

St Bathans Area Community Plan.



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St Bathans Area Community Plan

Executive Summary

Background

In 2002, Dave Murphy, Area Manager, Department of Conservation (DoC), acknowledging the need for local input into the Department's proposed plan for managing the property it owns in and around St Bathans, initiated a public meeting for that purpose. Following a wide-ranging exchange of views, the meeting agreed on the need for a body which might represent the views of St Bathans residents and ratepayers to the statutory authorities.

In consultation with community members, a Working Party developed a draft constitution which defined the area of community interest, clearly perceived as inclusive of permanent residents in the village precinct, absentee village property owners, farmers and property owners in the surrounding area who identified St Bathans as the focal point of their community. The draft also proposed objectives which included informing the community of matters of communal interest, gathering community views, developing a shared vision, representing that vision, together with other views, to statutory authorities, coordinating community efforts toward achieving agreed goals and priorities and applying for and managing monies on behalf of the St Bathans Community.

Following a community consultation process, the St Bathans Area Community Association Inc. was established in March 2004; the draft constitution was ratified and a management committee elected by a postal ballot supported by more than 70% of eligible voters. From the outset, the management committee was conscious of the underlying need to seek some form of consensus from the St Bathans community which might provide guidance to those authorities developing plans for both the protection and future development of the St Bathans Area. In 2005, with the support of the Central Otago District Council (CODC), DoC and New Zealand Historic Places Trust (HPT), the Association initiated a community consultative process which has led to the production of this Community Plan.

The St Bathans Community includes all the residents, ratepayers and property owners in that area of land enclosed by Beattie Road, the section of the Loop Road from Beattie Road north, through the township of St Bathans as far as SH 85 and SH 85 from that point South to the St Bathans Downs Road and the St Bathans Downs Road until it meets Beattie Road. It also includes any properties with access from Lauder Station Road, Cambrian Road, Vinegar Hill Road, Shepherds Flat Road, and that length of the Loop Road as defined above.

Process

This Community Plan has emerged from a consultative process designed to encourage community participation. Emphasis has been placed on obtaining the community's views about the village and the surrounding area, identifying their points of difference and determining what opportunities there might be to ensure that the St Bathans Area remains an attractive and desirable place in which to live, work and play.

This Plan has distilled those individual opinions into what might be agreed to be a collective community vision and proposes a number of key recommendations that might assist the development of the St Bathans Area as a sustainable community. While the plan has no legal status, it does provide an important insight on the direction the community would like to head for many of the organisations involved or identified in it. To this end the St Bathans Area Association will be an important entity in owning the Plan, on behalf of the community, and help drive many of its recommendations.

In defining the community thus, the Plan also acknowledges that there is a wider community, including both private individuals and national organizations, which for historical, ancestral and heritage reasons consider themselves to hold an interest in the future of St Bathans.

Private Property Rights:

This plan DOES NOT endorse the transfer/taking of privacy and or private property rights for public use.

Community Plan Process

The outline planning process and time frame is as follows:

Community Survey – Carried out April 2005

Community Workshop – held July 2005

Draft Plan developed – August/September 2005

Draft Plan – Available for community comment - Mid November 2005/January 2006

Submissions – reviewed by Working Party - February 2006

Changes made to Plan –March/April 2006

Community Plan – launch – May 2006

Implementation – May 2006 onwards



ST BATHANS COMMUNITY

Vision

WE VALUE

The special character of our area

- Its simplicity
- Its history
- The ambience

Our landscape

- The Blue Lake
- Mt St Bathans and Dunstan Peak
- The distinctive ridgelines and cliffs

Our historical and cultural heritage

- Our buildings
- Our goldfield remnants
- Our continuing pastoral tradition

Our Community

- Being good neighbours
- Our relaxed lifestyle
- Our pioneering spirit and pragmatic outlook
- Privacy and property rights will be respected.

Should all or any of these values be lost or degraded, the St Bathans Area will no longer be a 'special place'.

Community

Community Profile

The St Bathans Area is located 45 minutes north of Alexandra, 25 minutes west of Ranfurly and is off State Highway 85 on the St Bathans Loop Road. The Village lies at the head of the Manuherikia valley and is renowned for its heritage including gold mining relics, heritage buildings and the Blue Lake. Farming is the predominant industry in the area.

History

Geologically, the area is very old with a distinctive landform. St Bathans is located at the head of what, between 15 and 18 million years ago, was a freshwater wetland, known as Lake Manuherikia. Sketchy evidence of life in this Miocene period may still be found in the form of fossil deposits in the area.

Gold was discovered at Dunstan Creek in 1863 and quickly became the site of a robust town with hotels, grog-shops, bakeries, butchers and five stores. In 1865 the name of the town was formally changed to St Bathans, ostensibly the name of a Scottish estate belonging to a relative of Otago Chief Surveyor, John Turnbull.

Towards the end of the decade the area was booming, with two banks, a police station, four pubs (down from 15 at its peak), a cottage hospital, courthouse, two churches and two schools. Gold was still being won in the 1870's from Surface Hill, Vinegar Hill and the "Glory Hole", where miners sluiced away a 120 metre hill, leaving a 69 metre deep hole which filled with water and is today known as the Blue Lake. Today St Bathans village is left with a handful of permanent residents and holiday cribs.

The Cambrians area is tucked into the foothills of the Dunstan and was the site of goldmining and later coal mining activities. At one stage there was the Welsh Harp Hotel, McGuickins Store and post office, hall, school house and school. With the removal of the hall, school house and school there is now little of the former community left except the remnant wall of the Welsh Harp and a few mud brick cottages. (*The Cyclopaedia of Otago and Southland Vol 2*. Edited by Paul Sorrell, Published 1999).

The surrounding area including the Cambrians and St Bathans Downs area is characterised by high-country pastoral farming – particularly of merino sheep, cattle and deer.

Economy

Central Otago has been subject to rapid economic development during the past two years. While the growth of new businesses is resulting in increased employment and rewards for many in Central Otago, the major affect in the St Bathans Area has been a significant increase in the price of houses and land.

The growth of tourism to Otago and the Central Lakes District is also reflected in an increased number of visitors passing through the area. The workshop clearly identified a strong local concern that the existing, simple infrastructure is increasingly hard put to cater for increased visitor numbers, particularly by way of facilities for accommodation, hospitality, parking, sanitation and the provision of potable water.

Farming is an important part of the economy for the area. This is the mainstay of the community and provides much of its employment and income. Pastoral farming particularly of merino sheep, cattle and deer are the main focus for farming.

Other important factors to note are the importance of newly discovered fossils in the area. Also there are mineral deposits in the area that have previously been identified, including coal, oil and possible gold, lead, tin, copper and zinc.

Environment

The landscape, environment and heritage aspects of the area are widely considered to contribute to the perception of the St Bathans Area as a 'special place'. There is an urgent need to identify local landscapes including ridgeline features which the community regards as possessing heritage or cultural values and, where necessary, explore means by which those values might be preserved.

Lifestyle

The St Bathans Area is essentially populated by families with a strong sense of connection to the area and whose social networks are firmly established. For younger people, the area will always be home, but they have a tendency to leave for places where a wider range of employment and educational opportunities are available.

It should be noted that there are significant numbers of absentee owners in the area who maintain homes or sections which are used primarily during holiday periods.

Social Infrastructure

The Community's social infrastructure including health, education, employment, transport, banking and communication services are largely focussed on neighbouring Omakau, Alexandra or Ranfurly. Whilst a school bus provides a service to Omakau and Alexandra, there is, presently, no other public transport servicing the area. Ranfurly is also an important centre for providing services such as health and business for many locals.

Secondary schools are available in either Ranfurly or Alexandra; some pupils elect to attend boarding school further afield e.g. Oamaru or Dunedin.

Much of the social activity in the area focuses around the facilities in the village such as the Vulcan Hotel, the Post Office and art gallery.

The area provides a range of recreational opportunities; the Blue Lake invites swimmers, boaties and canoeists while the surrounding mountains and rivers provide opportunities for hunting, fishing, tramping, horse riding, mountain biking and cross-country skiing.

Specific Features of the Area

Dominant Activities	Pastoral farming.
People	Farming families, agricultural employees, small lifestyle properties, holiday makers, hospitality/tourism operators.
Locational Aspects	The area includes the St Bathans village, Cambrian settlement and surrounding farmland. State Highway 85 runs along the edge of the area. 45mins to Alexandra and 25mins Ranfurly. Dunstan Creek runs down the valley to the west. A series of small creeks including Mata and Muddy creeks through to the Manuherikia River to the east. Bounded by the St Bathans Range to the north. Manuherikia Valley to the south. Dunstan Ranges to the west. Hawkdun Ranges to the east.
Climate	Continental. The average rainfall is approximately 470mm per year.
Features	Vulcan Hotel Post Office and giftshop Hall Blue Lake Two churches - Anglican and Catholic and two cemeteries

The Domain and camping area
Art Gallery
Falls Dam

Industries

Pastoralism is the primary industry with tourism as a secondary industry.



Physical Infrastructure

Having infrastructure is critically important for small communities. The St Bathans community needs to clearly identify what it wants for the future. If it is to capitalise on the growing number of visitors to Central Otago, it must put in place an appropriate supporting infrastructure. Such development is likely to place considerable financial burden on a tiny ratepayer base.

Even a minimalist approach to development such as the occupation and building only on existing vacant sections, will no doubt put pressure on the existing infrastructure and lead, in the future, to demands for some improvement.

Other issues such as water supply, sewage disposal, refuse collection and parking need to be considered by the community before any concerted effort is made to promote St Bathans as a visitor destination.

Current Council policy is that water and wastewater schemes are developed on a user pays basis. Only those receiving or who could potentially receive the service pay the costs involved. Likewise only those who would receive the service or potentially receive it, would make the decision of whether a scheme is required and what the costs involved would be.

Objective

Open dialogue with Council over physical infrastructure in the area.

Recommendation for action:

- **The Community Association meets with the CODC (Assets Team) annually to discuss activities to be undertaken in the area during the coming year.**

1. Roothing

Roothing is an integral part of any rural community; the ability to get around with ease is important. Also with the increasing importance of tourism to St Bathans the need to ensure that visitors can safely access the area by roads becomes an issue as many visitors are not used to driving in New Zealand conditions.

Opinion is presently divided as to the necessity/desirability of sealing the eastern part of the Loop Road. Before reaching a decision, there is a need to assess the impact of improving the access, to the area which is likely to increase the number of visitors and encourage visits by tourist coaches with a consequent affect on the quiet ambience of the village.

Car parking, away from the historic precinct, and the management of people and traffic to avoid congestion, needs to be addressed.

Road mowing in the village area is currently undertaken by the caretakers in the town.

It is proposed that measures be taken to preserve the quiet ambience of the main street. There may be a need to slow traffic by lowering the present speed limit for safety reasons.

It should be noted that Council works on roads on a district wide basis and conforms with Land Transport New Zealand policies. The roading programme is assessed on a yearly basis and any proposed roading work would need to be considered against other proposals. Council has previously undertaken speed surveys in the village and determined there is no speed issue. However Council can review its speed limits annually.

Community Boards fund carparks, footpaths, kerb and channel work and any proposed works on these would be forwarded to the Board.

Objective

Develop an appropriate quality of roading that meets the need of the community.

Recommendations for action:

- ***Assess the need and impact of sealing the remaining half of Loop Road.***
- ***Investigate car parking options away from the historic precinct of St Bathans and the management of people and traffic in this area so as to avoid congestion.***
- ***Lower the speed limit through the village.***

2. Water.

Having a supply of water is critical for the development of any community. Outlying properties in the area have independent water supplies. Currently the water supply in the St Bathans village comes from an old goldmining race and is managed by the St Bathans Water Board Inc, a volunteer body. The Water Board holds rights to water for the village. The water race travels approximately 10 km over private farmland before reaching settling ponds, on DoC land, and through to the village to meet its needs. The supply was originally intended as a fire fighting supply which has been extended to meet domestic needs. There are in total 49 connections for the village and 39 of these have been allocated for use. All new connections have to be on a trickle feed to a tank. Water quality and supply is not assured and residences are warned of the need to treat their water by boiling or other means.

The village supply is limited in that the current water right is fully allocated to the existing houses and sections in the historic village area. Further development is likely to result in a demand which exceeds supply. Water

provision for developments and subdivisions outside the village area are the responsibility and concern of developers and are outside the influence of the existing water board. The expense of up-grading the water supply is likely to be a contentious issue among the small rate payer base and could therefore prove to be an important factor in future planning.

The Water Board has stated that any major development of the present scheme is likely to be beyond its management capacity.

Current Council policy is that water supplies are developed on a user pays basis. Only those receiving or who could potentially receive the service pay the costs involved. Likewise only those who would receive the service or potentially receive it, would make the decision of whether a supply is required and what the costs involved would be.

Objective

Maintain a water supply that meets the needs of the village.

Recommendations for action:

- ***Support the St Bathans Water Board Inc in developing a strategy for the future of the water supply that meets the needs of the village.***

3. Sewage

Sewage disposal has been a topical issue in St Bathans village over the last year, highlighted by publicity about the changing colour of the Blue Lake. While it has not been proven that sewage disposal is the cause of change in colour, the adverse comment has caused the community to ask for Council assistance with the matter.

Presently each residence in the St Bathans Area has its own septic tank or 'long drop'. Concerns regarding soil porosity and potential contamination of the storm water system in the village are likely to be magnified by proposals for further building.

CODC is currently carrying out a study of wastewater issues in the village which, it is hoped, will provide the basis for future decisions in this regard.

Current Council policy is that wastewater schemes are developed on a user pays basis. Only those receiving or who could potentially receive the service pay the costs involved. Likewise only those who would receive the service or potentially receive it, would make the decision of whether a scheme is required and what the costs involved would be.

Objective

Investigate appropriate means of sewage and greywater disposal to meet the future needs of the village.

Recommendations for action:

- ***Complete the Council report on wastewater disposal issues and refer to this report when looking at future options for sewage disposal.***
- ***Advocate for continued water monitoring of the Blue Lake.***

4. Refuse

Refuse collection and the clearing of litter bins were identified as concerns for the community. Currently there is no litter bin or refuse collection in the area; a caretaker is employed to keep the village and its immediate surrounds clean and tidy. It has been noted that litter collection is only really a problem for a short period over the Christmas holiday period when there are additional people camping in the area.

The present arrangement sees individuals dispose of their own refuse and is adequate in the short-term, but any growth in or around the area may require these arrangements to be reviewed. The current Council wheelie bin service does not cover the St Bathans/Cambrians area. This contract is due to be revisited in 2008; however, individuals/businesses can hire private collection wheelie bins or skips. It is noted that many holiday makers would only use wheelie bins for a few weeks or weekends of the year and would not be in favour of a permanent service.

Objective

Monitor the needs of the community for a refuse collection/disposal system.

Recommendation for action:

- ***The collection and disposal of refuse in the area be reviewed.***

5. Other infrastructure – e.g. Town Halls, public toilets.

Workshop participants expressed concern at the standard of toilet facilities in St Bathans as this single matter is likely to leave a lasting impression on visitors. Concerns were expressed about the cleanliness of the Lakeside toilet and the need for a new toilet which was more accessible to visitors.

It is noted that the CODC has committed a financial contribution to a new DoC public toilet in the village.

The St Bathans Hall was identified as a key community facility. The Hall, which is registered under the Historic Places Act, is administered by DoC. The Community Association is presently negotiating a joint management arrangement with DoC, which may allow the Hall to be used for some community purposes.

Objective

Maintain facilities in the area that meet the needs of locals and visitors alike.

Recommendations for action:

- ***The Community Association continue to liaise with DoC and the Council regarding the provision of a new public toilet.***
- ***The working group liaise with DoC on the future of the Hall in St Bathans.***

Planning

The St Bathans Area is currently at a crossroads. There is an apparently unanimous community view that St Bathans village is a 'national gem' which the community is prepared to share with others as long as those things which make the village distinctive are protected and preserved. The community's aim is to preserve the look and feel of St Bathans as it is: a protected and historic village – a special place.

Equally, it is recognised that powerful external pressures will inevitably threaten that aim; the area is steeped in history, and heritage has been identified as a potential future driver, attracting greater numbers of visitors for whom exploring 'heritage' is a reason to travel. Likewise, it is possible the area may come to be considered by retirees and those seeking a holiday home as an attractive place to settle.

Consequently, the likelihood of St Bathans Area attracting visitors and residents in greater numbers than since its heyday is the cause of a tension regarding the desirability of 'development' and /or "what type of development?"

This Plan identifies the need for a continuing debate around this issue which, ideally, will result in general agreement regarding guidelines for land use, sub-division and building. For example, it has been suggested that a possible means of preserving the impact and ambience of the village might be to create a transition zone on the outskirts where development is restricted to a suitably small scale.

The CODC's Rural Study, which addresses rural development issues, is also likely to contribute ideas as to how future development and building might be sympathetically integrated within the existing environment and landscape. Certainly, the Study provides the St Bathans community with an opportunity to identify key landscapes, skylines or ridges which it considers should remain unspoiled and to put in place, appropriate protection before there is any suggestion of development.

The community appears to be united on the requirement for clear guidelines regarding future development in the St Bathans Area. These guidelines should be developed within the Resource Management Act through a process of community consultation involving such statutory authorities as CODC, DoC and HPT. Once agreed, the guidelines should be incorporated into the District Plan as a comprehensive, easily understood basis for future development throughout the St Bathans Area. In Appendix 2 is an explanation and copy of the current rules relating to the St Bathans village, the heritage precinct and outstanding landscape.

The concepts of natural environment, heritage protection and interpretation are considered to be important by the St Bathans community and should be appropriately addressed by the guidelines mentioned above.

Private Property Rights:

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Objective

Manage growth to preserve the special character of the area.

Recommendations for action:

- ***Council undertake and complete its Rural Study. This will help identify unique landscapes in the area and review the rules governing growth and development.***
- ***Develop rules and guidelines for future sub-division and building construction in the St Bathans Area which acknowledge and support the intent of this Plan.***



Community Development

1. Community Spirit

It is very clear that within the community there is a unifying passion to preserve the special character of the St Bathans Area as well as a desire to sustain it as a viable place in which to live, work and play.

Despite the shared strong sense of connection, it is recognised that the St Bathans community consists of distinctly separate interest groups including permanent residents in the village, holiday home owners throughout the area, farmers, small block owners and the DoC (as the manager/custodian of heritage sites and public reserves). Not surprisingly, each group offers different perspectives which, in the context, contribute to a continuing tension regarding the future direction and development of the St Bathans Area. It should be noted that the community is bigger than just the village itself or any one of the groups mentioned above. As noted on Page 2 there is a defined area that the Community Association covers.

The consultative process clearly identified the essential pre-requisite for the community to be united behind an agreed vision and goals and an associated requirement for statutory bodies such as DoC, CODC and HPT to work closely with the community to achieve agreed goals.

The concept of an informed community assuming responsibility for matters of local governance through a vehicle such as the Community Association was supported as a means of furthering the community's ideals.

It is considered important that there be a focus on attracting more permanent residents to the area. Some see the Village as a future centre for an arts and craft culture, while others may see opportunities to cater for the growing number of visitors.

There is also a strong desire to create a stronger community spirit by developing activities that all parts of the community can participate in. A community that is looking ahead and participating in activities provides a much happier community feel and spirit for all to live in.

Objective

A united community that shares a common future

Recommendations for action

- ***Hold an annual Community Meeting with representation from the local Community Association, DoC, CODC and HPT, to discuss community ideals and work being undertaken in the area.***
- ***Develop the area as a living community by encouraging more permanent residents.***

- ***The local Community Association continues to act professionally, be representative of the community, advocate and promote the ideas in this Plan.***
- ***Assist in the promotion of community activities that help create a stronger community spirit.***

2. Reserves and Recreation

The area provides a range of recreational opportunities; the Blue Lake invites swimmers, boaties and canoeists while the surrounding mountains and rivers provide opportunities for hunting, fishing, tramping, horse riding, mountain biking and cross-country skiing. The possibility of connecting the St Bathans Area with adjoining recreation areas by means of four wheel drive tracks has also been identified as a potential opportunity.

None-the-less there is a need to consider the likely impact of developing such activities, particularly with regard to possible affects on the ambience of the village, the landscape, privacy, private property rights and safety.

The need for good signage and safety issues were identified as being an issue. Signage for safe use of the lake and where to find the domain was required. Possible fencing of the cliff hazards should be investigated with DoC.

There are significant public reserves in the area which are administered by DoC. The workshop noted the important role of the domain as a camping and recreation venue. The suggestion to replace trees nearing the end of their useful lives led to a call for guidelines which will maintain the rustic nature of the village and its surrounds. (See also Walkways section under Product Development).

Objectives:

- ***Management of the Blue Lake in a manner acceptable to the community.***
- ***Identify future recreational opportunities and manage current recreational areas.***

Recommendations for action

- ***Undertake an independent environmental assessment of the Blue Lake and its immediate surrounds, then develop a management plan for the Lake based off this assessment.***
- ***Identify potential recreational opportunities that will be in keeping with the intent of this Plan.***
- ***Develop a management plan for the domain.***

- ***Identify significant plantings and develop tree management and planting guidelines for reserve areas, the domain and main street area.***
- ***Encourage improved signage of the domain and water based facilities and fencing of the cliff hazard (where required).***

Private Property Rights:

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Product Development

1. Heritage

The St Bathans Area has a proud heritage and distinctive features associated with its gold mining past and the local geology. A number of heritage sites are already included in the District Plan, some of which are considered significant to New Zealand's heritage. (see the attached Appendix 1 which outlines heritage items in the area and Appendix 2 which outlines rules relating to the heritage precinct).

The Central Otago Heritage Project may get underway in 2006. The project proposes to develop an integrated heritage strategy for the district that incorporates heritage management, cultural tourism and local values. Not only will this project identify those heritage items most at risk, most important and most representative, it will also identify sustainable development projects that will involve private public partnerships to enable these to be achieved. Once again elements of heritage in the area are likely to be highlighted by this project.

Other parties which will need to be included are DoC and HPT who have an interest in preserving and maintaining the heritage aspects of the area.

Suggested opportunities include heritage tours linking some of the key sites and places of significance eg the cemeteries, hall, hotel, post office and gold mining aspects of the area and a link to the Rail Trail. It is noted that care will have to be exercised with heritage protection to ensure that work is done in agreement and co-operation with local landowners. Interpretation of the heritage would be required to help tell the story of the area to visitors. It must also be noted that the St Bathans Area is already on the Otago Goldfields Heritage Trail and there are brochures and signage which direct people around this Trail.

Private Property Rights

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Objective

Enhance the special heritage character of the St Bathans Area for the enjoyment of locals and visitors alike.

Recommendations for action

- ***Development of a heritage trail linking into the district or regional touring routes. This trail would be based on national standards for heritage trails/touring routes.***

- ***Development of a project to ensure historic buildings, mining sites water races and other remnants are recognised, preserved and provide interpretation of the heritage aspects of the area.***

2. Walkways

With a distinct landscape and significant heritage aspects, there are numerous potential opportunities for walking in the St Bathans Area in addition to the current Blue Lake Track and Lookout Track.

The CODC may develop a District Tracks and Trails strategy which will identify significant landscapes and heritage sites accessible by tracks as well as providing guidelines regarding operational and maintenance matters.

A number of potential routes around St Bathans might be developed as walkways; however, care will have to be exercised to ensure that such opportunities are only developed with the agreement and cooperation of local landowners in regard to individual privacy and private property rights.

Private Property Rights

This plan DOES NOT endorse the transfer/taking of privacy and or private property rights for public use.

Objective

Enhance recreational and visitor opportunities by developing walkways that showcase the area's distinct landscape and heritage.

Recommendations for action:

- ***Assess and identify options for developing and maintaining local walkways in the area in consultation with DOC and local parties. Coordinate these initiatives with the proposed CODC Tracks and Trails strategy.***
- ***Establish local walkways with appropriate signage and interpretation.***
- ***Develop a walkway from the domain to the village.***

3. Accommodation

Accommodation in the St Bathans Area is presently limited to the provision of both beds and meals at the Vulcan Hotel or associated bed and breakfasts in the area.

The Domain provides very limited facilities but is none-the-less a popular site for campers and caravans, particularly during the Christmas holiday period.

Undoubtedly the present lack of accommodation is inhibiting development but the provision of more public accommodation, particularly in the village, is in turn

dependent on upgrading the basic infrastructure (water and sewage disposal). It should also be noted that there are barriers to development of accommodation in the village area. Because it is a heritage precinct and is zoned residential any development would be required to go through a resource consent process.

It may be that in the future, accommodation is provided on the outskirts or even further afield by way of specialist lodge facilities; consequently, the village might remain a destination where visitors enjoy the historic ambience before returning to their accommodation.

The majority view appears to be that if new accommodation is built in the village, it should be designed and maintained in sympathy with the village and its surroundings.

Objective

Encourage an appropriate number of accommodation options to meet identified needs in the area.

Recommendations for action

- ***Investigate a means to monitor visitor numbers to the area.***
- ***Inform current and potential accommodation providers about visitor trends, and the quality of service appropriate to meeting those needs.***
- ***Consider an area for campers and campervans and ensure this area has good signage.***

4. Cottage industry

St Bathans Area has always attracted those wishing to paint the landscape, buildings and relics; given the provision of suitable facilities, the village might easily be promoted as a haven for an arts and craft culture. The historical nature of St Bathans suggests there may be potential for developing home-based craft industries; the stone Blacksmith Shop and the Gold Office are only two examples of sites which might be developed by a sympathetic artist or entrepreneur thereby adding another dimension to the visitor experience. A small local bakery or café are proposals which have also been suggested.

The potential to promote market and craft days as regular events has also been proposed.

With respect of the wider area it has been noted that with changing landuse patterns there may be opportunities for alternate horticultural or agricultural crops. Clearly it is up to individuals to investigate possible options for the area using sources such as the Grow Otago information provided by the Otago Regional Council. A link to this climate and soil information is: <http://growotago.org.govt.nz/>

Objective

Encourage further cottage industries in the area.

Recommendations for action

- ***Encourage the development of arts and crafts and local cottage industries.***

5. Events

Adventure tourism is a burgeoning industry throughout Central Otago and related events generate income and publicity for an area.

St Bathans already hosts the very successful Ghost to Ghost Triathlon and village fete. It was noted at the workshop that perhaps there may be other events appropriate to the area, which might be promoted such as mountainbiking, walking, eco adventure or arts/crafts school.

Objective

Retain current and develop more events for the area.

Recommendation for action

- ***Explore the concept of additional events for the area.***

Tourism Development

Each year Central Otago attracts an increasing number of domestic and international visitors. Given that presently, most of the visitors to the St Bathans Area are 'passing through', the following visitor trends in Central Otago may be significant in regard to the future:

- Commercial Accommodation Monitor (CAM) records show 277,000 guest nights in Central Otago during 2005, (To Dec 2005, includes both domestic and international visitors, based on Goods and Services accommodation registered properties).
- The average length of stay by order of magnitude is assessed at 2.2 nights (average) to the year ending December 2005. By comparison the guest nights in 1998 (average as assessed) was 6 nights. The reason for the decline is the "transition" that has been occurring in Central Otago. It is moving from being a domestic holiday destination to one which attracts international visitors who, due to travel constraints, stay for shorter periods.
- It should be noted that while there has been a decline in domestic tourism in all regions of New Zealand, Central Otago has gone against the trend and experienced increased growth from the Canterbury market which, possibly, can be attributed to the success of the Rail Trail.
- Otago Central Rail Trail - A DOC report estimates that in 2004 between 80,000 to 100,000 people travelled on some sections of the Rail Trail while an estimated 5,700 people completed the whole Trail. The average amount spent per day was assessed at \$125 over an average duration of five days.

Adverse factors which may affect the visitor industry (especially the international market) include increasing fuel prices and the volatile exchange rate.

The CODC is embracing a destination management approach to tourism which will focus on sustaining the attractions which make Central a desirable place to visit. As word of the St Bathans Area's unique attractions spread, so it is likely that an increasing number of tourists will seek to stay in the area.

The community has already expressed concern that the present infrastructure in the village is struggling to cope with current pressure, so it is very clear that future tourism growth is subject to key decisions regarding the provision of water supply, sewage disposal, adequate toilet and parking facilities.

Further community consideration is required regarding the impact of various proposed actions e.g. sealing the remainder of the Loop Rd may lead to a dramatic increase in traffic through the village, thereby putting at risk the ambience or 'special character' already identified as something that needs to be preserved.

Objective

Manage visitor numbers and activities in a manner which protects the values and environment we wish to retain.

Recommendations for action

- ***Develop a marketing strategy with appropriate groups which outline the market that the St Bathans Area wishes to attract in line with destination management principles and any limitations which might be necessary to preserve the intent of this Plan.***



Appendix 1

SCHEDULE 19.4 : REGISTER OF HERITAGE BUILDINGS, PLACES, SITES & OBJECTS AND NOTABLE TREES

PART A : HERITAGE BUILDINGS, PLACES, SITES AND OBJECTS

NO.	MAP NO	ITEM & LOCATION	LEGAL DESCRIPTION	NZHPT DETAILS	
				Reg No.	Category
147	38 & 50	Blue Lake , St Bathans	Section 82 Block II St Bathans SD		
148	38	Mine Manager's House (former) , St Bathans Loop Road	Section 35 Block I Town of St Bathans		
149	38	Police House and Gaol (former) , St Bathans Loop Road	Section 29 Block I Town of St Bathans		
150	38	St Patricks Church (Catholic) , Loop Road, St Bathans	Section 5 Block II St Bathans SD	3210	II
151	38	School Ruins , Loop Road, St Bathans	Sections 46-47 Block I Town of St Bathans & Legal Road	3208	II
152	38	School Master's Residence (former) , St Bathans Loop Road	Section 24 Block I Town of St Bathans		
153	38	Billiards Room/Stable , Loop Road, St Bathans	Section 16 Block II Town of St Bathans	2255	II
154	38	Vulcan Hotel , Loop Road, St Bathans	Sections 16 & 49 Block I Town of St Bathans	2259	II
155	38	Hall , Loop Road, St Bathans	Section 48 Block I Town of St Bathans	2256	II
156	38	Stone Cottage (former Blacksmith's Shed) , St Bathans Loop Road	Section 14 Block I Town of St Bathans		
157	38	Gold Office , Loop Road, St Bathans	Section 13 Block I Town of St Bathans	331	I
158	38	Post Office , Loop Road, St Bathans	Section 11 Block I Town of St Bathans	2254	II
159	38	Church of St Alban the Martyr (Anglican) , St Bathans Downs Road	Section 7 Block I Town of St Bathans	2252	II
160	38	'Suthy's' Cottage (former Donald Sutherland's) , St Bathans Downs Road	Part Section 6 Block I Town of St Bathans		
161	38	Cottage Hospital (former) , St Bathans Downs Road	Sections 4-5 Block I Town of St Bathans		
162	38	St Bathans Cemetery , Cemetery Road	Section 9 Block II St Bathans SD		
163	39	War Memorial , Waipiata	Legal Road		
164	40A	General Store , Main Road, Oturehua	Lot 1 DP 20367	7304	II
165	40A	Ida Valley Flourmill (former) , Ida Valley Road, Oturehua	Lot 1 DP 20092	2257	II
166	40A	Hayes Engineering Works , Ida Valley-Omakau Road, Oturehua	Section 38 Block XIII Blackstone SD	330	I
167	40C	Facade of Stone Building , Hills Creek	Sections 13, 20-21 Block II Town of Hills Creek		
168	40C	Memorial Gates Blackstone Hill Cemetery , Hills Creek	Section 22 Block III Blackstone SD		
169	41B & 52	Quartz Reef Point Gold Workings	Lot 1 DP 16004	5618	II

185	49	Shepherds Hut, early 1900s , Thomson Gorge Road, Matakanui	Run 238N Section 1 Block IX Lauder SD		
186	50	Bakehouse , Lauder Station	Section 4 Block IV Blackstone SD & Part Run 226B		
187	50	Woolshed and Stables , Lauder Station, off St Bathans Loop Road	Section 4 Block IV Blackstone SD & Part Run 226B		
188	50	Cottage , Shepherds Flat Road	Lot 1 DP 25455		

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189	50	Ruin , Coal Pit Road, Cambrians	Lot 3 DP 25142	3207	II
190	50	Cottage , Cambrians	Section 132 Block I St Bathans SD	3207	II
191	50	Cottage (remains) , Cambrians	Section 126 & Section 4 SO 23818 Block I St Bathans SD	3207	II
192	50	Cottage , Cambrians	Section 126 & Section 4 SO 23818 Block I St Bathans SD	3207	II
193	50	Cottage , Cambrians	Section 135 Block I St Bathans SD	3207	II
194	50	Cottage , Cambrians	Section 115 Block I St Bathans SD	3207	II
195	50	Cottage , Cambrians	Lots 1-3 DP 23469	3207	II
196	50	Ruins of Welsh Harp Hotel , Cambrians Road	Section 3 Block I St Bathans SD	3207	II
197	50	Cottage , Cambrians	Sections 1, 121 & 142 Block I St Bathans SD	3207	II

PART B : NOTABLE TREES

NO.	MAP	ITEM & LOCATION	LEGAL DESCRIPTION
		None present	

APPENDIX 2

Rules relating to heritage values in St Bathans

There are a number of provisions in the Proposed Central Otago District Plan (District Plan) relating to heritage in St Bathans.

Heritage Precinct

St Bathans is situated in a heritage precinct. The precinct covers all residential land in the village and extends from and includes the English property on St Bathans-Downs Road in the South to the Little property on Loop Road in the north. See **attached** map.

In summary any building alterations, additions, new buildings, new plantings, or any demolition of buildings or structures within the Heritage Precinct in St Bathans requires resource consent. The relevant rules are summarised below.

- **Addition or Alterations**

Any addition or alterations to structures requires resource consent. See Rule 11.4.1(a) **attached**.

Alterations include painting or repainting in a colour that is significantly different from the existing colour, recladding, covering or uncovering or any changes to the external appearances of building.

When considering the application Council restricts its discretion to the following matters: external design and appearance of the building or structure; the scale of the addition or alteration in relation to the development, and the provision of yards, and how those matters impact upon the heritage values of the precinct.

- **Erection of New Structures**

The erection of any new structures within the Heritage Precinct requires resource consent. See Rule 11.4.1(b) **attached**.

When considering the application Council restricts its discretion to the following matters: External design and appearance of the building or structure; the scale of the building in relation to the existing development; the provision of yards, services, parking and access, and landscaping required to mitigate visual effects, and how those matters impact upon the heritage values of the precinct.

- **The Establishment of New Plantings**

The establishment of new plantings on vacant sites within St Bathans in the Heritage Precinct requires resource consent. See Rule 11.4.1(c) **attached**.

- **The removal or demolition of buildings**

The removal or demolition of buildings, parts of buildings, stone walls or other structures within the heritage precinct requires resource consent. See Rule 11.4.2 **attached**.

Heritage Buildings, Places and Objects.

A number of buildings, places and objects are listed in Part A of Schedule 19.4 of the District Plan. These include registered items with the New Zealand Historic Places Trust, both categories 1 and 2 and also other items which are not registered with the Trust. The items are listed as follows:

St Bathans Village

- The Blue Lake
- Mine Manager's House
- Police House and Gaol
- St Patricks Church
- School Ruins
- Schoolmaster's Residence
- The Billiard Rooms and Stable
- Vulcan Hotel
- Hall
- Stone Cottage (former Blacksmith Shed)
- Gold Office
- Post Office
- Church of St Alban and the Martyr
- "Suthy's" Cottage (former Donald Sunderland's)
- Cottage Hospital
- St Bathans Cemetery, Cemetery Road

Outlying areas

- Bakehouse, Lauder Station
- Woolshed and Stables, Lauder Station
- Cottage, Shepherds Flat Road
- Ruin, Coal Pit Road
- White Horse Hotel, Becks
- St Paul's Union Church, Becks

Cambrian

- Cottage
- Cottage (remains)
- Cottage
- Cottage
- Cottage
- Cottage
- Ruins of Welsh Harp Hotel
- Cottage
- Berry's Cottage

The effect of the rules in the District Plan relating to these items is that the removal or demolition of a building or structure, any alteration or addition including to any sign, or any exterior alteration or addition shall require resource consent. See Rules 14.7.1 (a) and (b) **attached**.

- **Heritage Reserves**

There are two Heritage Reserves in St Bathans as follows:

- St Bathans Hall
- St Bathans Post Office.

Any work or activity undertaken within these reserves must be consistent with the particular Act under which the land is held, must be consistent with the general rules of the District Plan, and notice must be given to Council at least twenty days prior to the carrying out of any such work. See Rule 14.7.3 **attached**.

- **Resource Consent Fees Waived**

The Council recognises the public benefit in maintaining and enhancing heritage precincts and buildings, site, objects and trees, and therefore has a policy to waive the fees associated with applications for resource consent for

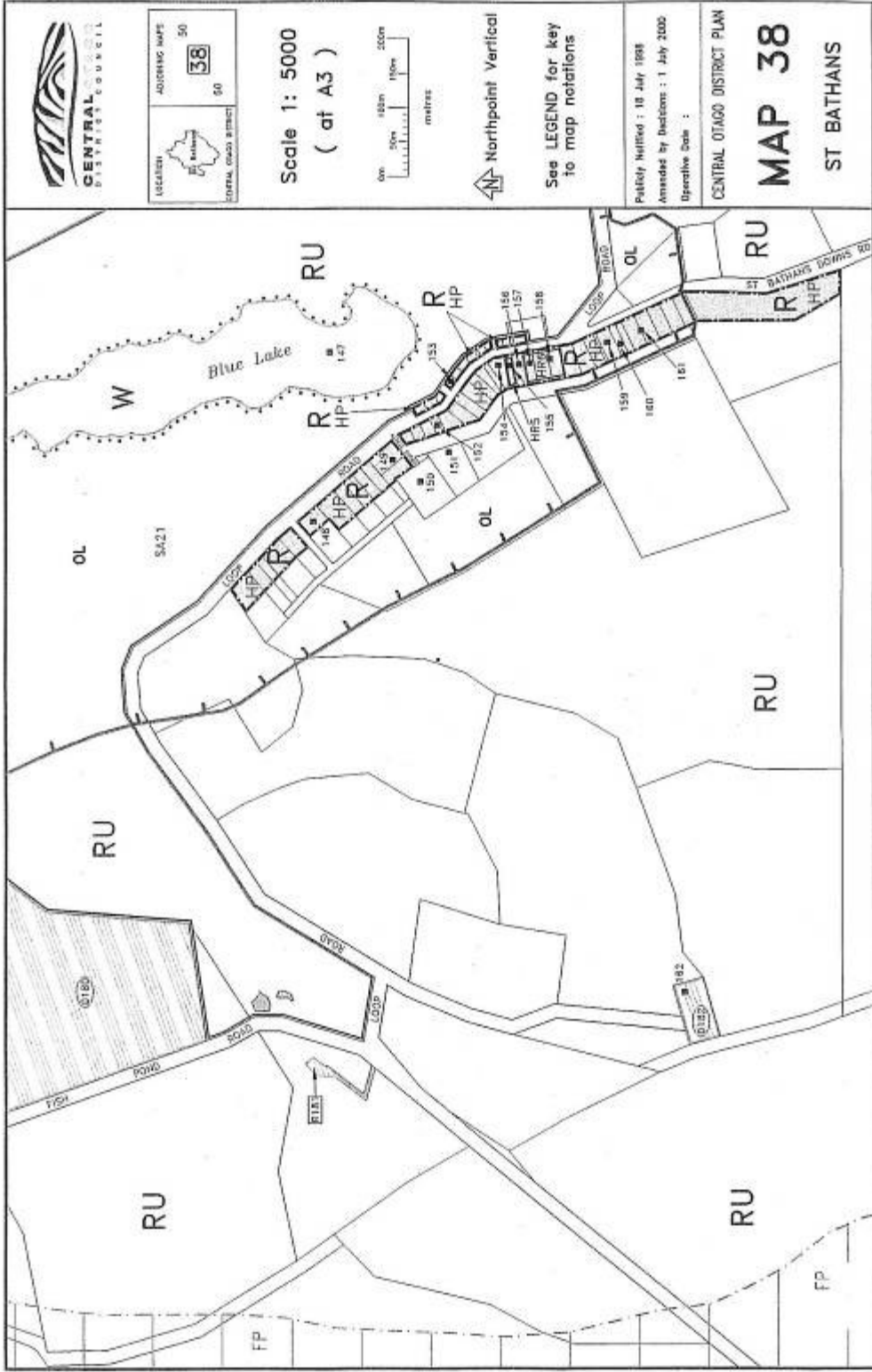
- **Work within a heritage precinct that requires a resource consent only because that activity is located within a heritage precinct**
- **work on heritage items.**

- **Archaeological Sites and Waahi Tapu**

There are rules relating to archaeological sites and Waaihi Tapu in the District Plan detailing the process to be followed where any activity disturbs or identifies such a site. See Rule 14.7.4 **attached**.

Sections 9 to 21 of the Historic Places Act 1993 shall apply to these activities.

Historic Places Trust and Kai Tahu Ki Otago have an interest in activities relating to archaeological and Waahi Tapu sites.



11.4 RULES

Note: In considering a resource consent application under rules in this Plan, in the absence of specific policy in this Plan the Council may have regard to other policies related to assessment matters, including relevant policies in the Regional Policy Statement for Otago, and regional plans.

11.4.1 **DISCRETIONARY (RESTRICTED) ACTIVITIES**

Cross Reference
Policy 11.3.1

(a) **Addition or Alterations of Structures**

The addition, alteration, painting or repainting in a colour that is significantly different from the existing colour, recladding, covering or uncovering or any other changes to the external appearance of buildings, parts of buildings, stone fences, or other structures (including signs) located within a heritage precinct and visible from a road or any public place is a discretionary (restricted) activity provided that for Historic Places Trust Category I buildings, Rule 14.7.1(a)(ii) shall apply.

Note:
Archaeological sites are subject to Rule 14.7.4.

Council shall restrict the exercise of its discretion to the following matters -

1. The external design and appearance of the building or structure (including the materials and colour) used,
 2. The scale of the addition or alteration in relation to existing development, and/or development which occurred when the dominant scale of development within the precinct was established, and
 3. The provision of yards,
- and how the above matters impact upon the heritage values of the precinct.

(b) **Erection of New Structures**

The erection of any new building or structure (including signs, fences and areas of hard standing) with frontage to or that are visible from a road or any public place within a heritage precinct is a discretionary (restricted) activity.

Council shall restrict the exercise of its discretion to the following matters -

1. The external design and appearance of the building or structure (including the material and external colour used),
 2. The scale of the building in relation to existing development and/or development which occurred when the dominant scale of development within the precinct was established,
 3. The provision of yards, services, parking and access associated with the development, and
 4. Landscaping required to mitigate visual effects of hard standing areas,
- and how the above matters impact upon the heritage values of the precinct.

(c) **Establishment of New Plantings in St Bathans**

11.4.1 (cont'd)

New plantings on vacant sites within the St Bathans heritage precinct shall be a discretionary (restricted) activity.

Cross Reference
Policy 11.3.3

Council shall restrict the exercise of its discretion to whether the planting (including its type and size) complements or is consistent with the historical character and value of the heritage precinct.

Reason

These activities have the potential to compromise the historic values and character of the identified precincts. By identifying the activity as a discretionary (restricted) activity Council is recognising that the issues of relevance relate to design and compatibility with the heritage values of the precinct only. No other matter needs to be considered in assessing applications under this rule.

11.4.1A **INFORMATION TO BE PROVIDED**

In addition to any information required to be provided in terms of Clause 1.2.7 and Schedule 19.1, any application made for an activity in terms of Rule 11.4.1(a), (b) and (c) above shall be accompanied by plans drawn to scale and explanatory documentation to fully describe:

- (i) The position of all proposed buildings, additions or alterations or any other structure, and of any existing building, fence or other structure.
- (ii) The materials to be used for exterior cladding or re-cladding or for the finish of any building, addition or alteration, fence, sign or other structure.
- (iii) The colours to be used to finish any building, addition or alteration, fence, sign or other structure, or for painting or repainting.
- (iv) The elevation of any buildings and addition or alteration including facades visible from any road or public place.
- (v) The location and species of any landscaping or plantings proposed on a site.

11.4.2 **DISCRETIONARY ACTIVITIES**

Cross Reference
Policy 11.3.2

The removal or demolition of buildings, parts of buildings, stone walls or other structures within a heritage precinct shall be a discretionary activity except as provided by Rule 14.7.1(a)(i) (page 14:15)

Reason

There must be strong justification for removal or demolition of buildings or structures such as stone walls within heritage precincts. Justification may include public safety issues or that the building or structure is not one that contributes to the historic values of the precinct. This must be determined on a case by case basis.

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14.7 RULES

Note: In considering a resource consent application under rules in this Plan, in the absence of specific policy in this Plan the Council may have regard to other policies related to assessment matters, including relevant policies in the Regional Policy Statement for Otago, and regional plans.

14.7.1 HERITAGE BUILDINGS, PLACES & OBJECTS

(a) **Registered Items with NZ Historic Places Trust Category I Classification**

*Cross Reference
Policies 14.4.2,
14.4.3, 14.4.4*

- (i) The removal or demolition of a building or structure identified in Part A of Schedule 19.4 as an item having a NZ Historic Places Trust classification of Category I is a non-complying activity.
- (ii) Any alteration or addition (including any sign) to a building or structure identified in Part A of Schedule 19.4 as an item having a NZ Historic Places Trust classification of Category I is a discretionary activity.

(b) **Registered Items with a NZ Historic Places Trust Category II Classification and Other Items Listed**

- (i) Any exterior alteration or addition (including any sign) to a building or structure identified in Part A of Schedule 19.4 as an item that has a NZ Historic Places Trust classification of Category II or is otherwise listed in Part A of Schedule 19.4 is a discretionary (restricted) activity.

Council shall restrict the exercise of its discretion to the effects the exterior alteration or addition will have on the heritage values of the item.

- (ii) The removal or demolition of a building or structure identified in Part A of Schedule 19.4 as an item that has a NZ Historic Places Trust classification of Category II or is otherwise listed in Part A of Schedule 19.4 is a discretionary activity.

Reason

Items with a NZ Historic Places Trust classification of Category I are places of special or outstanding historical or cultural heritage significance or value. This is the highest classification in terms of the NZ Historic Places Trust. This has been recognised by identifying the removal or demolition of such items as a non-complying activity. Removal or demolition of heritage items that are not Category I and the alteration and addition to the Category I items has been identified as a discretionary activity as there may well be valid reasons why a heritage item needs to be demolished (for example, public safety) or altered (for example, to enable sympathetic use of a building).

Note: All items in Schedule 19.4 are identified on the planning maps.

14.7.2 NOTABLE TREES

- (i) The removal of any tree identified in the register in Part B of Schedule 19.4 except where that tree has died of natural causes is a discretionary activity.
- (ii) The following works that involve a tree or a group of trees listed in the register in Part B of Schedule 19.4 shall be a discretionary (restricted) activity:
- (a) Significant trimming of the tree

*Cross Reference
Policy 14.4.5*

Note this does not include the regular or seasonal trimming or maintenance of any tree undertaken by hand operated secateurs or pruning shears in accordance with accepted arboricultural practices.

- (b) The construction of any building or laying of overhead or underground services within the drip line of any identified tree whether on the site or not.
- (c) Impervious paving within the drip line of any identified tree.
- (d) The addition or excavation of soil within the drip line of any identified tree in a way that alters soils levels or the water table.
- (e) Discharge or dispersal of any hazardous substance within the drip line of any identified tree.

Council shall restrict the exercise of its discretion to:

1. The impact on the health of the tree.
2. The effect on the form and appearance of the tree.
3. Issues of public safety.
4. Values of the tree as described in Clause 14.5.2.

Reason

Discretionary activity status for removal of such trees will allow full consideration of the effect the removal will have on amenity values of the neighbourhood.

Works that do not remove the tree but which will impact on a listed tree have been identified as discretionary (restricted) activities. This enables consideration of resource consent applications to focus on the health of the tree, the appearance of the tree and public safety. Where such works are minor or essential for public safety notification would not be needed.

14.7.3 HISTORIC RESERVES

Any work or activity (including the renovation or restoration of historic buildings or structures) undertaken by persons or bodies (including the Crown) on or within the land identified in Schedule 19.10 as an historic reserve or protected private land for historic purposes or land held or managed under the Conservation Act 1987 and those other Acts specified in the First Schedule of that Act for historic purposes, is a permitted activity provided that,

*Cross Reference
Policy 14.4.7*

1. Such works are consistent with the particular Act under which the land is held, or any management strategy or plan developed under that Act.
2. Such works are consistent with the general rules of this plan and the rules of the Resource Area that applies to the site.
3. Notice is given to Council at least 20 working days prior to the carrying out of any such work or activity that outlines the intention and nature of the work or activity and how it complies with the matters referred to in this rule, at least 20 working days prior to the commencement of the work or activity.

Any activity that does not comply with this rule and the erection of any building on an historic reserve or protected private land for historic purposes shall be considered as a discretionary activity.

Reason

The rules relating to resource use within these lands are generally set out by the relevant Act. Therefore Council need only intervene when the objectives of the Act are not being achieved or there is a significant effect generated outside the boundary of the land concerned.

14.7.4 ARCHAEOLOGICAL SITES AND WAAHI TAPU (SACRED SITES)

(i) Archaeological Sites

Where any activity disturbs or identifies the presence of an archaeological site, all work shall cease, and the following process shall be followed:

- (a) Where the site is registered or the find or site includes koiwi tangata (unidentified human remains) Rule 14.7.4 (ii) and/or (iii) shall apply.
- (b) Where the site is not registered or koiwi tangata do not occur, the provisions of Sections 9 to 21 of the Historic Places Act 1993 shall apply.

(ii) Registered Sites (refer Part A - Schedule 19.4)

Any activity that is likely to modify or disturb or affect any archaeological site or waahi tapu site listed in Part A of Schedule 19.4 shall be considered as a non-complying activity.

Note: the provisions of Section 9 to 21 of the Historic Places Act 1993, will also apply to these activities.

*Cross Reference
Section 3
Manawhenua
(see Method
3.5.3)
Policy 14.4.6*

(iii) Koiwi Tangata (unidentified human skeletal remains)

Where koiwi tangata are found, disturbed or unearthed the work or activity shall immediately cease and the following course of action shall be adopted:

- (a) Contact the office of Kai Tahu ki Otago Limited or any point of contact that may be agreed from time to time (see Clause 3.8 page 3:15 for contact details).
- (b) Contact the New Zealand Police.
- (c) Contact the NZ Historic Places Trust.

Outstanding Landscapes

There is an area of Outstanding Landscape surrounding the village, which is currently subject to a Reference to the Environment Court.

The effect of the Outstanding Landscape notation is that the following activities, in summary, require an application for resource consent:

- Erecting any structure or building;
- Cutting any tracks or landings;
- Excavating material;
- Establishing woodlots, production forestry or shelter belts;
- Subdivision of land.

Resource consent enables the effects of the activity to be considered in terms of its impact on the special, natural and historic values of the area.

Background

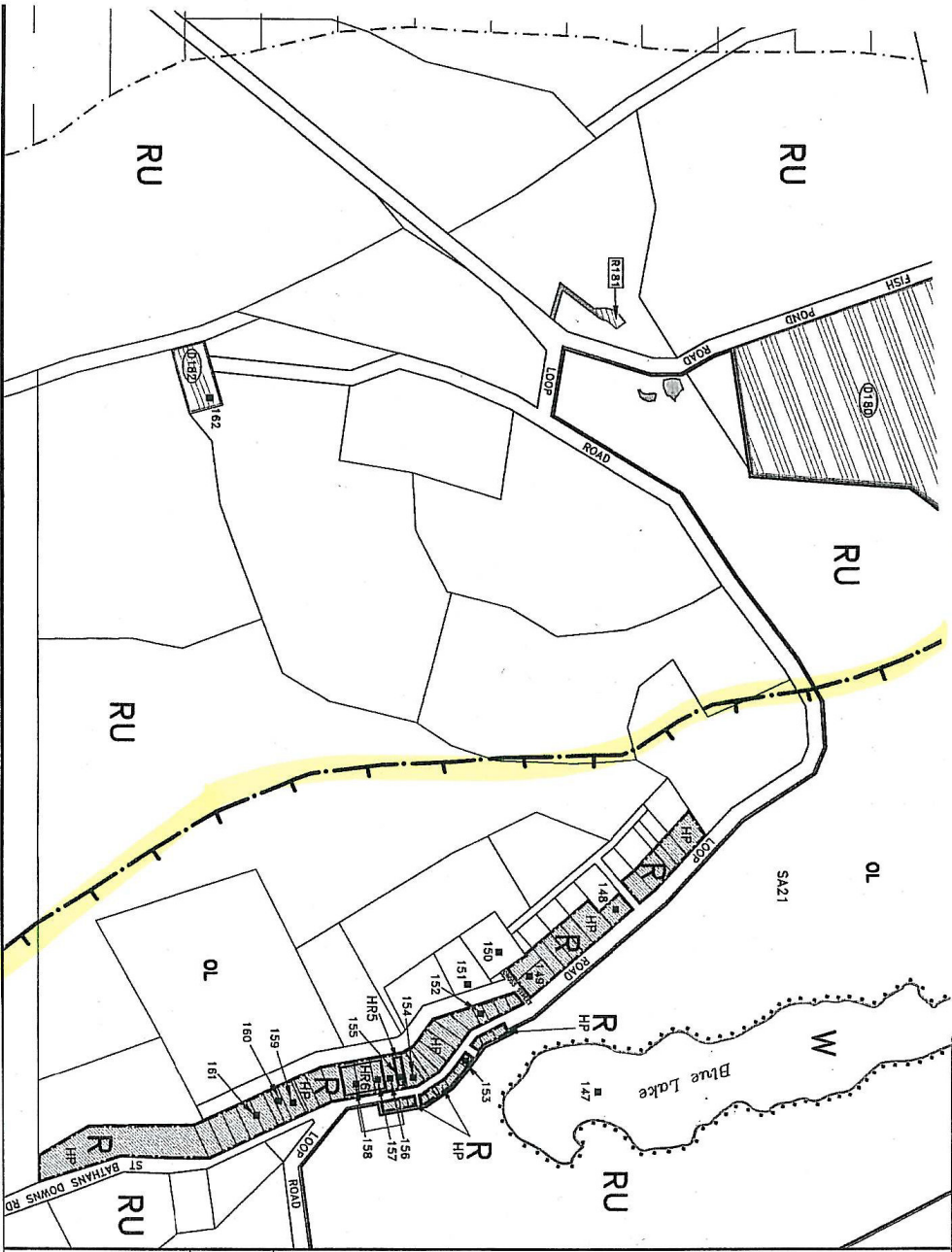
In 1998 when the District Plan was notified the area of Outstanding Landscape surrounded the village and extended south beyond the residential area. (See **attached** Planning Map marked “1998 version”)

As a result of a submission to the District Plan, the area of Outstanding Landscape was altered resulting in a reduced area, in the current 2000 version of the District Plan. (See **attached** Planning Map).

The 2000 version is subject to a Reference to the Environment Court by DOC who want to see the lines revert back to that shown in the 1998 version of the District Plan.

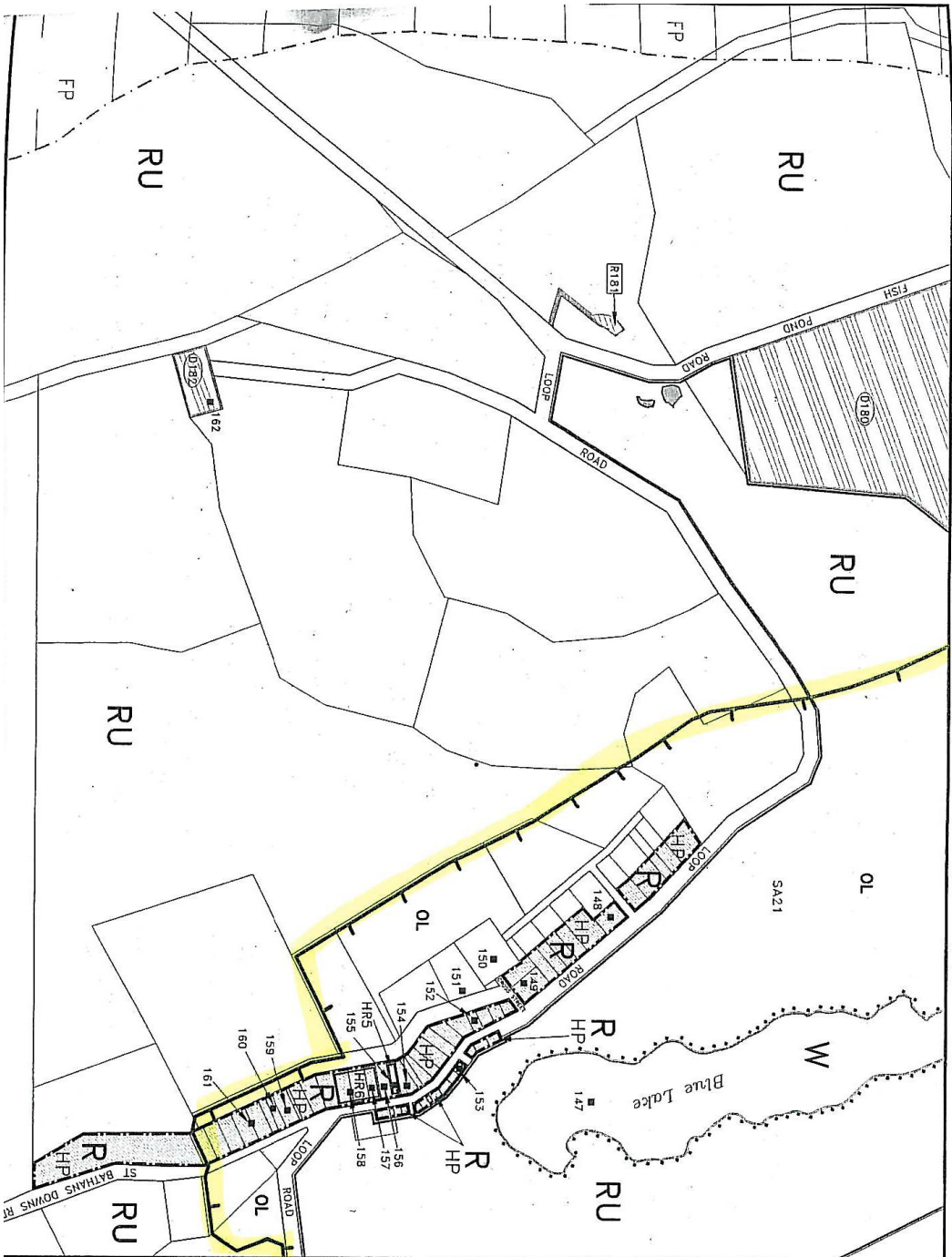
In essence the lines on the map are in dispute, and may change.

1998 Version



<p>CENTRAL OTAGO DISTRICT COUNCIL</p>	<p>LOCATION: St Bathans CENTRAL OTAGO DISTRICT</p> <p>ADJOINING MAPS: 50, 38, 50</p>	<p>Scale 1 : 5000 (at A3)</p>	<p>0m 50m 100m 150m 200m metres</p>	<p> Northpoint Vertical</p> <p>See LEGEND for key to map notations</p>	<p>Publicly Notified : 18 July 1998 Operative Date :</p>	<p>CENTRAL OTAGO DISTRICT PLAN MAP 38 ST BATHANS</p>
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2000 Version (Current)



<p>CENTRAL OTAGO DISTRICT COUNCIL</p>	
<p>LOCATION</p> <p>ST Bathans</p>	<p>ADJOINING MAPS</p> <p>50 38 50</p>
<p>CENTRAL OTAGO DISTRICT</p> <p>50</p>	
<p>Scale 1 : 5000 (at A3)</p>	
<p>metres</p>	
<p>Northpoint Vertical</p>	
<p>See LEGEND for key to map notations</p>	
<p>Publicly Notified : 18 July 1998 Amended by Decisions : 1 July 2000 Operative Date :</p>	
<p>CENTRAL OTAGO DISTRICT PLAN</p> <p>MAP 38</p> <p>ST BATHANS</p>	

