2) and Rocky Point Recreation Zone. (Deficiencies in the application documents are noted, including lack of Zone and proposal overlay on Baxter Attachment C1, lack of recognition in Baxter para. 32 that Lots 12 - 13 are outside the Zone, and lack of platform levels and curtilage delineations for some proposed lots)

The specific parts of the application that my submission relates to are:

(give details, attach on separate page if necessary)

Adverse effects of the proposed development re CODP, RPS incl Ch.3, RMA Pt 2 & NPS.

This submission is: (attach on separate page if necessary)

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
• the reasons for your views.

Oppose.
The proposal would adversely affect the outstanding natural landscape (including of biophysical, associative and perceptual landscape attributes); the open space, natural character, rural character and amenity values enjoyed; the significant indigenous vegetation, geological features and historic values. It fails to protect the landscape.

I/We seek the following decision from the consent authority:

(give precise details, including the general nature of any conditions sought)

Decline

I support/oppose the application OR neither support or oppose (select one)

I wish /do not wish to be heard in support of this submission (select one)

I am/am not* a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)

*I/We am/am not (select one) directly affected by an effect of the subject matter of the submission that—

- (a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

*Delete this paragraph if you are not a trade competitor.

***I/We will consider presenting a joint case if others make a similar submission**

**Delete this paragraph if not applicable.*

I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.



Signature

12 October 2023

Date

(to be signed by submitter or person authorised to sign on behalf of submitter)

Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).
2. The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.
3. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
4. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in [Part 11A](#) of the Resource Management Act 1991.
5. If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners. You may not make a request under section 100A of the Resource Management Act 1991 in relation to an application for a coastal permit to carry out an activity that a regional coastal plan describes as a restricted coastal activity.
6. Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):
 - it is frivolous or vexatious:
 - it discloses no reasonable or relevant case:
 - it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
 - it contains offensive language:
 - it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.