

Submission on Notified Resource Consent PL260335758

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Submission on Notified Resource Consent

Reference	PL260335758	Submitted	17 Mar 2026 08:16
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Notified Submission

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

This is a submission on the following resource consent application:

Resource Consent Number	RC250077
Valuation Number	2842107654
Applicant	Awa Koura Mining Limited
Location of Site	Luggate-Cromwell Road (SH 6), Cromwell
Brief Description of Application	Land use consent to extract alluvial gold in the rural resource area
Submissions Close	4:00pm on Thursday 19th March 2026

Writing a submission

The following will be required during this process:

- Your full name and address, telephone number and email address
- Whether you support or oppose the application for resource consent
- The reason for your submission
- The decision you wish the Council to make, including any conditions sought
- Whether you wish to be heard.

Important information so you don't lose your data

If you wish to take some time completing this form, we strongly recommend that you **create a [login](#) and log in to your account prior to starting to complete the form.** This gives you the ability to save a draft and return to it later.

If you are a club or organisation, please use an email that is associated with the club rather than your work or personal email.

Logging in before starting to enter information into the form also means you won't lose your information if the form times out, or if you accidentally navigate away from the screen you're working on.

You cannot save your information and return to it later unless you log in before you start the form.

Regardless whether you are logged in, once you have completed and submitted the form, you will receive a copy of your submission to the email address you specify in the form.

Either go to our [Online Services](#) page to create an account (or log in if you already have an account) or continue below to start without logging in.

Privacy

The information you provide is official information and is used to help process your application. The information is held and used in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 2020. This means that your information may be disclosed to other people who request it in accordance with the terms of these Acts. Under the Privacy Act 2020 you have the right to see and correct any personal information that Council may hold about you.

Declaration

By continuing with this application you certify that: The Yes
information you provide is true and correct to the best
of your knowledge.

Notified Submission

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

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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.

In lodging this submission, your submission, including contact details, become public information and will be available for anyone to view.

DETAILS OF SUBMITTER

Full name	Brenda Jessup
Contact person (if applicable)	
Electronic address for service of submitter:	brenda.jessup@gmail.com
Phone number - day time	0272316877
Postal address (or alternative method of service under section 352 of the Act):	26 Pukerangi Drive, Cromwell

Your Application

Please select one regarding the application	I oppose
Do you wish to be heard in support of this submission?	Yes - I wish to be heard
Are you a trade competitor for the purposes of section 308B of the Resource Management Act 1991?	I am not
I would consider presenting a joint case if others make a similar submission	Yes

Details of submission

The specific parts of the application that my submission relates to are:	All of it
The submission - include:	To whom it may concern,

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

I wish to formally object to the proposed gold mining activity on the land located directly opposite our property and business.

My partner and I have recently established Popina, a hospitality business located immediately across from the site of the proposed mining activity. Popina represents a significant personal and financial investment and has been developed with a long-term commitment to the area and its landscape.

The building has been designed by award-winning architect Guy Tarrant, with the intention that it will endure for generations. The project has been carefully considered in terms of its architectural quality, environmental responsibility, and contribution to the local community. Our aim has been to create a place where locals and visitors can gather and enjoy thoughtful hospitality within a natural and restorative environment. Our approach is grounded in sustainability and land stewardship. We are actively restoring native habitat on our property and developing productive gardens intended to supply the restaurant. The broader vision for Popina is to demonstrate a model of hospitality that works in harmony with the surrounding landscape, supports local growers and producers, and contributes positively to the social and ecological wellbeing of the area.

In establishing this business we have worked diligently to meet all council and regulatory requirements. We have invested considerable time, effort, and financial resources to ensure the project aligns with planning expectations and enhances the character of the surrounding environment. Through these efforts we believe we have made a meaningful ecological and social contribution to the neighbourhood.

It is also important to note that we were previously approached by the landowner regarding approval for a subdivision on the land in question. At that time we were asked to support the subdivision proposal and did so in good faith. However, there was no indication that a gold mining operation was being considered or planned for the site. Had we been aware that the land could potentially be used for mining activity, our response and position would have been very different. The lack of transparency around the possibility of mining on this land is deeply concerning and has placed us in a position where a major industrial activity may now be established directly opposite a newly created hospitality business that was developed in reliance on the existing rural character of the area.

The proposed mining activity would have significant and ongoing adverse effects on our business, our property, and the surrounding environment.

Popina has been designed as a place where people come to enjoy the landscape, the quietness of the rural setting, and the experience of thoughtful hospitality connected

to nature. An active gold mining operation directly opposite our land would fundamentally undermine this environment.

The continuous movement of heavy machinery, increased heavy vehicle traffic, noise, dust, and other associated industrial effects would have a direct and negative impact on the experience of our guests and the viability of our business. These effects are not occasional or temporary—they are inherent to mining operations and would be ongoing for the duration of the activity.

Dust and noise in particular pose serious concerns not only for guest experience but also for the health of our gardens and native plantings, which are an integral part of the ecological restoration work we are undertaking. Increased traffic and heavy machinery movements would also change the character and safety of the surrounding area.

More broadly, the introduction of an industrial mining activity in such close proximity to an established hospitality business undermines the rural amenity and landscape values that attract people to this region in the first place. Businesses like ours depend on the preservation of these values.

Our project represents a long-term investment in sustainable land use, ecological restoration, and the visitor economy. In contrast, the proposed mining activity represents a short-term extractive use that risks degrading the very environmental and social values that others in the area are working to enhance.

Allowing this activity to proceed would create a significant and unfair burden on neighbouring landowners and businesses who have invested in the area in good faith, relying on the existing rural character and amenity of the environment.

For these reasons, we strongly oppose the proposed mining activity and respectfully request that the application be declined.

We ask decision-makers to carefully consider the long-term impacts of introducing an industrial mining operation into an area where neighbouring land uses are built around sustainability, hospitality, landscape restoration, and community wellbeing.

Please upload any documents / photos that are relevant

I seek the following decision from the consent authority.

Give precise details, including the general nature of any conditions sought

To decline this application and only allow the subdivision, as we understood was the plan for this land.

Select below - 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 (second tab) as you may incur costs relating to this request."

I request

Any other comments?

I am also concerned about the level of notification and

consultation associated with this application.

Previously, we were directly contacted by the landowner and asked to provide written approval for a proposed subdivision on this same land. At that time, neighbouring landowners were clearly identified as affected parties and were approached accordingly.

It is therefore very concerning that for a proposal with potentially far greater environmental, visual, and operational impacts — namely a gold mining operation — the same level of direct engagement and notification does not appear to have occurred.

From speaking with others in the area, it is clear that many members of the local community are unaware that this application has been lodged. In my own case, I only became aware of the proposal after seeing a post about it on Facebook rather than through any direct notification or formal communication.

Given the scale and nature of the activity being proposed, I believe it is essential that affected neighbours and the wider community are properly informed and given a fair opportunity to understand and respond to the potential impacts.

Yes

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.

Please sign (click on the words CAPTURE)



Date signed:

17/03/2026