

CENTRAL OTAGO DISTRICT COUNCIL

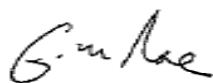
TKO PROPERTIES – RC230179

MINUTE 14 OF THE HEARING PANEL

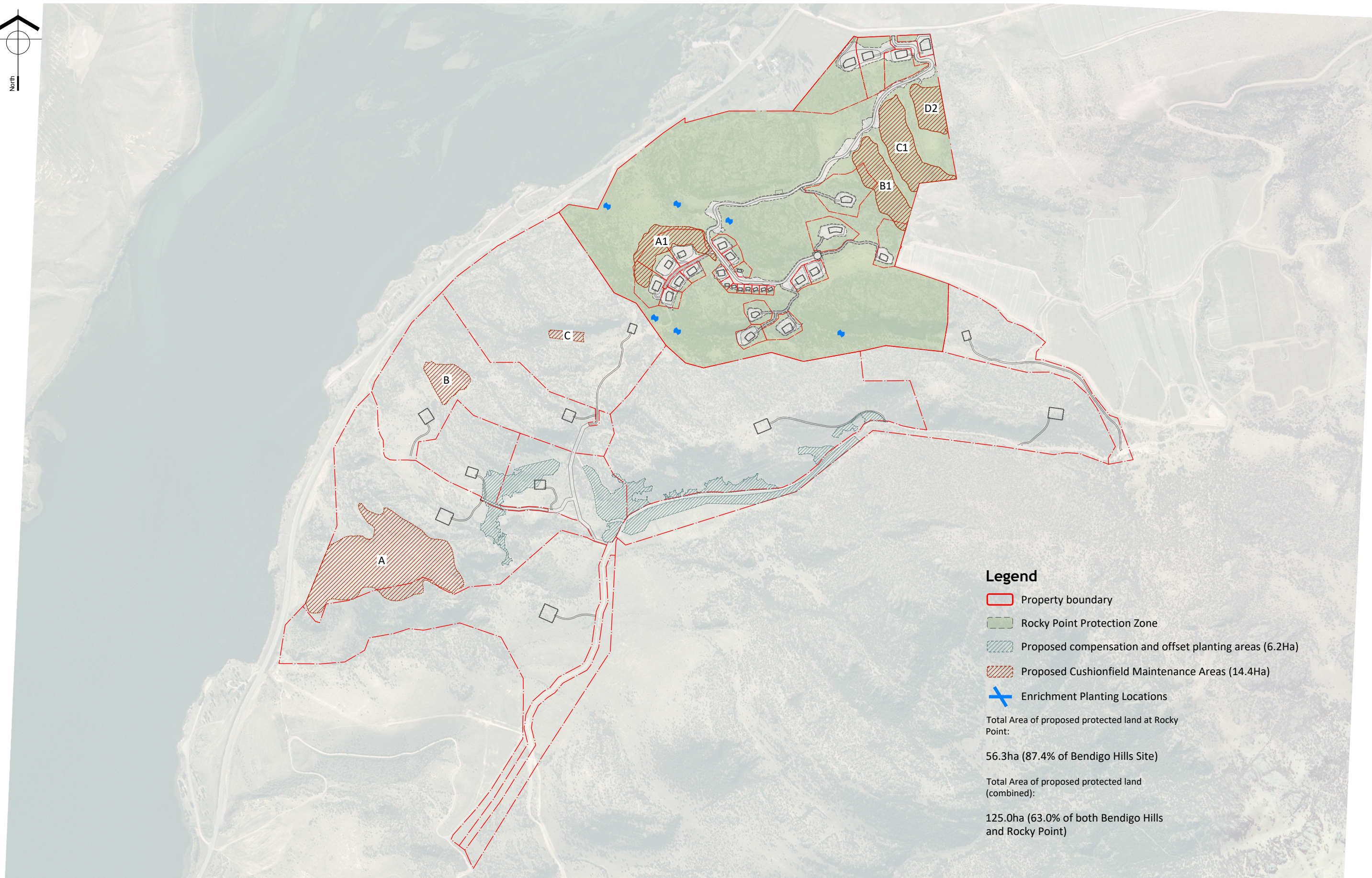
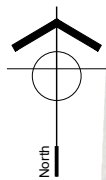
1. The Applicant's Final Reply Legal Submissions were received on 14 July 2025 and have been forwarded to the parties.
2. We have one question of clarification for the Applicant, arising from its response to our point 3(a) in Minute 12. That is in relation to the compensation planting required by Condition 20 of RC210148V2 on the adjoining Lakefront Terrace site also owned by the Applicant TKO Properties Limited.
3. The Panel was interested to know how that consent, including the amended condition 20 as well as the site layout and intended development on the site, affects the proposed mitigation being offered as part of the application we are now considering.
4. In particular we observe that Department of Conservation (DoC) had noted that condition 20 creates 'double-dipping' in that the area on Rocky Point that had been set aside as compensation for the loss of Threatened and At-risk species in relation to Rocky Point will also be used to compensate for the Lakeview Terrace development's effects on Threatened and At-risk species. The concern is that this will further reduce the compensation being offered in respect of the current application. DoC also pointed out there will be greater intensification of development in Lakefront Terrace on land set aside for compensation for Rocky Point and the plan for the new lots shows accessways driveways and a building platform/curtilage area within the proposed compensation and offset planting areas for Rocky Point. The plan referred to is the 'Planting and Protection Areas, Infracore – Bendigo Hills, SK158 – 25 April 2025', as attached.
5. The Applicant's Final Reply states that this condition does not affect the Rocky Point application. It goes on to say at paragraph 74 that if this application is approved (i.e. the Rocky Point application) RC210148 can be varied to realign the driveways so that they do not extend into compensation planting area required for the Rocky Point application. This is described in the Final Reply as an implementation issue, stating that: *"A condition of consent requiring this may be appropriate and is acceptable to the applicant if required"*.
6. We request the Applicant to provide a suitable condition and/or appropriate changes to the above-mentioned Plan, for our consideration, that would address the concerns conveyed by Department of Conservation.

DATED this 17th day of July 2025

Signed by



GM Rae
Chair of Hearing Panel



Legend

- Property boundary
- Rocky Point Protection Zone
- Proposed compensation and offset planting areas (6.2Ha)
- Proposed Cushionfield Maintenance Areas (14.4Ha)
- Enrichment Planting Locations

Total Area of proposed protected land at Rocky Point:

56.3ha (87.4% of Bendigo Hills Site)

Total Area of proposed protected land (combined):

125.0ha (63.0% of both Bendigo Hills and Rocky Point)

