

# NOTICE OF APPLICATION CONCERNING RESOURCE CONSENT (RC230179)

1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056

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## SECTION 95A RESOURCE MANAGEMENT ACT 1991

### TO WHOM IT MAY CONCERN

The 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.

Access to the subdivision is proposed to be from Bendigo Loop Road via new subdivisional roads proposed to be vested in Council. Domestic water is proposed to be supplied from a private water supply and reticulated to each lot. Wastewater and stormwater are proposed to be managed through disposal to ground, either within the boundaries of the relevant allotment, or a semi-reticulated system, depending on the size of each lot and ground conditions.

The site is located in the Rural Resource Area (2). The majority of the site is subject to an Outstanding Natural Landscape notation. The proposal requires resource consent under the following rules in the District Plan:

- Rule 4.7.5.iii for subdivision that proposes lots to be used for travellers' accommodation with allotment areas less than 2,000m<sup>2</sup>, breaching Rule 4.7.2.ii.a.i.
- Rule 4.7.4.iii for subdivision that is inconsistent with Schedule 19.16, breaching Rule 4.7.2.ii.a.iii
- Rule 4.7.4.i for residential activity where dwellings will be visible from State Highway 8 and Lake Dunstan, breaching Rule 4.7.2.i.e
- Rule 4.7.3.vii for residential building platforms and travellers' accommodation for up to 6 fee paying guests on each allotment
- Rule 4.7.3.v for the creation of lots that are not capable of disposing of effluent safely within the site, but which does not have access to an existing reticulated sewerage scheme, breaching Rule 4.7.6G.a
- Rule 4.7.3.i for dwellings in the Rural Resource Area (2) in excess of 5m in height, breaching Rule 4.7.6A.f

- Rule 4.7.2.i for residential activities that comply with the controlled activity standards

Overall, resource consent is required for a non-complying activity.

The application includes an assessment of environmental effects.

The application may be inspected online at Central Otago District Council's website under 'Notified Consents' or at the Council offices at Alexandra, Cromwell, Ranfurly and Roxburgh. Please contact the Duty Planner on 440 0056 if you have any questions about the application.

Any person may make a submission on the application, you may do so by sending a written submission to Central Otago District Council, PO Box 122, Alexandra 9340 or email: [resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz) The submission must be completed on form 13. Copies of this form are available from any office of the Council or from Council's website – [www.codc.govt.nz](http://www.codc.govt.nz)

Submissions close at 4.00 pm 12 October 2023.

You must serve a copy of your submission on TKO Properties Limited (the applicant), whose address for service is:

C/- Maddy Familton

PO Box 1467

Queenstown 9348

as soon as reasonably practicable after serving your submission on Central Otago District Council.



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Signature on behalf of  
CENTRAL OTAGO DISTRICT COUNCIL

14 September 2023