

NOTICE OF DECISION ON PROPOSED PLAN CHANGES 5A-5W TO THE CENTRAL OTAGO DISTRICT PLAN & STATEMENT OF THE TIME WITHIN WHICH AN APPEAL MAY BE LODGED

On 11 October 2008 the Central Otago District Council publicly notified proposed Plan Changes 5A – 5W to the Central Otago District Plan. Several of these plan changes are derived from the findings of the Rural Study which the Council initiated in 2005 to address rural development issues in particular relating to subdivision and building in the rural parts of the District. During the period 17 May 2010 – 10 August 2010 the Council's Hearings Panel heard submissions and further submissions in response to proposed Plan Changes 5A-5W.

This notice summarises the decisions made on proposed Plan Changes 5A-5W to the Central Otago District Plan. The decisions are to be publicly notified on Saturday, 28 May 2011 and a full copy of the decision on each proposed plan change and copies of the relevant Central Otago District Plan planning maps as amended by the decisions will be available from that date at all Council offices and public libraries in the District, and at the Dunedin, Invercargill and Oamaru Public Libraries (see addresses below). The decisions and copies of the Central Otago District Plan planning maps as amended by the decisions can also be viewed on the Council's website at www.codc.govt.nz at **Planning and Building**. A copy of any decision will be sent or provided to you by the Council, on request, within 3 working days after the request is received.

A copy of this notice of decision is being served on every person who made a submission or further submission on proposed Plan Changes 5A-5W to the Central Otago District Plan and to land owners and occupiers who, in the Council's opinion, are directly affected by the decision. Given the scope of the proposed plan changes those directly affected by the decisions include all persons who own or occupy land in the Rural Resource Area of the District.

PLAN CHANGE 5A : THE RESOURCES AND SIGNIFICANT RESOURCE MANAGEMENT ISSUES OF THE DISTRICT

The decision on Plan Change 5A amends Section 2.1 Introduction, Section 2.3 Land, Section 2.3.1 Landscape and Section 2.3.4 Land Use to make reference to the Rural Study that has been undertaken to address rural development issues in the Central Otago District, particularly relating to subdivision and building and the resulting effects on the environment. The decision on Plan Change 5A now omits reference to areas of Extreme and High sensitivity, Significant sensitivity and Significant landscape features as shown on Landscape Assessment Maps originally to be included in Schedule 19.22 via proposed Plan Change 5R from the provisions to be amended in terms of Plan Change 5A. The plan change now lists Outstanding Natural Features, Outstanding Natural Landscapes and Significant Amenity Landscapes in Section 2.3.1 and this landscape categorisation is discussed further in the context of Plan Change 5R (below). Those landscapes in the Rural Resource Area not identified as being in one of these landscape categories or as being in the Upper Manorburn/Lake Onslow Landscape Management Area are referred to as Other Rural Landscapes. The decision on Plan Change 5A amends landscape terminology accordingly, amends Figure 2.2 to identify Outstanding Natural Features and Outstanding Natural Landscapes consistent with the lists in Section 2.3.1 and amends Significant Issues in accordance with this terminology and the Rural Study findings (in Section 2.3.1); acknowledges the significance of the film industry to the District (in Section 2.3.4.); and makes minor changes with respect to wording. The decision on Plan Change 5A also amends as consequential amendments Policy 13.4.7(d); rules in Section 13 – Infrastructure, Energy and Utilities; Schedule 19.6.2 : Outstanding Natural Features and Landscapes; and relevant district planning maps to show Outstanding Natural Features, Outstanding Natural Landscapes and Significant Amenity Landscapes.

PLAN CHANGE 5B : SECTION 4 : RURAL RESOURCE AREA : INTRODUCTION AND ISSUES

The decision on 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 to be consistent with the findings of the Rural Study and to use landscape terminology consistent with the decision on Plan Change 5A. The amended Issue 4.2.15 recognises that increased development in the rural environment may have adverse effects such as compromising the landscape and amenity values of the rural environment especially on prominent hillsides and terraces; and that an adverse effect that must be addressed is the introduction of residential subdivision and built development on hillsides, skylines and prominent places. The decision on Plan Change 5B has deleted reference to visually exposed hillsides and to ridgelines, being terminology used in proposed Plan Change 5B as publicly notified.

PLAN CHANGE 5C : RURAL RESOURCE AREA : OBJECTIVES

The decision on Plan Change 5C amends Objectives 4.3.1, 4.3.2 and 4.3.3. The new Objective 4.3.2 as amended by the decision relates to Outstanding Natural Landscapes and Outstanding Natural Features and Land in the Upper Manorburn/Lake Onslow Landscape Management Area. Reference to Land Over 900 metres and to areas of Extreme and High Sensitivity and Significant Landscape Features as shown on the Landscape Assessment Maps to be included in Schedule 19.22 via proposed Plan Change 5R has been deleted. The amendment to Objective 4.3.3 refers to the maintenance of the open natural character of the hills and ranges within the District. Objectives 4.3.2 and 4.3.3 are renumbered by Plan Change 5C.

PLAN CHANGE 5D : RURAL RESOURCE AREA : POLICIES

The decision on Plan Change 5D amends Policies 4.4.1 – 4.4.6, 4.4.9 and 4.4.10. The new Policy 4.4.1 as amended by the decision now refers to Outstanding Natural Landscapes and Outstanding Natural Features and Land in the Upper Manorburn/Lake Onslow Landscape Management Area. Policy 4.4.1 no longer refers to Land Over 900 metres and to areas of Extreme and High Sensitivity and Significant Landscape Features as shown on the Landscape Assessment Maps to be included in Schedule 19.22 via proposed Plan Change 5R. The amended Policy 4.4.2(a) provides recognition for the open natural character of hills and ranges when considering the design and location of structures and works. The new Policy 4.4.2(g) will encourage the location and design of buildings to maintain the open natural character of hills and ranges without compromising the landscape and amenity values of prominent hillsides and terraces. Reference to encouraging the location of buildings in valley floors has been deleted from the new Policy 4.4.2(g). An amendment to Policy 4.4.9 refers to the acceptance of prevailing environmental characteristics of the Rural Resource Area, being the matter of reverse sensitivity. Policies 4.4.1 – 4.4.6 are renumbered by Plan Change 5D.

PLAN CHANGE 5E : RURAL RESOURCE AREA : METHODS OF IMPLEMENTATION

The decision on Plan Change 5E amends Methods of Implementation 4.5.1, 4.5.2(iv) and 4.5.6. Amended Methods 4.5.1 and 4.5.6 make reference to the identification of Outstanding Natural Landscapes and Outstanding Natural Features and Significant Amenity Landscapes on the Planning Maps and to Other Rural Landscapes. Reference to the Landscape Assessment Maps prepared as part of the Rural Study has now been deleted from proposed Plan Change 5E. The amendments to Method 4.5.2(iv) confirm that the Council will encourage landowners to provide voluntary protection and enhancement for areas of significant indigenous vegetation and significant habitats of indigenous fauna and areas with particular landscape values through various methods, including utilising covenants; and by taking account of the benefits provided by such voluntary protection and/or environmental compensation when considering applications for resource consent.

PLAN CHANGE 5F : RURAL RESOURCE AREA : PRINCIPAL REASONS FOR ADOPTING OBJECTIVES, POLICIES AND METHODS

The decision on Plan Change 5F amends Reasons 4.6.1 and 4.6.2. The new Reason 4.6.1 as amended by the decision is to refer to Outstanding Natural Landscapes and Outstanding Natural Features and Land in the Upper Manorburn/Lake Onslow Landscape Management Area. The new Reason 4.6.1 omits reference to Land Over 900 metres in elevation and to the areas of Extreme and High Sensitivity and Significant Landscape Features as shown in the Landscape Assessment Maps prepared as part of the Rural Study. The new Reason 4.6.1 as amended by the decision will acknowledge that significant inherent values including landscape values are also protected through

the tenure review process. Reasons 4.6.1 and 4.6.2 are renumbered by Plan Change 5F, that deletes reference to repealed legislation from the new Reason 4.6.2.

PLAN CHANGE 5G : RURAL RESOURCE AREA : RESIDENTIAL ACTIVITY AND ACCOMMODATION FACILITIES

The decision on 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 5G amends Rule 4.7.2(i) and now introduces a new Rule 4.7.3(vii) to amend the status of residential activity in the Rural Resource Area from a controlled activity to a discretionary (restricted) activity except when located on a residential building platform consented under the new Rule 4.7.3(vii) or located on a residential building platform identified on a plan of subdivision that has been granted subdivision consent prior to 28 May 2011 being the date when the Council's decision on Plan Change 5G was notified and which is set in a condition of consent subject to a consent notice; and residential activity is maintained as a controlled activity in areas identified as being subject to the "Rural Residential" ([RR]) notation and to the Rural Resource Area (1) and Rural Resource Area (2) that are located in the Bendigo area.

The new Rule 4.7.3(vii) will provide for residential activity and/or a residential building platform as a discretionary (restricted) activity in the Rural Resource Area provided standards including a 50 metre separation distance are satisfied. A breach of these standards will be a discretionary activity in terms of Rule 4.7.4(i). The new Rule 4.7.3(vii) introduces a list of matters to which the exercise of the Council's discretion is restricted, and these now omit reference to the Landscape Assessment Maps prepared as part of the Rural Study. References to ridgeline and valley floor locations have been omitted from the amended matters for discretion. Other amendments have been made consistent with amendments made to objectives and policies (in Plan Changes 5C and 5D), to acknowledge that the rule now provides for residential building platforms as a discretionary (restricted) activity and to amend other matters for discretion, as raised in submissions.

The decision on Plan Change 5G introduces a new Rule 4.7.2(vii) to provide for accommodation facilities that do not exceed that required to accommodate six persons on a commercial fee paying basis as a controlled activity in areas identified as "Rural Residential" ([RR]), Rural Resource Area (1) and Rural Resource Area (2) or located on a residential building platform identified on a plan of subdivision that has been granted subdivision consent prior to 28 May 2011 being the date when the Council's decision on Plan Change 5G was notified and which is set in a condition of consent subject to a consent notice, and provided standards are complied with which are generally consistent with those that apply to residential activity in terms of Rule 4.7.2(i). Elsewhere in the Rural Resource Area accommodation facilities that do not exceed that required to accommodate six persons on a commercial fee paying basis are to be provided for as a discretionary (restricted) activity in the new Rule 4.7.3(vii). As noted above a breach of the standards stated in Rule 4.7.3(vii) is a discretionary activity in terms of Rule 4.7.4(i).

PLAN CHANGE 5H : RURAL RESOURCE AREA : SUBDIVISION

The decision on Plan Change 5H amends Rules 4.7.2(ii)(a)(i), (ii) and (iv), 4.7.4(iii) and 4.7.5(iii). Plan Change 5H supercedes Variation 1 (later deemed Plan Change 1) which was publicly notified in July 2005 and withdrawn from the date of the public notification of Plan Changes 5A-5W.

The decision on Plan Change 5H amends Rule 4.7.2(ii)(a)(i)(ii) and (iv) and Rule 4.7.4(iii) to provide for subdivision as a discretionary activity in the Rural Resource Area, provided that such subdivision creates allotments with an average allotment area of no less than 8 hectares and a minimum allotment area of no less than 2 hectares. Any subdivision which breaches the 8 hectare average/2 hectare minimum lot area rule is to be a non-complying activity as provided for in the amendment to Rule 4.7.5(iii). Plan Change 5H confirms that for the purposes of Rule 4.7.4(iii)(b) allotments in excess of 16 hectares are deemed to be 16 hectares for averaging purposes. The decision on Plan Change 5H no longer requires that a building platform for a dwelling be shown on the plan of subdivision. Assessment matters for a discretionary activity subdivision have been amended to, amongst other matters, enable the potential for visual absorption of future built development to be assessed with particular attention being given to those areas identified as Outstanding Natural Landscapes and Significant Amenity Landscapes on the Planning Maps. Other assessment matters have been amended consistent with the objectives and policies as amended in terms of Plan Change 5C and 5D and to address other matters raised in submissions.

PLAN CHANGE 5I : RURAL RESOURCE AREA : SUBDIVISION FOR CONSERVATION PURPOSES AND SURPLUS DWELLINGS

The decision on Plan Change 5I amends Rule 4.7.2(ii)(b) to provide for subdivision for land to be protected by covenant for conservation and/or landscape protection purposes as a controlled activity ; and to confirm that the surplus dwelling subdivision rule relates to existing dwellings already on the site and surplus to the requirements of a permitted activity.

Plan Change 5I as publicly notified introduced a new Rule 4.7.3(viii) to provide for subdivision for conservation purposes with provision for residential activity as a discretionary (restricted) activity. This new rule was opposed by several submitters who were concerned about the open nature of the provision that provided for residential subdivision in return for some unspecified and potentially immeasurable protection benefits. In all the circumstances the decision on Plan Change 5I determines that the appropriate course is to delete the proposed Rule 4.7.3(viii).

PLAN CHANGE 5J : RURAL RESOURCE AREA : OUTSTANDING NATURAL FEATURES, OUTSTANDING NATURAL LANDSCAPES AND LAND IN THE UPPER MANORBURN/LAKE ONSLOW LANDSCAPE MANAGEMENT AREA

Plan Change 5J as publicly notified proposed to introduce 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). The new Rule 4.7.5(vi) as amended by the decision now relates to building on an Outstanding Natural Feature. A building on any such feature will be a non-complying activity in terms of the new Rule 4.7.5(vi). Plan Change 5J also amends Rule 4.7.6L(1) (which related to Outstanding Landscapes, Land Over 900 metres and land in the Upper Manorburn/Lake Onslow Landscape Management Area) to apply this rule to Outstanding Natural Landscapes, Outstanding Natural Features and Land in the Upper Manorburn/Lake Onslow Landscape Management Area. The decision amends Rule 4.7.6L(1) to delete reference to Land Over 900 metres and reference to areas of Extreme and High Sensitivity and Significant Landscape Features as identified in the Landscape Assessment Maps prepared as part of the Rural Study.

The decision on Plan Change 5J finds that the new Rule 4.7.6L(7) is impracticable as administrative difficulty would result in attempting to distinguish between areas that are identified as outstanding landscapes under the Operative District Plan; and those areas which have status as Outstanding Natural Landscapes as a consequence of the Plan Change 5A-5W series of decisions. The decision on Plan Change 5J therefore deletes Rule 4.7.6L(7).

The decision on Plan Change 5J amends Rule 4.7.2(vi) to provide for activities that include a new fenceline, new fire break, new fertiliser bin, new stock yards or fire fighting water ponds as a controlled activity within an Outstanding Natural Landscape, Outstanding Natural Feature or Land in the Upper Manorburn/Lake Onslow Landscape Management Area. Reference to Land Over 900 metres and to areas of Extreme or High Sensitivity or on a Significant Landscape Feature as identified in the Landscape Assessment Maps in Schedule 19.22 is now omitted from Rule 4.7.2(vi).

PLAN CHANGE 5K : RURAL RESOURCE AREA : BULK AND LOCATION : YARDS AND HEIGHT

Decision 5K/2.1.1 on Plan Change 5K amends Rules 4.7.6A(a). Rule 4.7.6A(a) is amended to increase the minimum side and rear yard for residential activity and/or an accommodation facility from 10 metres to 25 metres. The 10 metre side and rear yard is maintained for all other buildings and for buildings used for residential activity and/or an accommodation facility on land subject to the Rural Residential [RR] notation on the planning maps.

Decision 5K/2.1.2 on Plan Change 5K amends Rule 4.7.6A(f) which relates to height in the Rural Resource Area. The maximum height of 15 metres is to be deleted, and height controls for dwellings and other buildings will now vary depending on the category of landscape concerned. In areas of Outstanding Natural Landscape the maximum height for a dwelling is 5.5 metres and for other buildings is 6 metres. In areas of Significant Amenity Landscape the maximum height for dwellings is 6 metres, and the maximum height for other buildings is 7.5 metres. In areas identified as Other Rural Landscapes the maximum height for dwellings is 7.5 metres and for other buildings is 10 metres. Frost fighting fans are exempt these maximum heights and are subject instead to a maximum height of 15 metres. Reference to landscape sensitivity as provided for in the Landscape Assessment Maps prepared as part of the Rural Study has now been omitted from Plan Change 5K. Decision 5K/2.1.2 on Plan Change 5K provides for a breach of Rule 4.7.6A(f) to be a discretionary (restricted) activity and the status quo is therefore to be maintained in terms of Rules 4.7.3(i) and 4.7.4(i) to confirm this status.

PLAN CHANGE 5L : RURAL RESOURCE AREA : HOME STAY OR OTHER ACCOMMODATION FACILITIES AND DEFINITION OF HOME STAY

Plan Change 5L as publicly notified proposed to amend Rule 4.7.6B(a) and to amend the definition of Home stay. Rule 4.7.6B(a) was to be amended to reduce the number of persons who can be accommodated at home stay or other accommodation facilities on a property in the Rural Resource Area from six to five; and the definition of "Home stay" was to be amended to reduce the number of persons who may stay for such short term living accommodation from six to five. The decision on Plan Change 5L notes that accommodation is likely to be provided on the basis of double or twin rooms, and that this supports a threshold of six rather than five persons. The decision also notes that in terms of effects on the environment the difference between five and six guests is negligible. The decision on Plan Change 5L finds that these factors outweigh the administrative convenience of aligning District Plan provisions with the thresholds for Building Code and New Zealand Fire Service requirements. The status quo is therefore to be maintained in terms of the number of persons referred to in Rule 4.7.6(b)(a) and in the definition of "Home stay".

PLAN CHANGE 5M : RURAL RESOURCE AREA : COMMERCIAL, INDUSTRIAL AND MANUFACTURING ACTIVITY

The decision on Plan Change 5M amends Rule 4.7.6B(b) to control the effects of activity of a commercial, industrial or manufacturing nature in that part of the Rural Resource Area subject to the "Rural Residential" ([RR]) notation on the planning maps. The current Rule 4.7.6B(b) provides for commercial, industrial or manufacturing activity not employing more than three persons as a permitted activity throughout the Rural Resource Area. The decision on Plan Change 5M confirms that any activity of a commercial, industrial or manufacturing nature in areas subject to the "Rural Residential" notation will require consent as a discretionary activity.

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 4.7.2(ia). Plan Change 5N as publicly notified amends Rule 4.7.6D(a) by introducing a rule with respect to the finish of buildings, and an expanded rule with respect to the colours of exterior walls, accents and trim for all buildings and structures, and with respect to roofs of buildings. Rule 4.7.6D(a)(i)(iii) as notified referred to "Stone excluding Oamaru Stone". This proposal to exclude Oamaru Stone attracted a considerable number of submissions. Decision 5N/2.1.1 on Plan Change 5N finds that the exclusion of Oamaru Stone throughout the Rural Resource Area (as provided for in proposed Plan Change 5N as publicly notified) is not necessary or appropriate. The decision notes that Plan Change 5G provides a mechanism which enables the colour scheme (exterior colours) of a building to be carefully considered, having regard to landscape sensitivity.

Decision 5N/2.1.1 on Plan Change 5N finds that control should be maintained with respect to the use of unpainted zinalume and unpainted corrugated iron for the exterior finish of buildings in the Rural Resource Area.

Plan Change 5N as publicly notified provided a colour palette for the exterior walls, accents and trim of all buildings and structures. Decision 5N/2.1.2 on Plan Change 5N provides for certain structures to be excluded from the rule, including post and wire fences; bird netting and support structures, wind machines, pivot irrigators and sprinklers and other equipment and fixtures incidental to agriculture, horticulture and viticulture. This exemption applies to both the exterior finish and colour of buildings.

Rule 4.7.6D(a)(ii) as publicly notified identified colours from the Resene range. Decision 5N/2.1.2 on Plan Change 5N deletes this list of identified colours and provides a generic rule instead, which requires that colours of a low sheen selected from the range of browns, greens, grey-blue, greys, terracotta, tussock and dark reds provided that such colours have a Reflectivity Value (RV) of less than 38% be used for the exterior walls, accent and trim of all buildings in the Rural Resource Area. The amended rule lists British Standard Specification Number 5252 colours that are acceptable in terms of this rule. The decision also confirms that a breach of Rule 4.7.6D(a) is to be a discretionary (restricted) activity in terms of Rule 4.7.3(iii).

Decision 5N/2.1.2 on Plan Change 5N provides for Rule 4.7.6D(b) to be amended to require that buildings and structures (excluding post and wire fences, bird netting and support structures, wind machines, pivot irrigators and sprinklers and other equipment and fixtures incidental to agriculture, horticulture and viticulture) shall not

protrude onto a skyline or above a terrace edge when viewed from a public road or other public place at a distance not exceeding 2 kilometres from the building or structure. This amendment protects skylines as viewed from any public road or public place, rather than limiting the application of the rule to views from an adjacent public road or public place. A breach of Rule 4.7.6D(b) is also to be a discretionary (restricted) activity in terms of Rule 4.7.3(iii).

Decision 5N/2.1.2 on Plan Change 5N states the matters to which discretion is restricted in terms of Rule 4.7.3(iii); and also amends Rule 4.7.2(ia)(g) to confirm that a building erected on a building platform within the Development Zone shown on the concept plan in Schedule 19.20 (that relates to the Rural Resource Area (3) at Conroys Road) is exempt Rule 4.7.6D(a) and (b).

PLAN CHANGE 5O : RURAL RESOURCE AREA : ENVIRONMENT RESULTS ANTICIPATED

The decision on Plan Change 5O amends Environmental Results Anticipated 4.8.1 and 4.8.10. Environmental Result 4.8.1 is to refer to adverse effects on the Central Otago landscape and natural character, rather than to adverse visual effects on the Central Otago Landscape. A new Environmental Result 4.8.10 will confirm that an Environmental Result Anticipated is built development being designed and located so that the open, natural character of the District's hills, ranges, terraces, prominent places and natural features is maintained without compromising the landscape and amenity values of prominent hillsides and terraces. The decision on Plan Change 5O deletes reference to built development being located on valley floors rather than on hillsides.

PLAN CHANGE 5P : SECTION 13 : INFRASTRUCTURE, ENERGY AND UTILITIES : OBJECTIVES AND POLICIES

Plan Change 5P as publicly notified proposed the deletion of a note that appears in Section 13.3 Objectives and Section 13.4 Policies and which states:

"The objectives [policies] in this section of the Plan are intended to provide a complete code for those activities to which Section 13 applies"

This deletion was strongly opposed by several submitters. The decision on Plan Change 5P accepts that it is preferable to provide additional policy guidance within Section 13 rather than deleting the notes that appear at the commencement of Section 13.3 and Section 13.4. The Council's decision on Plan Change 5P therefore retains the above notes and inserts "13.3.4 Other Objectives" and "13.4.10 Other Policies" which refer to Objectives 4.3.2, 4.3.3 and 5.3.6 and to Policies 4.4.1, 4.4.2, 4.4.9, 5.4.4 and 5.4.6 respectively, being objectives and policies stated elsewhere in the District Plan that are relevant to those activities to which Section 13 applies.

PLAN CHANGE 5Q: SCHEDULE 13 : INFRASTRUCTURE, ENERGY AND UTILITIES : ELECTRICITY RETICULATION FOR DOMESTIC PURPOSES

The decision on Plan Change 5Q amends Rule 13.7.10(i) to exclude electricity lines serving residential activity on sites within the Rural Resource Area from the permitted activity status conferred by Rule 13.7.10(i)(a). The effect of this amendment is that any overhead electricity lines for domestic purposes will be a discretionary activity in terms of Rule 13.7.16. The decision on Plan Change 5Q also amends Rule 13.7.10(i) to refer to Outstanding Natural Landscapes and Outstanding Natural Features, and to delete reference to land over 900 metres.

PLAN CHANGE 5R : SECTION 19 : SCHEDULE 19.22

Plan Change 5R as publicly notified proposed to insert as Schedule 19.22 the "Central Otago Rural Review Landscape Assessment Maps" prepared by LA4 Landscape Architects as part of the Rural Study. The decision on Plan Change 5R is that the Landscape Assessment Maps not be included as a Schedule 19.22 and that consolidated landscape categories (in part based on the Landscape Assessment Maps) will be integrated into the District Planning Maps instead. As a consequence the District Planning Maps are to show a three tier categorisation of landscapes, consistent with the decision on Plan Change 5A. These categories are:

- Outstanding Natural Landscapes
- Significant Amenity Landscapes
- Other Rural Landscapes

Outstanding Natural Features are also to be identified on the District Planning Maps.

Outstanding Natural Landscapes are to include Areas of Outstanding Landscape Value identified in the Operative District Plan; The Lindis Area, The Rock and Pillar Range, Lammermoor and Lammerlaw Ranges, Rough Ridge and North Rough Ridge and Rangelands above Roxburgh and Dumbarton (that appears as a southern extension of the Old Man Range) as identified in landscape evidence presented for the Director-General of Conservation on the basis that the land over 900 metres category is to be deleted; and land assessed as "Extreme sensitivity" in the LA4 Landscape Assessment Maps.

Significant Amenity Landscapes are those identified as being landscapes of "Significant sensitivity" in the LA4 Landscape Assessment Maps where such areas are not identified as Outstanding Natural Landscapes (as above).

Other Rural Landscapes are to include those assessed as "Moderate sensitivity", "Limited sensitivity" and "Low sensitivity" as identified in the LA4 Landscape Assessment Maps and where such areas are not identified as Outstanding Natural Landscapes or Significant Amenity Landscapes (as above).

Outstanding Natural Features are to include "Significant Natural Features" that are located in the Rural Resource Area as identified in the LA4 Landscape Assessment Maps and other Outstanding Natural Features currently listed in Section 2.3.1 of the Operative District Plan.

The decision on Plan Change 5R also makes amendments to the Landscape Assessment Maps as presented in the publicly notified Plan Change 5R to alter boundaries between landscape sensitivity areas, consistent with matters raised in submissions.

PLAN CHANGE 5S : MAPS 2 AND 42 : RURAL RESIDENTIAL NOTATION, ALEXANDRA, LETTS GULLY AND FERRIS ROAD AREA

The decision on 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

The decision on 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. The decision on Plan Change 5T makes a minor adjustment on Map 42 to align the Rural Residential notation boundary with that shown on Map 11.

PLAN CHANGE 5U : MAP 3 : RURAL RESIDENTIAL NOTATION, EARNSCLEUGH

The decision on 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

The decision on 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

The decision on 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.

A full copy of the decisions on Plan Changes 5A – 5W and of the Central Otago District Plan planning maps that are amended by these decisions may be inspected at the following locations:

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 in the District:

- 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

Other Public Libraries:

- Dunedin Public Library, 230 Moray Place, Dunedin
- Invercargill Public Library, 50 Dee Street, Invercargill
- Oamaru Public Library, 62 Thames Street, Oamaru

The decisions on Plan Changes 5A – 5W and the Central Otago District Plan planning maps as amended by the decisions can be viewed on the Council’s website at www.codc.govt.nz at **Planning and Building**. A copy of any decision will be sent or provided to you, on request, within three working days after the request is received. Such request can be made by post, telephone, fax or email to Sue de Jong at the Council’s Alexandra office.

STATEMENT OF THE TIME WITHIN WHICH AN APPEAL MAY BE LODGED

Pursuant to Clause 14(4) of the First Schedule to the Resource Management Act 1991 a person who made a submission and/or further submission on any plan change has a right of appeal to the Environment Court. Any such appeal to the Environment Court must be in the prescribed form and lodged with the Environment Court within 30 working days of service of this notice of decision.

Phil Melhopt

Chief Executive

Central Otago District Council

27 May 2011

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