

# **RESOURCE MANAGEMENT ACT 1991**

## **PUBLIC NOTICE OF PLAN CHANGE 15 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 15 has been requested by The Clyde Claim Limited, Houlahan Enterprises Limited, Colin Frederick Foster & Vicki Anne Geytha Gillies and Ostex Corporation Limited, and this request was accepted by the Council on 3 June 2020.

### **Plan Change 15 : Clyde Residential Extension**

Plan Change 15 amends Map 11 in Volume 2 of the Operative Central Otago District Plan to apply the Residential Resource Area to approximately 13 hectares of land that has frontage to Mutton Town Road, Sunderland Street and State Highway 8, generally to the south-east of the existing town of Clyde [Plan Change 15 land]. Map 11 is also to be amended to apply the Building Line Restriction notation offset 20 metres from the legal boundary of State Highway 8 on that part of the Plan Change 15 land that is adjacent to State Highway 8. The Plan Change 15 land includes Lot 2 DP 18990 (Record of Title 17D/327), Lot 2 DP 331535 (RT 129618), Lot 1 DP 525753 (RT 842309), Lot 2 DP 525753 (RT 842310) and part of Mutton Town Road (to be stopped).

Plan Change 15 amends Section 7 : Residential Resource Area in Volume 1 of the Operative Central Otago District Plan to insert a new Rule 7.3.5(viii) that stipulates that subdivision and residential development on the Plan Change 15 land prior to the provision of a reticulated wastewater disposal scheme at Clyde that is capable of servicing this land is a non-complying activity; to insert a new Rule 7.3.6(vi)(h) that stipulates that no residential lots on the Plan Change 15 land shall have direct access to State Highway 8, Sunderland Street and Mutton Town Road and that road access to any subdivision and residential development on that part of the Plan Change 15 land closest to Sunderland Street shall be from Sunderland Street only (breach to be a non-complying activity); to insert a new Rule 7.3.6(xii)(c) that stipulates that new residential buildings within 80 metres of the seal edge of State Highway 8 meet noise performance standards (breach to be a discretionary (restricted) activity); and to insert a new Rule 7.3.6(xiii) that requires a landscaped strip within the 20m Building Line Restriction (breach to be a discretionary activity).

Plan Change 15 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 15 and of the request for the plan change which is accompanied by 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 15 can also be viewed on the Council's website at <http://www.codc.govt.nz/consultation>

Please contact Oli Monthule-McIntosh at (03) 440 0642 if you have any questions about Plan Change 15.

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 Monday 10 August 2020.**

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.

Sanchia Jacobs  
Chief Executive  
Central Otago District Council

11 July 2020

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: Oli Monthule-McIntosh – Senior Planning Officer