

PUBLIC NOTICE PLAN CHANGE 23 TO THE CENTRAL OTAGO DISTRICT PLAN

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New Zealand

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Pursuant to clause 5 of the First Schedule to the Resource Management Act 1991 the Central Otago District Council has accepted a request to consider the following change to the Central Otago District Plan (the proposal). Plan Change 23 has been requested by Hartley Road Partnership, and this request was accepted for consideration by the Council on 30 October 2024

Plan Change 23 – Hartley Road Partnership

The site is legally described as Section 1 Block XXXIV Town of Clyde; Part Block XXXI Town of Clyde; Block XXXII Town of Clyde; Part Block XXXIII and Part Block XXXIV Town of Clyde and contained in Record of Title 51710 (title area 6.1663 ha), and located on the north-eastern corner of the intersection of State Highway 8 and Springvale Road and bounded by the Clyde Cemetery and Clyde Town Belt.

The request proposes to rezone 5.6 hectares of land from Rural Resource Area to Industrial Resource Area and to retain the balance land of the subject site as the Rural Resource Area.

The Plan Change also proposes the following amendments to the operative District Plan:

- An addition to Rule 12.7.1. (iii) *Access to Rural State Highways and Arterial Roads*, to provide that there be no direct access to any subdivided allotment from the site to SH8 and Springvale Road and to provide for a suitable left turning lane from State Highway 8 into Springvale Road.
- An addition to Rule 9.3.5 (iv) *Screening* to provide for a 10m landscaped buffer strip along the boundaries of the site with State Highway 8, Springvale Road and the Clyde Cemetery Reserve.

A full copy of the proposal, being Plan Change 23 and supporting information, including a section 32 evaluation report 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 23 can also be viewed on the Council's engagement platform www.lets-talk.codc.govt.nz

Please contact Ann Rodgers ann.rodgers@codc.govt.nz if you have any questions about Plan Change 23.

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 districtplan@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 17th January 2025

Peter Kelly

Chief Executive
Central Otago District Council

Saturday 16 November 2024

Address for service of local authority: Central Otago District Council
PO Box 122
Alexandra 9340

Telephone: (03) 440 0056
Email: Districtplan@codc.govt.nz
Contact person: Ann Rodgers