

PLAN CHANGE 14

RESOURCE MANAGEMENT ACT 1991 PUBLIC NOTICE OF PLAN CHANGE 14 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 14 has been requested by New Zealand Cherry Corp (Leyser) LP Limited, and this request was accepted by the Council on 14 August 2019.

Plan Change 14 : Shannon Farm

Plan Change 14 amends Maps 44 and 51 of the Operative Central Otago District Plan to apply a new Rural Resource Area (5) [RuRA(5)] to approximately 142 hectares of land that has frontage to Ripponvale Road, near Cromwell. Maps 44 and 51 are also amended to enlarge the Outstanding Natural Landscape (ONL) notation and to reduce the Significant Amenity Landscape (SAL) notation as these notations relate to the land subject to Plan Change 14. The total land area subject to Plan Change 14 is approximately 244 hectares, being the land in Record of Title Identifiers 126180, OT 106/99, OT 7C/632 and OT 7C/633 in the Otago Land Registration District.

Plan Change 14 provides for part of the land subject to the plan change to be included in the Rural Resource Area (5) and for the balance of the land to be retained in the Rural Resource Area. Plan Change 14 provides for a new Policy 4.4.18 to provide for integrated rural lifestyle subdivision and development within the Rural Resource Area (5); and for the insertion and/or amendment of various rules (of the Rural Resource Area) to provide for subdivision and development in the Rural Resource Area (5). Plan Change 14 provides for the insertion of a Structure Plan as Schedule 19.23 to guide future subdivision and development and to identify Rural Lifestyle Areas 1-5 where minimum allotment areas (which vary between 2000m² and 3 hectares) and minimum heights (which vary between 5 metres and 7.5 metres) apply. Schedule 19.24 and Schedule 19.25 insert a Circulation Plan and a Planting Schedule, respectively, with respect to the Rural Resource Area (5).

Plan Change 14 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 14, 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 14 can also be viewed on the Council's website at www.codc.govt.nz/consultation

Please contact Adam Vincent at (03) 262 9605 if you have any questions about Plan Change 14.

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. 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 Wednesday 18 December 2019.

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

16 November 2019

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

Telephone: (03) 440 0056

Email: info@codc.govt.nz

Contact person: Adam Vincent – Planning Officer

www.codc.govt.nz

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