

# RESOURCE MANAGEMENT ACT 1991

## PUBLIC NOTICE OF PLAN CHANGE 12 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 12 has been requested by Wooing Tree Holdings Limited, and this request was accepted by the Council on 12 April 2017.

### **Plan Change 12 : Wooing Tree**

Plan Change 12 amends Maps 12, 13, 13A and 14 of the Operative Central Otago District Plan to apply a mixture of Resource Area (zone) provisions to land that is currently in the Residential Resource Area (6) and which has frontage to State Highway 8B, State Highway 6 and Shortcut Road at Cromwell. The land subject to Plan Change 12 is described as Section 3 SO 461514 and has an area of 25.4197 hectares.

Plan Change 12 provides for parts of the land (which is described in the plan change provisions as the Wooing Tree Overlay Area or Wooing Tree Overlay) to be included in the Residential Resource Area, the Residential Resource Area (3) and the Residential Resource Area (11) to enable higher density residential subdivision and development to proceed in accordance with amended rules which will be specific to the Wooing Tree Overlay Area. Part of the land is to be included in a Business Resource Area (2) to provide for travellers accommodation, shops and other commercial development. Portions of the site adjacent to State Highways 6 and 8B are to be included in the Rural Resource Area; such land to be subject to a Building Line Restriction. The plan change also provides for the Monterey Pine (*Pinus radiata*) known as the “Wooing Tree” to be listed as a Notable Tree in the District Plan.

Plan Change 12 identifies the provisions that are to be amended in the Operative District Plan in the order in which they are presented in the Operative District Plan.

A full copy of the proposal being Plan Change 12 and of the request for the plan change which includes 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 12 can also be viewed on the Council’s website at <http://www.codc.govt.nz/consultation>

Please contact Sarah Davidson at (03) 440 0642 if you have any questions about Plan Change 12.

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 [info@codc.govt.nz](mailto:info@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 23 June 2017.**

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.

Leanne Mash  
Chief Executive  
Central Otago District Council

20 May 2017

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

Telephone: (03) 440 0056

Email: [info@codc.govt.nz](mailto:info@codc.govt.nz)

Contact person: Sarah Davidson – Planning Officer