

# Resource Management Act 1991

## Public Notice of Plan Change 7 to the Central Otago District Plan

The Central Otago District Council has accepted a change proposed to the Central Otago District Plan (the proposal). Plan Change 7 has been requested by Pisa Moorings Vineyard Limited, and this request was accepted by the Council on 29 June 2011.

### **Plan Change 7 : Residential Resource Area (13) & Scheduled Activity 127, Pisa Moorings**

Plan Change 7 amends Map 29 of the Operative Central Otago District Plan to include approximately 9 hectares of land described as part of Lot 1 DP 409539 (CFR 434926) in the Residential Resource Area (13). The land is currently in the Rural Resource Area and in the Residential Resource Area (11). The land subject to the proposed plan change has frontage to Pisa Moorings Road, Ferry Lane and Missy Crescent at Pisa Moorings, being a residential settlement adjacent to Lake Dunstan north of Lowburn.

The provisions of Section 7 of the Operative District Plan are to be amended to provide for the new Residential Resource Area (13). Rule 7.3.3(1)(i)(c) is to provide for subdivision subject to a minimum allotment area of 600m<sup>2</sup> and an average lot area of 800m<sup>2</sup>; and will require that any subdivision be in general accordance with the concept plan that is to be included as Schedule 19:22 to the Operative District Plan. Rule 7.3.3(vi) is to be amended to provide for multi-unit development in the Residential Resource Area (13) provided a site area of 450m<sup>2</sup> per residential activity is achieved. A breach of Rule 7.3.3(i)(c) (subdivision) and of the 450m<sup>2</sup> site area requirement for multi-unit development is to be a non-complying activity.

Rule 7.3.6(iii)(f) that relates to height is to require that any building located within the Residential Resource Area (13) on the terrace riser depicted as Lots 13-30 on the concept plan in Schedule 19:22 shall not exceed a height of 3 metres above the terrace edge above the terrace riser.

Plan Change 7 also amends Map 29 by applying a Scheduled Activities notation to land that has frontage to Pisa Moorings Road, and which is to be included in both the Rural Resource Area and the Residential Resource Area (13). The notation refers to Scheduled Activity 127 (SA 127) and Schedule 19.3 of the Operative District Plan is to provide for the following as Scheduled Activity 127 in Clause 19.3.6 – Other Scheduled Activities :

*“Community Facilities and Shop as defined in Section 18”[of the Operative District Plan].*

As the scheduled activity applies to land in both the Rural Resource Area and the Residential Resource Area (13) Rule 4.7.1(ii) and Rule 7.3.1(ii) are to be amended to provide for Scheduled Activity 127 as a permitted activity, subject to compliance with Rule 7.3.6(iii) that relates to the Bulk and Location of Buildings in the Residential Resource Area and Rule 12.7 – District Wide Rules and Performance Standards.

Plan Change 7 lists the provisions that are to be amended in the Operative Central Otago District Plan generally in the order in which they are presented in the Operative District Plan.

A full copy of the proposal being Plan Change 7 and of the request for the plan change which includes a section 32 evaluation relating to the plan change 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:

- 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

A full copy of Plan Change 7 can also be viewed on the Council's website at [http://www.codc.govt.nz/information/public\\_consultation](http://www.codc.govt.nz/information/public_consultation)

Please contact Sarah Picard at (03) 4400642 if you have any questions about Plan Change 7.

The following persons may make a submission on the proposal:

- the local authority in its own area may make a submission; and
- any other person may make a submission but, if the person could gain an advantage in trade competition through the submission, then the person may do so only if the person is directly affected by an effect of the proposal that-
  - adversely affects the environment; and
  - does not relate to trade competition or the effects of trade competition.

You may make a submission by sending a written or electronic submission to the Central Otago District Council at PO Box 122, Alexandra 9340 or by email to [codcalex@codc.govt.nz](mailto:codcalex@codc.govt.nz). The submission must be in Form 5 and must state whether or not you wish to be heard on your submission. Copies of Form 5 are available at the locations listed above or on request from the Central Otago District Council.

### **Submissions close on Friday 9 September 2011.**

The process for public participation in the consideration of the proposal under the Act is as follows:

- after the closing date for submissions, the Central Otago District Council must prepare a summary of decisions requested by submitters and give public notice of the availability of this summary and where the summary and submissions can be inspected; and
- there must be an opportunity for the following persons to make a further submission in support of, or in opposition to, the submissions already made:
  - any person representing a relevant aspect of the public interest;
  - any person who has an interest in the proposal greater than the general public has;
  - the local authority itself; and
- if a person making a submission asks to be heard in support of his or her submission, a hearing must be held; and
- the Central Otago District Council must give its decision on the proposal and matters raised in the submissions (including its reasons for accepting or rejecting submissions) and give public notice of its decision within 2 years of notifying the proposal and serve it on every person who made a submission at the same time; and
- any person who has made a submission has the right to appeal against the decision on the proposal to the Environment Court if, in relation to a provision or matter that is the subject of the appeal, the person referred to the provision or matter in the person's submission on the proposal.

Phil Melhopt  
Chief Executive  
Central Otago District Council

30 July 2011

- \* Address for service of local authority: Central Otago District Council  
PO Box 122, Alexandra 9340
- \* Telephone: (03) 4400056
- \* Fax: (03) 4489196
- \* Email: [codcalex@codc.govt.nz](mailto:codcalex@codc.govt.nz)
- \* Contact person: Sarah Picard – Planning Officer