

RESOURCE MANAGEMENT ACT 1991

CENTRAL OTAGO DISTRICT PLAN

PLAN CHANGE 12 : WOONG TREE, CROMWELL

1. Amend Section 4 : Rural Resource Area of the Operative Central Otago District Plan by inserting a new Policy 4.4.2(h), a new Rule 4.7.5(vii) and a new Rule 4.7.6M to strongly discourage buildings in the Rural Resource Area in the Woong Tree Overlay Area; to make such buildings a non-complying activity; and to stipulate that such land be maintained in either predominantly vineyard plantings or a treed park like character, a breach being a non-complying activity.
2. Amend Section 7 : Residential Resource Area of the Operative District Plan by:
 - i) Amending Section 7.1 Objectives to confirm that the objectives relate to the Woong Tree Overlay Area.
 - ii) Amending the Explanation to Policy 7.2.7 to confirm that the Residential Resource Area (3) and the Residential Resource Area (11) have also been applied to land within the Woong Tree Overlay Area to manage interface effects between existing residential activities, the State Highways and new development.
 - iii) Inserting a new Rule 7.3.2(vi) to provide for multi-unit development in the Residential Resource Area of the Woong Tree Overlay Area as a controlled activity; with a corresponding amendment to Rule 7.3.3(vi).
 - iv) Inserting a new Rule 7.3.2(vii) to provide for one care centre or community facility (limited to a childrens educational facility) in the Residential Resource Area (11) of the Woong Tree Overlay Area as a controlled activity.
 - v) Amending Rule 7.3.3(i)(c) to provide for:
 - Any subdivision in the Residential Resource Area within the Woong Tree Overlay Area to not exceed a maximum lot size of 350m² and a total of 50 residential allotments.
 - Any subdivision in the Residential Resource Area (3) within the Woong Tree Overlay Area to not exceed 60 residential allotments.
 - Any subdivision in the Residential Resource Area (11) within the Woong Tree Overlay Area to not exceed 100 residential allotments.
 - Amendments to be made to the Reason, accordingly.
 - vi) Inserting a new Rule 7.3.6(iii)(b)(iii) to stipulate a minimum front yard of 3 metres in the Residential Resource Area of the Woong Tree Overlay Area.
 - vii) Inserting a new Rule 7.3.6(iii)(c)(iii) to stipulate minimum side and rear yards of 1.8 metres in the Residential Resource Area of the Woong Tree Overlay Area

provided that no side yards are required for buildings adjoined by a common wall for a multi-unit development under new Rule 7.3.2(vi).

- viii) Inserting a new Rule 7.3.6(iii)(iv) to require a 15 metre yard in the Residential Resource Area (3) adjacent to the north-eastern boundary of the Wooing Tree Overlay Area.
- ix) Amending Rule 7.3.6(iii)(f)(1) and inserting a new Rule 7.3.6(iii)(f)(5) to stipulate that no recession planes are required in the Residential Resource Area of the Wooing Tree Overlay Area for buildings which are adjoined by a common wall for multi-unit development under new Rule 7.3.2(vi).
- x) Amending Rule 7.3.6(iv) to stipulate in a new Rule 7.3.6(iv)(i) a maximum site coverage of 80% to apply within the Residential Resource Area of the Wooing Tree Overlay Area; and to amend the Reason, accordingly.
- xi) Amending Rule 7.3.6(vi) by inserting new Rules 7.3.6(vi)(d), (e) and (f) which relate to access within the Residential Resource Areas of the Wooing Tree Overlay Area as follows:

“(d) No vehicle access is permitted from the Wooing Tree Overlay Area to the State Highway except via a single lane roundabout (incorporating a 44m diameter central island as recommended by Ausroads Guide to Traffic Engineering) constructed at the corner of SH8B and Barry Avenue.

(e) No new development (other than a new temporary access from the existing Wooing Tree Tasting Room to Shortcut Road or internally within the property to a new road to access Shortcut Road) west of and including the Business Resource Area (2) of the Wooing Tree Overlay Area shall be permitted until the single lane roundabout referred to in Rule 7.3.6(vi)(d) and a pedestrian underpass is completed and operational. Development that is permitted to occur shall be designed to connect to the single lane roundabout referred to in Rule 7.3.6(vi)(d) as the primary access to the State Highway once completed and operational.

(f) Legal road access shall be included in the design of the subdivision so that Shortcut Road connects to the single lane roundabout referred to in Rule 7.3.6(vi)(d).”

- xii) Inserting a cross reference which confirms that a breach of the new Rules 7.3.6(vi)(d)-(f) is a non-complying activity; and amending Rule 7.3.5 by inserting a new Rule 7.3.5(vi), accordingly.
 - xiii) Amending Rule 7.3.6(xii) by renumbering the existing rule as Rule 7.3.6(a), and by inserting a new Rule 7.3.6(xii)(b) to stipulate that new residential buildings in the Residential Resource Areas of the Wooing Tree Overlay Area within 80m of the seal edge of State Highway 6 and 8B are to be designed to meet noise performance standards as specified in the new Rule 7.3.6(xii)(b).
3. Amend Section 8 : Business Resource Area of the Operative District Plan by:
- i) Inserting a new Policy 8.2.8 which relates to the Business Resource Area (2) of the Wooing Tree Overlay Area to provide for the development of high quality travellers accommodation and associated “vineyard village” themed retail and

commercial activities in a manner that complements other business areas at Cromwell; and to amend the Explanation which follows, accordingly.

- ii) Amending the Reason which relates to Rule 8.3.1(i) to insert reference to standards which relate to the Business Resource Area (2) of the Wooing Tree Overlay Area.
- iii) Amending Rule 8.3.2(iv) to exclude provision for vehicle oriented activity as a controlled activity within the Business Resource Area (2) of the Wooing Tree Overlay Area.
- iv) Inserting a new Rule 8.3.2(v) to provide for all buildings in the Business Resource Area (2) of the Wooing Tree Overlay Area as a controlled activity; and to insert a new Reason which relates to the new Rule 8.3.2(v).
- v) Amending Rule 8.3.6(i) by renumbering the existing Rule as Rule 8.3.6(a) and by inserting a new Rule 8.3.6(i)(b) to stipulate that the maximum area of a shop in the Business Resource Area (2) of the Wooing Tree Overlay Area is 200m².
- vi) Amending Rule 8.3.6(ii) to require a yard of 15 metres adjacent to the north-east boundary of the Wooing Tree Overlay Area.
- vii) Inserting a new Rule 8.3.6(xii) and associated Reason which relates to the Business Resource Area (2) of the Wooing Tree Overlay Area as follows:

“(xii) Access – Within the Business Resource Area (2) of the Wooing Tree Overlay Area

(a) No vehicle access is permitted from the Business Resource Area (2) of the Wooing Tree Overlay Area to the State Highway except via a single lane roundabout (incorporating a 44m diameter central island as recommended by Ausroads Guide to Traffic Engineering) constructed at the corner of SH8B and Barry Avenue.

(b) No new development (other than a new temporary access from the existing Wooing Tree Tasting Room to Shortcut Road or internally within the property to a new road to access Shortcut Road) within the Business Resource Area (2) of the Wooing Tree Overlay Area shall be permitted to occur until the single lane roundabout referred to in Rule 8.3.6(xii)(a) and pedestrian underpass across the State Highway is completed and operational.

Reason

Development in these areas must not affect the safe and efficient operation of the State highway network.”

- viii) Inserting a new Rule 8.3.6(xiii) which relates to the Business Resource Area (2) of the Wooing Tree Overlay Area as follows:

“(xiii) Maximum Floor Space within the Business Resource Area (2) of the Wooing Tree Overlay Area

The maximum Floor Space (as defined) within the Business Resource Area (2) within the Wooing Tree Overlay Area shall be 12,000m² divided as follows:

(a) No more than 6,000m² of the permitted Floor Space shall be used for Travellers Accommodation;

(b) No more than 4,000m² of the permitted Floor Space shall be used for Shops;

(c) No more than 2,000m² of the permitted Floor Space shall be used for any activities that than Traveller's Accommodation or Shops.

In addition to above, the maximum building coverage shall not exceed 8,000m² of the total Business Resource Area (2) area."

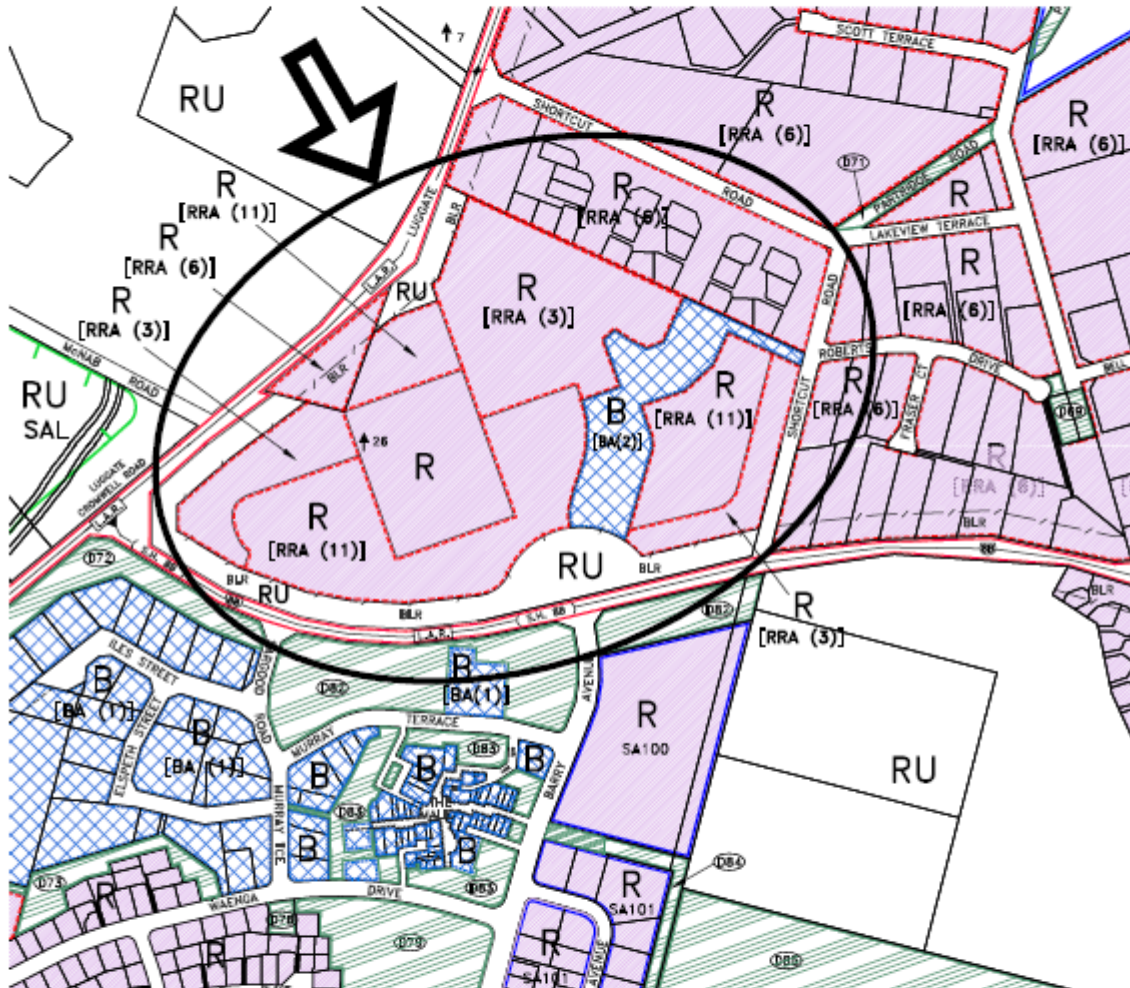
- ix) Inserting cross references which confirm that a breach of the new Rule 8.3.6(xii) and of the new Rule 8.3.6(xiii) is a non-complying activity; and amending Rule 8.3.5(ii) accordingly.
4. Amend Section 18 – Definitions by inserting new definitions as follows:
- “**External Appearance**’ in relation to buildings the Business Resource Area (2) of the Wooing Tree Overlay Area, means the bulk and shape of the building including roof pitches, the materials of construction and the colour of exterior walls.”
 - “**Urban Design**’ in relation to the layout of buildings the Business Resource Area (2) of the Wooing Tree Overlay Area, means the matters contained in the New Zealand Design Protocol (2005) – or any amendments thereof.”
 - “**Wooing Tree Overlay Area/Wooing Tree Overlay**’ means the land bounded by Shortcut Road and State Highway 6 and 8B at Cromwell that is legally described as Section 3 SO 461514.”
5. Amend Schedule 19.4 Register of Heritage Buildings, Places, Sites and Objects and Notable Trees to include a new item being Notable Tree No 26 being a Monterey Pine (*Pinus radiata*) known as the “Wooing Tree” that is located in the Wooing Tree Overlay Area.
6. Amend Planning Maps 12, 13, 13A and 14 to rezone land in the Wooing Tree Overlay Area being Section 3 SO 461514 from Residential Resource Area (6) to Residential Resource Area, Residential Resource Area (3), Residential Resource Area (11), Business Resource Area (2) and Rural Resource Area. The existing Building Line Restriction is to be amended to provide a greater depth adjacent to the location of a future single lane roundabout; and the Monterey Pine (*Pinus radiata*) known as the “Wooing Tree” is to be shown by notation as Notable Tree No 26 on Planning Map 13.

Notes: 1. New text to be inserted (as presented in quotation marks) is underlined.

2. For full details of text amendments see Attachment F to the plan change request document entitled “Wooing Tree Holdings Limited Private Plan Change to the Central Otago Operative District Plan Application, Section 32 Evaluation and Assessment of Effects on the Environment” prepared by Vivian + Espie Limited and dated 13 March 2017.

Leanne Mash
Chief Executive

PLAN CHANGE 12 : MAP AMENDMENT



MAPS 12, 13, 13A & 14 – Scale 1:7500

