



1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand



03 440 0056



Info@codc.govt.nz  
www.codc.govt.nz



# Central Otago District Plan

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## Plan Change 18 Cromwell Industrial Zone Extension

### Addendum to Section 42A Report on submissions and further submissions

**4 July 2023**

**Prepared by**

**Ann Rodgers**

**Principal Policy Planner**

## Amendment to section 42A recommendation

Following the release of the section 42A and a discussion with Transpower, it has become apparent that a recommendation in the section 42A report to provide an indicative roading network as potential mitigation for the edge effect concerns raised by the Department of Conservation, may not be appropriate.

The transmission tower near the southwestern boundary with the Chafer Beetle Reserve is closer to the boundary than initially thought making the possibility of a road immediately adjacent to the boundary not a practical or appropriate one.

While no recommendation was made regarding the appropriateness of this option, it was put forward as an option in the section 42A. It is anticipated that I will be asked to provide a recommendation in response to evidence presented by the Department of Conservation and any potential edge effects associated with the re-zoning.

Accordingly, I wish to amend section 8 of my section 42A report by removing paragraphs 95 – 97 and figure 2 from the report as an option to mitigate edge effects associated with the Chafer Beetle Reserve as indicated below:

### **“8. Submission Analysis**

...

*94. I have considered other possible ways the potential edge effect concerns raised by the submitter could be addressed.*

~~95. One option would be to include a strip on the boundary as part of an indicative roading structure. An indicative roading structure plan has been prepared by Abley and would require the main roading network for the proposed re-zoning to link between Bannockburn Road and Cemetery Road along the boundary of the Chafer Beetle Reserve and to two other points in the existing industrial zoning as indicated in Figure 3 below.~~

~~96. This would provide for a 20m wide legal road reserve along the boundary with the Chafer Beetle Reserve, reducing potential shading effects and management of weeds through sealing of the road.~~

~~97. The proposal has been discussed briefly with DoC and the CODC property team. The property team has indicated they are not opposed to the concept for the future development of the site. It is anticipated that DoC will provide comment on this option through evidence submitted in support of their submission.~~

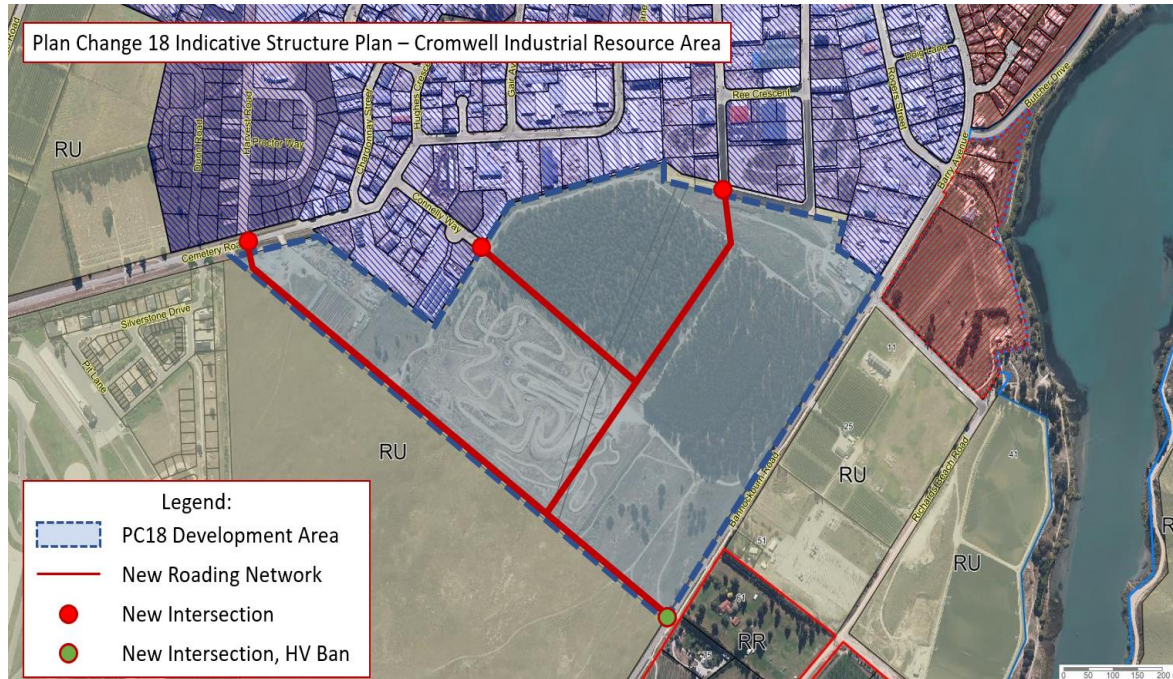


Figure 2: Indicative Roading Structure Plan

98. *Another One* option would be to require a landscaped bund be installed along the boundary with the reserve. The setback and height of the bund could be limited.”