

Submission on Notified Application
Concerning Resource Consent (Form 13)
Section 95A Resource Management Act 1991

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

RECEIVED 12/10/2023 CODC

DETAILS OF SUBMITTER

Full name: S. Kenderdine

Contact person (if applicable): Shonagh Kenderdine

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

Telephone: 0275117924

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

S. Kenderdine

455 Maori Point Road

Tarras 9383

Central Otago

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

Applicant: TKO Properties Limited

Location of Site: Bendigo Loop Road

Lot 1 DP 561457, Title no 993471

Brief Description of Application:

application proposes to subdivide Lot 1 DP 561457 into 33 new developable allotments, with 30 proposed to be for residential and travellers' accommodation purposes, one balance lot, and three lots to be vested as road. Lots 28, 31 and 32 are proposed to be able to be used for a mixture of potential communal, leisure, accommodation and commercial activities. Building platforms, with associated residential activity and travellers accommodation, are proposed for each developable lot. Design controls are proposed to limit the design, height, colours of buildings. Further conditions related to landscaping on each lot are also proposed. Of the proposed developable lots, eight have their building platforms located substantially or entirely outside the development area identified in Schedule 19.16 of the District Plan, with these platforms located within the area identified as being intended to be set aside for their conservation values.

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

(give details, attach on separate page if necessary)

1. Overall, the proposed Non Complying Activity noted by both the applicant and CODC in their respective documents would adversely affect the Outstanding Natural Landscape (ONL) and the indigenous biodiversity as set out in the National Policy Statement for Indigenous Biodiversity (NPSIB).
2. It would have significant adverse affects on open space, general landscape, natural character, and the amenity and heritage values of this prominent point in the rural environment.

This submission is:

- *I oppose the application due to effects of buildings, curtilage , roading (water tabling) power supply , water supply, storm water waste water tanks and disposal fields and recreational tracking on the Outstanding Natural Landscape (ONL) values -associated with public use of SH 8, Lake Dunstan, Lake Dunstan Trail and SH6, public users of Bendigo Scenic Reserve, and associated Mt Koina and Bendigo Loop tracks to and within the scenic reserve*

I endorse the submission of the Central Otago Environmental Society.

We seek the following decision from the consent authority:

- a. *Decline consent for all the subdivision sections and buildings.*

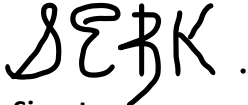
I oppose the application.

I do not wish to be heard in support of this submission

I am not * a trade competitor for the purposes of [section 308B](#) of the Resource

Management Act 1991 (select one)

We do 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.

A handwritten signature in black ink, consisting of stylized letters that appear to be 'J E J K' followed by a period.

Signature

Date 12 10 2023

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

Tarryn Lines

From: Customer Services <info@codc.govt.nz>
Sent: Monday, 16 October 2023 9:11 am
To: Resource Consents
Subject: Fwd: RE: Resource Consent submission on RC 230179

Categories: Tarryn

FYI thanks

Lyn Galt

Customer Services Officer



+643 440 0056

info@codc.govt.nz

www.codc.govt.nz

If you have received this email and any attachments to it in error, please take no action based on it, copy it or show it to anyone. Please advise the sender and delete your copy. Thank you.

From: shonaghkenderdine@gmail.com
Sent: Friday, October 13, 2023 9:40 AM
To: info@codc.govt.nz
Subject: RE: Resource Consent submission on RC 230179

Thank you for this notice Please can I amend my document which you received yester day in one aspect.

On the submission form It states that I am not appearing at the hearing. That is incorrect. I will be appearing and would be appreciative if you could make that amendment.

Sincerely

Shonagh Kenderdine.

From: Customer Services <info@codc.govt.nz>
Sent: Thursday, October 12, 2023 3:33 PM
To: Shonagh Kenderdine <shonaghkenderdine@gmail.com>
Subject: Resource Consent submission on RC 230179

This is an automatic message advising that we have received your email.

This email address is monitored within our normal business hours of Monday to Friday 8.30am to 5pm.

If the reason you are emailing the council is urgent or if it is outside of business hours, please phone: 03 440 0056.

Thank you,
Central Otago District Council.

Tarryn Lines

From: Shonagh Kenderdine <shonaghkenderdine@gmail.com>
Sent: Sunday, 15 October 2023 1:07 pm
To: Tarryn Lines
Subject: RE: Resource Consent submission on RC 230179

Dear Tarryn Lines

I am sorry I did not know that I had requested this was to be a hearing by an independent commissioner. I made no such request and if it is on the form submitted then I request that it be struck out .

I apologise for any trouble that I have put you to. The submission was prepared by a family member because we received the application at very short notice in Wellington.

Sincerely

Shonagh Kenderdine.

From: Tarryn Lines <Tarryn.Lines@codc.govt.nz>
Sent: Friday, October 13, 2023 3:15 PM
To: shonaghkenderdine@gmail.com
Subject: Resource Consent submission on RC 230179

Afternoon

Submission received and entered.

You have indicated on this submission you would like the hearing to be heard by an independent commissioner, I am just wanting to confirm that is correct and you understand the below.

1. 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 will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.

This application will be going to a hearing regardless, if not independent commissioner is requested it will be heard by Councils panel.

If you can please confirm either way by replying to this email within 5 working days.

thanks

Tarryn Lines

Team Leader - Planning Support



+64 21 976 340

Tarryn.Lines@codc.govt.nz

1 Dunorling Street, Alexandra 9320

www.codc.govt.nz

CODC supports flexible working arrangements, including working outside the office and sometimes irregular hours. I may have sent this outside of your working hours and only anticipate a response during your working hours.

If you have received this email and any attachments to it in error, please take no action based on it, copy it or show it to anyone. Please advise the sender and delete your copy. Thank you.

From: shonaghkenderdine@gmail.com
Sent: Thursday, October 12, 2023 3:33 PM
To: info@codc.govt.nz
Subject: Resource Consent submission on RC 230179

Please find attached

Regards
SEB Kenderdine