

RESOURCE MANAGEMENT ACT 1991

CENTRAL OTAGO DISTRICT PLAN

PLAN CHANGE 15 : CLYDE RESIDENTIAL EXTENSION

1. Amend Section 7 : Residential Resource Area in Volume 1 of the Operative Central Otago District Plan by:
 - i) Amending Rule 7.3.3(ii) to confirm that a breach of the new Rule 7.3.6(xii)(c) – Acoustics - Clyde Residential Extension is a discretionary (restricted) activity.
 - ii) Amending Rule 7.3.4(i) to confirm that a breach of the new Rule 7.3.6(xiii) – Landscaping - Clyde Residential Extension is a discretionary activity.
 - iii) Inserting new Rule 7.3.5(vii) to confirm that a breach of the new Rule 7.3.6(vi)(h) that relates to the Clyde Residential Extension and which restricts access to Lot 2 DP 18990, Lot 1 DP 525753, Lot 2 DP 525753, Lot 2 DP 331535 and part of Mutton Town Road (to be stopped) near Clyde is a non-complying activity as follows:

“(vii) Access – Clyde Residential Extension
Any activity that fails to comply with Rule 7.3.6(vi)(h) is a non-complying activity.”
 - iv) Inserting a new Rule 7.3.5(viii) as follows:

“(viii) Subdivision and Residential Development – Clyde Residential Extension
Subdivision and residential development on Lot 2 DP 18990, Lot 1 DP 525753, Lot 2 DP 525753, Lot 2 DP 331535 and part of Mutton Town Road (to be stopped) prior to the provision of a reticulated wastewater disposal scheme at Clyde that is capable of servicing this land is a non-complying activity.”
 - v) Inserting a new Rule 7.3.6(vi)(h) as follows:

“(h) No residential lots on Lot 2 DP 18990, Lot 1 DP 525753, Lot 2 DP 525753, Lot 2 DP 331535 and part of Mutton Town Road (to be stopped) near Clyde shall have direct access to State Highway 8, Sunderland Street and Mutton Town Road. Road access to any subdivision and residential development in Lot 2 DP 18990 and part of Mutton Town Road (to be stopped) shall be achieved onto Sunderland Street only.”
 - vi) Inserting a new breach reference note relating to new Rule 7.3.6(vi)(h) to state as follows:

“Breach (h) : non-complying activity see Rule 7.3.5(vii)”
 - vii) Inserting a new Rule 7.3.6(xii)(c) as follows:

“(c) Acoustics - Clyde Residential Extension

New residential buildings located on Lot 2 DP 18990 and Lot 2 DP 525753 within 80m of the seal edge of State Highway 8 shall be designed and constructed to meet noise performance standards for noise from traffic on State Highway 8 that will not exceed 35dBA Leq (24hr) in bedrooms and 40dBA Leq (24hr) for other habitable rooms in accordance with satisfactory sound levels recommended by Australian and New Zealand Standard AS/NZ 2107:2000 Acoustics – Recommended design sound levels and reverberation times for building interiors.

This shall take account of any increases in noise from projected traffic growth during a period of not less than 10 years from the commencement of construction of the development.”

viii) Inserting a new Rule 7.3.6(xiii) as follows:

“(xiii) Landscaping – Clyde Residential Extension

On Lot 2 DP 18990 and Lot 2 DP 525753 adjacent to State Highway 8 a landscaped strip shall be provided within the 20m wide Building Line Restriction shown on the planning map. The strip shall not be paved or have any structures erected on it (including fences) and shall create the opportunity for landscaping to provide visual enhancement or screening. Landscaping shall not impede traffic visibility or shade State Highway 8 and shall be maintained in a healthy and tidy condition at all times. Provision shall be made for the landscaped strip on the plan of subdivision and landscaping shall be established along the entire landscaped strip at the time of subdivision. The retention and future maintenance of the landscaping in the landscaped strip shall be provided for as a condition of subdivision consent that is to be subject to a consent notice.

Reason

Landscaped buffers within the District’s urban areas along State Highways assist in mitigating reverse sensitivity effects, provide for beautification of the entrances into the District’s urban areas, screen built form from users of the highway and enhance the privacy and amenity of dwellings adjoining the highway.”

ix) Inserting a new breach reference note relating to new Rule 7.3.6(xiii) to state as follows:

“Breach: discretionary activity see Rule 7.3.4(i)”

2. Amend Volume 2 District Planning Maps of the Operative Central Otago District Plan by:

- i) Amending Map 11 to re-zone approximately 13 hectares of land being Lot 2 DP 18990, Lot 1 DP 525753, Lot 2 DP 525753, Lot 2 DP 331535 and part of Mutton Town Road (to be stopped) from Rural Resource Area [subject to Rural Residential notation] to Residential Resource Area.
- ii) Amending Map 11 to apply the Building Line Restriction to Lot 2 DP 18990 and Lot 2 DP 525753 offset 20 metres from the legal boundary of State Highway 8.

Note: For details of the map amendments see amended version of part of Map 11 (attached).

3. Any necessary consequential amendments to the Central Otago District Plan resulting from the provisions of Plan Change 15 as presented above.

Sanchia Jacobs
Chief Executive

