

RESOURCE MANAGEMENT ACT 1991

DEEMED PLAN CHANGES 3A – 3D, 4A AND 4B TO THE CENTRAL OTAGO DISTRICT PLAN

DEEMED PLAN CHANGE 3A : MAP 1 BUSINESS RESOURCE AREA (1) : ALEXANDRA

1. Amend Map 1 of the Central Otago District Plan to apply the Business Resource Area (1) [BBA(1)] to land described as part Lot 1 DP 355061 and part Part Section 88 Block VII Leaning Rock Survey District being land between State Highway 8 and the tailings area adjacent to the Industrial Resource Area of Alexandra, such land being to the north of the Pines residential area and including part of the Transpower pylon route. The land is in the Residential Resource Area at present and parts are subject to the designation D2 for Recreation Purposes and D9 for “Road”. The Underlying Resource Area as stated in Schedule 19.2 shall be changed to B[BBA(1)] for the designated land subject to deemed Plan Change 3A.
2. Amend Rule 8.3.2(ii) to include an addition to item 1 and a new item 7 (being matters over which control is to be exercised) and a provision which requires the preparation of a concept plan, as detailed below:

(ii) **Subdivision**

Subdivision shall be a controlled activity.

Council shall exercise its control in respect of the following matters:

1. Subdivisional design including the shape and arrangement of allotments to:
 - Facilitate convenient, safe and efficient access.
 - Maintain and enhance amenity values of the Business Resource Area.
 - Maintain and enhance the safety and convenience of pedestrians and motorists.
 - Comply with any concept plan.
2. With respect to unreticulated areas, the size of the allotment and its ability to effectively dispose of effluent within the site.

Note: This may involve consents from the Otago Regional Council.

3. The location, design and construction of access and its adequacy for the intended use of the subdivision.
4. The provision of or contribution to public open space values of the Business Resource Area.
5. The provision of adequate network utility services (given the intended use of the subdivision) and in particular the location, design and
6. The provision of service lanes.
7. The provision of buffer zones adjacent to roads, network utilities (including the National Grid) or natural features.
7. ~~8.~~ Any financial contributions necessary for the purposes set out in Section 15 of this Plan.
8. ~~9.~~ Any amalgamations and easements that are appropriate.
9. ~~10.~~ Any other matters provided for in section 220 of the Act.

Prior to an application for subdivision consent being made that will create allotments within the Business Resource Area (1) at Alexandra the landowner shall prepare a concept plan which provides for the following, to the extent that this is relevant to the land concerned:

- Provision for a properly formed intersection to State highway 8 and linkages to existing and future roads.
- Connection with designation D6.
- Provision for planting in berms.
- Separation distances from existing Transpower high voltage lines and pylons.

The concept plan shall be prepared in consultation with the NZ Transport Agency and Transpower New Zealand Limited.

The plan of subdivision shall be in general accordance with the concept plan, subject to any amendments that result from consultation with the Chief Executive with respect to the contents of the concept plan.

Note: see Section 16.7 General Standards (pg 16:14) for the standards that are likely to be imposed as conditions of consent.

Any application under this rule will generally not be notified or require the written approval of affected persons except where a State highway is affected the written approval of ~~Transit New Zealand~~ NZ Transport Agency will be required and/or where a transmission line forming part of the National Grid is affected the written approval of Transpower New Zealand Limited will be required.

Reason

The adverse effects of subdivision can generally be overcome by appropriate conditions and standards. Provided these are met, consent cannot be refused under controlled activity status.

Note: Text to be included is underlined and text to be deleted is struck out.

A copy of Map 1 as amended by deemed Plan Change 3A is attached.

DEEMED PLAN CHANGE 3B : MAP 2 INDUSTRIAL RESOURCE AREA : ALEXANDRA

Amend Map 2 of the Central Otago District Plan to apply the Industrial Resource Area [IRA] to land described as legal road and parts Town Belt of Alexandra being parts of Brandon Street and the Alexandra Town Belt to the south of the Alexandra Tourist Park that has frontage to Ngapara Street and Brandon Street, Alexandra, including land to the rear of existing industrial premises that have frontage to Ngapara Street and Brandon Street. The land is subject to designations D14 for “Road to be Stopped & Recreation Purposes” and D21 “Recreation Purposes” with an underlying Rural Resource Area. The Underlying Resource Area as stated in Schedule 19.2 shall be changed to IRA for the designated land subject to deemed Plan Change 3B.

A copy of Map 2 as amended by deemed Plan Change 3B is attached.

DEEMED PLAN CHANGE 3C : POLICY 7.2.7 & RESIDENTIAL RESOURCE AREA (3) : ALEXANDRA

1. Amend the Explanation following Policy 7.2.7 commencing on page 7:4 of the Central Otago District Plan to state as follows:

“...
The area of land identified as Residential Resource Area (3) is located between the Clutha Arm of Lake Dunstan and State Highway 6. The area identified, that includes much of Pisa Moorings and Wakefield Bay, has the capability of providing for integrated residential and marina development. Public access to foreshore areas from the lake and adjacent areas of land is to be recognised and provided for. Development is dependent upon the availability of satisfactory reticulated effluent disposal and water supply. The Residential Resource Area (3) has also been applied to land generally to the north-east of the Alexandra Town Belt, and to an elevated portion of the Alexandra Town Belt and Brandon Street which is considered suitable for low density residential subdivision and development.
...”

Note: Text to be included in underlined.

2. Amend Map 2 of the Central Otago District Plan to apply the Residential Resource Area (3) [RRA(3)] which has a minimum allotment area of 1000m² to land described as Lot 1 DP 21983, Sections 66, 100 and 128, Part Section 72 and Crown Land (Water Race) Block VII Leaning Rock Survey District, parts Town Belt of Alexandra and legal road being part of the Alexandra Town Belt and Brandon Street (generally above the terrace), and land to the north-east of the Alexandra Town Belt at Alexandra, most of such land being previously known as the “Peyton’s Patch” property. The land is in part subject to designations D14 “Road to be Stopped & Recreation Purposes” and D21 “Recreation Purposes.” The Underlying Resource Area as stated in Schedule 19.2 shall be changed to R[RRA(3)] for the designated land subject to deemed Plan Change 3C.

A copy of Map 2 as amended by deemed Plan Change 3C is attached.

DEEMED PLAN CHANGE 3D : MAP 4A BUSINESS RESOURCE AREA : ALEXANDRA

Amend Map 4A of the Central Otago District Plan to apply the Business Resource Area to land described as Lot 1 DP 27574 and Section 13 and Part Sections 12 and 14 Block VII Town of Alexandra and Section 9 Block X Town of Alexandra being land having frontage to Shannon Street west of the Kenmare Street/Shannon Street intersection and a property in Bantry Street adjacent to the existing Business Resource Area and generally opposite Pioneer Park in Alexandra.

A copy of Map 4A as amended by deemed Plan Change 3D is attached.

DEEMED PLAN CHANGE 4A : MAP 13 BUSINESS RESOURCE AREA (1) AND ALTERATION TO DESIGNATION D72: CROMWELL

1. Amend Map 13 of the Central Otago District Plan to apply the Business Resource Area (1) [BBA (1)] to land described as Lot 1 DP 23737 being land generally west of the existing BBA(1) that is located to the south of the State Highway 6/State Highway 8B intersection at Cromwell. The building line restriction (BLR) applies to that part of the land that is within 30 metres of the boundary with State Highway 6.

- Alter designation D72 “Recreation Purposes” to apply to part of Lot 1 DP 23737 being a strip of land 30 metres in depth adjacent to State highway 6 such land being that part of Lot 1 DP 23737 that is subject to the BLR as shown on Map 13 of the Central Otago District Plan, and to a strip of land 10 metres in depth adjacent to the southern boundary of Lot 1 DP 23737. Schedule 19.2 Part B is to be amended to include “part Lot 1 DP 23737” in the Legal Description that relates to D72 as a consequential amendment.

A copy of Map 13 as amended by deemed Plan Change 4A is attached.

DEEMED PLAN CHANGE 4B : POLICY 7.2.7, RULES 7.3.3(i), 7.3.5(iii) & 7.3.5(iv), MAPS 13, 15 & 44. RESIDENTIAL RESOURCE AREA (12) : CROMWELL

- Amend Policy 7.2.7 and the associated Explanation commencing on page 7:4 of the Central Otago District Plan to state as follows:

“7.2.7 Policy - Residential Resource Areas (1) – ~~(11)~~(12)

To ensure that subdivision and development in the areas shown as Residential Resource Areas (1) – ~~(11)~~ (12) complement the character and amenity of these areas and provide for the protection of significant landscape features, where such features are present.

Explanation

Within the Residential Resource Area specific areas have been identified where it is appropriate to apply different standards for subdivision allotment sizes, bulk and location or with respect to other effects of activities. In most instances the areas concerned have had specific planning provisions applied to them in the Transitional District Plan that recognise their particular characteristics. These characteristics are discussed below.

...

The area identified as Residential Resource Area (11) is located at Pisa Moorings. This area is to be developed in accordance with a village – vineyard concept that has been the subject of previous resource consents.

The area identified as Residential Resource Area (12) is located to the rear of properties in the Residential Resource Area that have frontage to Waenga Drive at Cromwell. The area is considered suitable for conventional residential subdivision at a lower density than is permissible in the Residential Resource Area. This is consistent with the character of residential subdivision and development that exists in newer residential areas of Cromwell near Waenga Drive and it is expected that the Cromwell greenway system will continue within the Residential Resource Area (12) with provision for the creation of a walkway adjacent to State highway 6, a continuation of the buffer adjacent to the Business Resource Area (1) and connections to the existing Cromwell greenway system. Such greenway system in the Residential Resource Area (12) is to be provided for via a concept plan or plans.”

Note: Text to be included is underlined and text to be deleted is struck out.

2. Amend Rule 7.3.3(i) commencing on page 7:12 of the Central Otago District Plan to state as follows:

“7.3.3 DISCRETIONARY (RESTRICTED) ACTIVITIES

(i) Subdivision

Except as provided for in Rule 7.3.2(i) and Rule 7.3.4(ii), subdivision shall be a discretionary (restricted) activity provided that:

...

- (c) Notwithstanding (a) and (b) above, the following minimum size for allotments and other standards shall apply in the areas set out below:

...

Residential Resource Area (12)

- (i) Minimum Allotment Area - 500m²
provided that the minimum allotment area adjacent to State highway 6 is no less than 1000m²

- (ii) Prior to an application for subdivision consent being made in the Residential Resource Area (12) the landowner shall provide a concept plan which provides for the following, to the extent that this is relevant to the land concerned:

- Connection with the extended designation D72 and D73, including a 10 metre wide reserve adjacent to the northern boundary of the Residential Resource Area (12) that is shared with Lot 1 DP 23737.
- Provision for a strip of greenway adjacent to State highway 6 that is wide enough to accommodate a walkway.
- Provision of additional land to complement the existing pedestrian link in D74.
- Opportunity to link with existing greenways on the opposite side of Waenga Drive (D77).

- (iii) The plan of subdivision shall be in general accordance with the concept plan referred to in (ii) above, subject to any amendments that result from the consultation with the Chief Executive with respect to the contents of the concept plan

Note: For (a) – (c) above minimum allotment areas for rear allotments are exclusive of access strips.

...”

Council shall restrict the exercise of its discretion to the following:

...

13. The extension of the Cromwell greenway system into the Residential Resource Area (12).

14. ~~13.~~ Any other matters provided for in section 220 of the Act.”

3. Amend Rule 7.3.5(iii) on page 7:20 of the Central Otago District Plan to state as follows:

“(iii) Travellers Accommodation - Residential Resource Areas (1) to ~~(11)~~ (12)
Travellers accommodation in Residential Resource Areas (1) to ~~(11)~~ (12) is a
non-complying activity.”

Note: Text to be included is underlined and text to be deleted is struck out.

4. Amend Rule 7.3.5(iv) on page 7:20 of the Central Otago District Plan to state as follows:

“(iv) Subdivision – Residential Resource Areas (1) – ~~(11)~~ (12)
Subdivision of land in Residential Resource Areas (1) to ~~(11)~~ (12) that is in
breach of Rule 7.3.3(i)(c) is a non-complying activity.”

Note: Text to be included is underlined and text to be deleted is struck out.

5. Amend Maps 13, 15 and 44 of the Central Otago District Plan to apply the Residential Resource Area (12) [RRA(12)] which is to have a minimum allotment area of 500m² to land described as Sections 2-5 SO 24009, Lots 2 and 3 DP 27514, Lot 2 DP 309575, Lots 9-11 DP 314887, Lots 1-4 and Lots 7-11 DP 347324 and Lots 5 and 6 DP 347324 being land to the rear of properties in the Residential Resource Area that have frontage to Waenga Drive, McNulty Road and State highway 6 at Cromwell. The existing Building Line Restriction (BLR) adjacent to State highway 6 is to be extended along the McNulty Road frontage of land in the Residential Resource Area (12). A 10 metre wide strip of land adjacent to Lot 1 DP 23737 is to be subject to designation D72 “Recreation Purposes” to provide a buffer area between the Residential Resource Area (12) and the Business Resource Area (1). Provision is also to be made for a Proposed Road Alignment to link Iles Street with Waenga Drive through land in the Residential Resource Area (12) and Lot 1 DP 23737. The Underlying Resource Area as stated in Schedule 19.2 shall be changed to R[RRA(12)] for designated land [D74 and part D72] subject to deemed Plan Change 4B.

A copy of Maps 13, 15 and 44 as amended by deemed Plan Change 4B are attached