

RESOURCE MANAGEMENT ACT 1991

PUBLIC NOTICE OF AVAILABILITY OF SUMMARY OF DECISIONS REQUESTED IN SUBMISSIONS ON PROPOSED PLAN CHANGES 5A – 5W TO THE CENTRAL OTAGO DISTRICT PLAN

Pursuant to clause 7 of the First Schedule to the Resource Management Act 1991 the Central Otago District Council has prepared a summary of all decisions requested by persons who have made submissions on proposed Plan Changes 5A-5W to the Central Otago District Plan. These plan changes relate to the following provisions of the Central Otago District Plan:

Plan Change 5A : The Resources and Significant Resource Management Issues of the District

Plan Change 5A amends Section 2.1 Introduction, Section 2.3 Land, Section 2.3.1 Landscape and Section 2.3.4 Land Use.

Note: Plan Change 5A and Plan Changes 5B, 5C, 5D, 5E, 5F, 5G, 5H, 5I, 5J, 5K, 5N, 5O and 5R (listed below) result from the Rural Study that was initiated by the Council to address rural development issues, particularly relating to the effects of subdivision and building on landscapes, rural amenity, the productive capacity of land and potential effects of reverse sensitivity.

Plan Change 5B : Section 4 : Rural Resource Area : Introduction and Issues

Plan Change 5B amends Section 4.1 Introduction and Section 4.2 Issues being Issues 4.2.1, 4.2.2 and 4.2.15.

Plan Change 5C : Rural Resource Area : Objectives

Plan Change 5C amends Objectives 4.3.1, 4.3.2 and 4.3.3.

Plan Change 5D : Rural Resource Area : Policies

Plan Change 5D amends Policies 4.4.1 – 4.4.6, 4.4.9 and 4.4.10.

Plan Change 5E : Rural Resource Area : Methods of Implementation

Plan Change 5E amends Methods of Implementation 4.5.1, 4.5.2(iv) and 4.5.6.

Plan Change 5F : Rural Resource Area : Principal Reasons for Adopting Objectives, Policies and Methods

Plan Change 5F amends Reasons 4.6.1 and 4.6.2.

Plan Change 5G : Rural Resource Area : Residential Activity and Accommodation Facilities

Plan Change 5G amends Rules 4.7.2(i), 4.7.3(i) and 4.7.4(i) and introduces new Rules 4.7.2(vii) and 4.7.3(vii).

Plan Change 5H : Rural Resource Area : Subdivision

Plan Change 5H amends Rules 4.7.2(ii)(a)(i), 4.7.4(iii) and 4.7.5(iii).

Plan Change 5I : Rural Resource Area : Subdivision for Conservation Purposes and Surplus Dwellings

Plan Change 5I amends Rule 4.7.2(ii)(b) and introduces a new Rule 4.7.3(viii).

Plan Change 5J : Rural Resource Area : Significant Landscape Features and Areas of Extreme or High Landscape Sensitivity

Plan Change 5J introduces a new Rule 4.7.5(vi), amends Rule 4.7.6L, inserts a new Rule 4.7.6L(7) and amends Rule 4.7.2(vi).

Plan Change 5K : Rural Resource Area : Bulk and Location : Yards and Height

Plan Change 5K amends Rules 4.7.6A(a), 4.7.6A(f), 4.7.3 and 4.7.4(i).

Plan Change 5L : Rural Resource Area : Home Stay or Other Accommodation Facilities and Definition of Home Stay

Plan Change 5L amends Rule 4.7.6B(a) and amends the definition of Home stay.

Plan Change 5M : Rural Resource Area : Commercial, Industrial and Manufacturing Activity

Plan Change 5M amends Rule 4.7.6B(b).

Plan Change 5N : Rural Resource Area : Visual Effects of Buildings and Structures

Plan Change 5N amends Rules 4.7.6D(a), 4.7.6D(b), 4.7.3(iii) and 4.7.4(i).

Plan Change 5O : Rural Resource Area : Environment Results Anticipated

Plan Change 5O amends Environmental Results Anticipated 4.8.1 and 4.8.10.

Plan Change 5P : Section 13 : Infrastructure, Energy and Utilities : Objectives and Policies

Plan Change 5P deletes a note that appears in Section 13.3 Objectives and Section 13.4 Policies.

Plan Change 5Q : Schedule 13 : Infrastructure, Energy and Utilities : Electricity Reticulation for Domestic Purposes

Plan Change 5Q amends Rule 13.7.10(i).

Plan Change 5R : Section 19 : Schedule 19.22

Plan Change 5R inserts as Schedule 19.22 the “Central Otago Rural Review Landscape Assessment Maps” that have been prepared by LA4 Landscape Architects as part of the Rural Study.

Plan Change 5S : Maps 2 and 42 : Rural Residential Notation, Alexandra, Letts Gully and Ferris Road Area

Plan Change 5S amends Maps 2 and 42 to apply the “Rural Residential” ([RR]) notation to land suitable for such development to the north of Alexandra between land subject to the Rural Residential notation east of Dunstan Road and west of Letts Gully Road, and east of Letts Gully Road; including land at Gilligans Gully, Letts Gully and adjacent to Ferris Road.

Plan Change 5T : Maps 11 and 42 : Rural Residential Notation, Clyde – Springvale Road Area

Plan Change 5T amends Maps 11 and 42 to apply the “Rural Residential” ([RR]) notation to land suitable for such development to the east of Clyde and north of Springvale Road including land generally below the Manuherikia irrigation race between the Clyde Cemetery and Waikerikeri Valley Road.

Plan Change 5U : Map 3 : Rural Residential Notation, Earnsclough

Plan Change 5U amends Map 3 to apply the “Rural Residential” ([RR]) notation to land north of Chapman Road and west of Earnsclough Road at Earnsclough.

Plan Change 5V : Maps 24 and 53 : Rural Residential Notation, Omakau

Plan Change 5V amends Maps 24 and 53 to apply the “Rural Residential” ([RR]) notation to land near Omakau. The land concerned has frontage to Racecourse Road, Terrace Street and White Road and includes land generally to the north of the Otago Central Rail Trail.

Plan Change 5W : Map 39 : Rural Residential Notation, Waipiata

Plan Change 5W amends Map 39 to apply the “Rural Residential” ([RR]) notation to land at Waipiata. The land concerned includes land that has frontage to School Road, Factory Road, Main Street and the Gimmerburn Waipiata Road including land adjacent to the Rural Settlements Resource Area at Waipiata; and land having frontage to Waipiata Domain Road and Komako Road, north-east of the Otago Central Rail Trail.

The summary of all decisions requested and the submissions lodged in response to proposed Plan Changes 5A – 5W are available for inspection at the following places:

Council Offices:

- Central Otago District Council office, 1 Dunorling Street, Alexandra
- Cromwell Service Centre, 42 The Mall, Cromwell
- Ranfurly Service Centre, 15 Pery Street, Ranfurly
- Roxburgh Service Centre, 120 Scotland Street, Roxburgh

Public Libraries:

- Alexandra Public Library, 41-43 Tarbert Street, Alexandra
- Cromwell Public Library, 43 The Mall, Cromwell
- Roxburgh Public Library, 120 Scotland Street, Roxburgh
- Maniototo Community Library, 15 Caulfield Street, Ranfurly

The summary of submissions can also be viewed on the Council's website at http://www.codc.govt.nz/whats_hot/public_consultation

Any person may make a further submission in support of, or in opposition to, submissions already made on proposed Plan Changes 5A-5W. You may do so by sending a written further submission to the Central Otago District Council at PO Box 122, Alexandra 9340. The further submission must be in the prescribed form (Form 6) and must state whether or not you wish to be heard in support of your further submission. Copies of Form 6 are available at the locations listed above or on request from the Central Otago District Council.

Submissions close on Friday 2 October 2009.

Please contact Anita Dawe at (03) 4400642 if you have any questions about the making of further submissions in response to submissions lodged in the context of proposed Plan Changes 5A-5W.

After the further submission period has closed, the Council will hold a hearing at which all persons who have made a submission or further submission are entitled to be heard. The Council will then give its decision on the proposal, including reasons for accepting or rejecting submissions and further submissions. Any person who had made a submission or further submission has the right to appeal the Council's decision on the proposal to the Environment Court.

Phil Melhopt
Chief Executive
Central Otago District Council

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- * Contact person: Anita Dawe – Planning Officer : (03) 4400642 (Direct)