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AN0035

06/03/2026

Bendigo Station Limited
1460 & 1580 Tarras-Cromwell Road (SH 8)
Cromwell

Santana Minerals Limited/ Matakanui Gold Limited
[REDACTED]

1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand

03 440 0056

Info@codc.govt.nz
www.codc.govt.nz



To the land-owner and occupier

Abatement Notice

The Central Otago District Council (**the Council**) has identified that a telecommunication tower and associated structures have been established within an Outstanding Natural Landscape (ONL) on Battery Hill at 1460 & 1580 Tarras-Cromwell Road (SH 8) (legally described as Section 11 Survey Office 24641) (**the Land**).

Council staff have identified the following areas of non-compliance with the Central Otago District Plan:

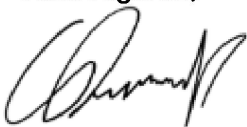
1. Rule 4.7.6L states that no activity in the ONL shall have the effect of; erecting any structure or building, cutting new roads, tracks or new utility lines or excavating in excess of 20m³ (volume), and/or disturbing any land 50m² in area or greater. A breach of any of the above activities requires a discretionary land-use consent, pursuant to Rule 4.7.4(i).

Council records indicate that the required resource consents for this activity has not been obtained.

Enclosed is an Abatement Notice issued under Section 322(1)(a)(i) and 322(1)(b)(i) of the Resource Management Act 1991 which requires you to undertake actions to comply with the Resource Management Act 1991.

Should you have any questions regarding this notice, please contact us by sending an email to Resource.Consents@codc.govt.nz.

Kind regards,



Quinton Penniall
Group Manager – Infrastructure, Planning and Regulatory

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AN0035

ABATEMENT NOTICE, SECTION 324, RESOURCE MANAGEMENT ACT 1991

1. To: Bendigo Station Limited
2. Central Otago District Council gives notice that you must take the following actions:

Either:

- i. Remove the telecommunication tower and associated building, and re-instate the ground to original state **OR***
 - ii. Cease operation of the telecommunication tower and associated building, and lodge retrospective land-use consent to authorise all the activities associated structures that contravene Rule 4.7.6L of Central Otago District Plan, (and additional non-compliances that may be identified during the consent process). Should consent not be obtained, the telecommunication structure and associated building must be removed, and the ground re-instated to original state as required in 2 (i) within 20 working days of the decision being beyond challenge.*
3. The location and the description of the properties to which this abatement notice applies is:
 - 1460 and 1580 Tarras-Cromwell Road (SH 8), on Battery Hill and legally described as Section 11 Survey Office 24641.
 4. You must comply with this abatement notice within the following period:
 - *For Action 2(i):*
Remove the telecommunication tower and building in full no later than 30 March 2026.
 - *For Action 2(ii):*
Lodge a complete resource consent application with Council no later than 13 March 2026.
 5. This notice is issued under sections 322(1)(a)(i) and 322(1)(b)(i) of the Resource Management Act 1991.
 6. The reasons for this notice are:

You are contravening Section 9(3) of the Resource Management Act 1991 as you are using land in a manner that contravenes rules of the Central Otago District Plan without the necessary resource consent. Namely:

 - Rule 4.7.6L restricts any activity within the Outstanding Natural Landscape (ONL) that result in: erecting any structure or building, cutting new roads,

tracks or new utility lines or excavating in excess of 20m³ (volume), and/or disturbing any land 50m² in area or greater. A breach of these standards requires a discretionary land-use consent, pursuant to Rule 4.7.4(i).

7. If you do not comply with this notice, you may be prosecuted under s 338 of the Resource Management Act 1991 (unless you appeal and the notice is stayed as explained below).
8. You have the right to appeal to the Environment Court against the whole or any part of this notice. If you wish to appeal, you must lodge a notice of appeal in Form 49 *Notice of appeal to Environment Court* against abatement notice with the Environment Court within 15 working days of being served with this notice.
9. An appeal does not automatically stay the notice and so you must continue to comply with it unless you also apply for a stay from an Environment Judge under s 325(3A) of the Resource Management Act 1991 (see Form 50 *Application for stay of abatement notice*). To obtain a stay, you must lodge both an appeal and a stay with the Environment Court.
10. You also have the right to apply in writing to *Central Otago District Council* to change or cancel this notice in accordance with s 325A of the Resource Management Act 1991.
11. *Central Otago District Council* authorised the enforcement officer who issued this notice. Its address is:

*PO Box 122
1 Dunorling Street
Alexandra
NEW ZEALAND*
12. The enforcement officer is acting under the following authorisation: Warrant of appointment issued pursuant to section 38 of the Resource Management Act 1991 on the 6 March 2026 and appointing Mare Murrell as an Enforcement Officer.

Signature Mare Murrell



Date: 06/03/2026