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# SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

(Form 13)

## Section 95A (public) Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consent@codc.govt.nz](mailto:resource.consent@codc.govt.nz)

### DETAILS OF SUBMITTER

Full name: Thomas Peter Pinckney As agent for Northburn Limited

Contact person (if applicable): Tom Pinckney

Electronic address for service of submitter: tom@northburn.co.nz

Telephone: 0274 399 388

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

350 Tarras - Cromwell road RD 3 Cromwell

This is a submission on the following resource consent application: RC No: **210404**

Applicant: **Larksbay New Zealand Trustees Limited** Valuation No: **2841116443**

Location of Site: **6 Middleton Road, Tarras**

Brief Description of Application: **Land use consent to establish residential building platform with associated earthworks, landscaping and contaminated soil disturbance.**

The specific parts of the application that my submission relates to are:  
(give details, attach on separate page if necessary)

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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.*

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Support in full The quality of the proposed development (the enhancement and establishment of new native flora in the area that the applicant has already undertaken and will further undertake as per their application is exactly the type of development that is required to enhance the entire Cromwell basin.

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The density (1 Building Platform per average of 8 hectares) can be easily absorbed into the surrounding 'visual environment' over time, (through the growth of flora)

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Any earthworks are temporary and therefore in my opinion are not detrimental to the visual amenity of the area. In my opinion the ONL line running through the middle of the vineyard is a historic 'accuracy issue' from when the original maps were drawn and should indeed be down the south boundary of the property to exclude the existing vineyard and proposed house site.

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

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

Full approval

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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. “See *note 4 below as you may incur costs relating to this request.*”



30/9/22

**Signature**

**Date**

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

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

### **Notes to submitter**

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

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.

2. 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.
3. 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.
4. 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.
5. 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.