

RESOURCE MANAGEMENT ACT 1991

CENTRAL OTAGO DISTRICT PLAN

PLAN CHANGE 14 : SHANNON FARM, NEAR CROMWELL

1. Amend Section 4 : Rural Resource Area in Volume 1 of the Operative Central Otago District Plan by:
- i) Inserting a new Policy 4.4.18 to provide for integrated rural lifestyle subdivision and development within a new Rural Resource Area (5) (RuRA(5)).
 - ii) Inserting a new Rule 4.7.2(ib) to provide for residential activity as a controlled activity in the RuRA(5) provided the relevant standards set out in 4.7.6 are complied with, and the standards set out in the new Rule 4.7.2(ib) are complied with. New Rule 4.7.2(ib)(a) contains standards with respect to Residential Activities; new Rule 4.7.2(ib)(b) requires that the dwelling and any accessory buildings within the Rural Lifestyle Area (RLA) 4 and 5 be located within a building platform no greater than 1,000m²; Rule 4.7.2(ib)(c) requires that the Horticulture Area shown on the Structure Plan in Schedule 19.23 is to be at least 60% planted prior to the grant of resource consent for residential activity in the RuRA(5), and that the Amenity Edge shown on the Structure Plan is planted prior to the grant of resource consent for residential activity in the RuRA(5) and is thereafter maintained; and new Rule 4.7.2(ib)(d) requires the inclusion of a landscape plan in any application made for resource consent under Rule 4.7.2(ib). The new Rule 4.7.2(ib) identifies those matters that Council may exercise its control in respect of.
 - iii) Amending Rule 4.7.2(ii)(a)(i) to provide for minimum allotment areas for subdivision within the RuRA(5) such subdivision to be a controlled activity; the minimum allotment areas for each RLA as shown on the Structure Plan for the RuRA(5) being as follows:

RLA 1	2,000m ²
RLA 2	3,000m ²
RLA 3	4,000m ²
RLA 4	1 ha
RLA 5	3 ha
 - iv) Inserting a new Rule 4.7.2(ii)(a)(vi) to require that subdivision within the RuRA(5) be undertaken in general accordance with the Structure Plan in Schedule 19.23. The new Rule 4.7.2(ii)(a)(vi) lists matters to be provided in applications for resource consent for subdivision and identifies those matters that the Council shall exercise its control in respect of.
 - v) Inserting a new Rule 4.7.2(ii)(a)(vii) that stipulates that within the RLA 4 and RLA 5 of the RuRA(5) a building platform no greater than 1,000m² in area shall be shown on the plan of subdivision. The new Rule 4.7.2(ii)(a)(vii) states the matters that the Council shall exercise its control in respect of.

- vi) Amending Rule 4.7.3(i) to confirm that a breach of the new Rule 4.7.6A(l) and (n) is a discretionary (restricted) activity.
- vii) Amending Rule 4.7.4(i) to confirm that a breach of the following new rules is a discretionary activity:
- Rule 4.7.2(ib)(a) Residential Activities.
 - Rule 4.7.2(ib)(b) Residential Activities within Building Platforms.
 - Rule 4.7.2(ib)(d) Landscaping.
- viii) Amending Rule 4.7.4(iii) to confirm that a breach of Rule 4.7.2(ii)(a)(i) in the RuRA (5) and a breach of Rule 4.7.2(ii)(a)(vi) and of Rule 4.7.2(ii)(a)(vii) is a discretionary activity.
- ix) Inserting a new Rule 4.7.5(viii) to confirm that any activity that breaches new Rule 4.7.2(ib)(c) – Planting of Horticulture Area and Amenity Edge on Structure Plan – is a non-complying activity.
- x) Inserting a new Rule 4.7.5(ix) to confirm that any activity that breaches new Rule 4.7.6A(m) – No Build Areas on the Structure Plan – is a non-complying activity.
- xi) Amending Rule 4.7.6A(a) to insert an exception for yards in the RuRA(5) as specified in new Rule 4.7.6A(l).
- xii) Amending Rule 4.7.6A(f) to stipulate a maximum height in the RuRA(5) of 7.5 metres in the RLA 1, 2 and 3; 5.5 metres in the RLA 4; and 5 metres in the RLA 5. The existing Rule 4.7.6A(f) is to be reformatted to more clearly present the existing exceptions to the general height rule as specified in that rule.
- xiii) Inserting a new Rule 4.7.6A(l) to provide for yards in the RuRA(5) to provide minimum yards with respect to the various RLAs; to provide a minimum setback of 30 metres from the road boundary of Ripponvale Road; and, with the exception of buildings located in RLA 3, buildings within the RuRA(5) that adjoin the Rural Resource Area are to be setback a minimum of 25 metres from the zone boundary. The minimum yards for the RLAs as provided for in the new Rule 4.7.6A(l) are as follows:
- | | |
|-------|-----|
| RLA 1 | 6m |
| RLA 2 | 6m |
| RLA 3 | 6m |
| RLA 4 | 10m |
| RLA 5 | 10m |
- xiv) Inserting a new Rule 4.7.6A(m) that stipulates that no buildings shall be located within the areas marked as “No Build” on the Structure Plan in Schedule 19.23.
- xv) Inserting a new Rule 4.7.6A(n) that stipulates that no fences shall be located in the Indicative Open Space and Stormwater Corridor within the RuRA(5); and that where sites adjoin the Indicative Open Space and Stormwater Corridor fences on or within 10 metres of the boundary that adjoins the Indicative Open Space and Stormwater Corridor (excluding side boundary fences) shall be constructed of unpainted timber post and rail to a maximum height of 1.2 metres.

- xvi) Inserting a new Rule 4.7.6C(f) to stipulate that within the RuRA(5) no trees or shrubs (only tussocks as per the Planting Schedule included in Schedule 19.25) shall be planted in the “No Build” areas identified on the Structure Plan in Schedule 19.23; and that no trees or shrubs (only tussocks as per the Planting Schedule – Schedule 19.25) shall be planted on boundary lines within RLA 5.
 - xvii) Amend the Reason that relates to Rule 4.7.6C to explain the purpose of the new Rule 4.7.6C(f).
 - xviii) Consequential amendments including the renumbering of existing rules to accommodate new rules to be inserted by Plan Change 14.
2. Amend Section 19 – Schedules in Volume 1 of the Operative Central Otago District Plan by inserting new Schedules as follows:
- **Schedule 19.23 : Structure Plan – Rural Resource Area (5).**
 - **Schedule 19.24 : Circulation Plan – Rural Resource Area (5).**
 - **Schedule 19.25 : Planting Schedule – Rural Resource Area (5).**
3. Amend Volume 2 District Planning Maps of the Operative Central Otago District Plan by:
- i) Inserting a reference to the Rural Resource Area (5) [RuRA(5)] into the Central Otago District Planning Maps Legend.
 - ii) Amending Map 44 and Map 51 to re-zone approximately 142 hectares of land that has frontage to Ripponvale Road from Rural Resource Area to Rural Resource Area (5) [RuRA(5)].
 - iii) Amending Map 44 and Map 51 to adjust the Outstanding Natural Landscape (ONL) and Significant Amenity Landscape (SAL) notations such that the portion of the Plan Change 14 land that is subject to the ONL notation is enlarged and the portion of the Plan Change 14 land that is subject to the SAL notation is reduced.

Note: For full details of text and map amendments see Appendix A to the Plan Change 14 request document entitled “Request for a Change to the Operative Central Otago District Plan : Shannon Farm 144 Ripponvale Road, Cromwell” dated 28 May 2019.

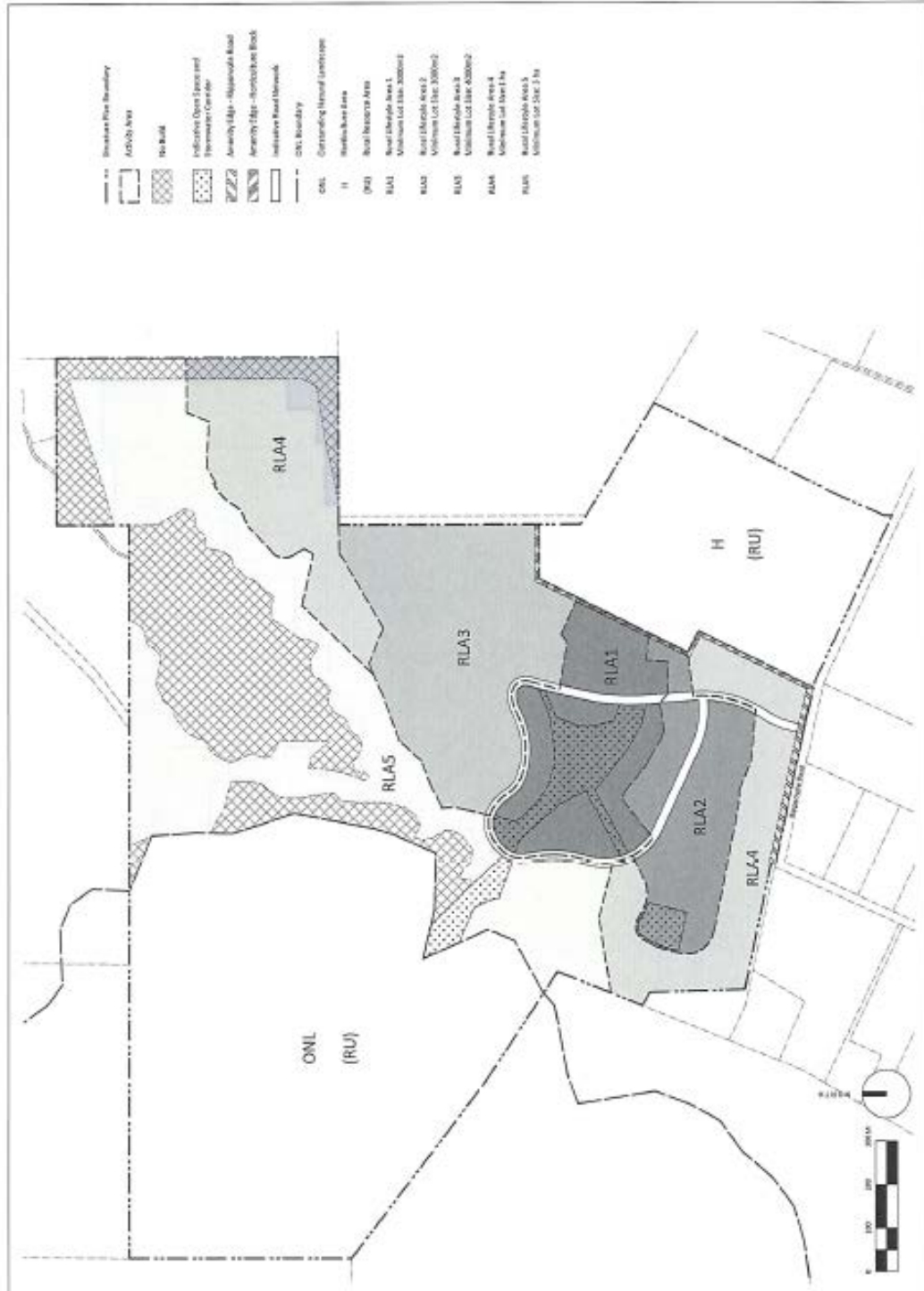
Sanchia Jacobs
Chief Executive

*This exhibit has been amended for the proposed plan change regarding RuRA5.



SCHEDULE 19.23: STRUCTURE PLAN – RURAL RESOURCE AREA (5)

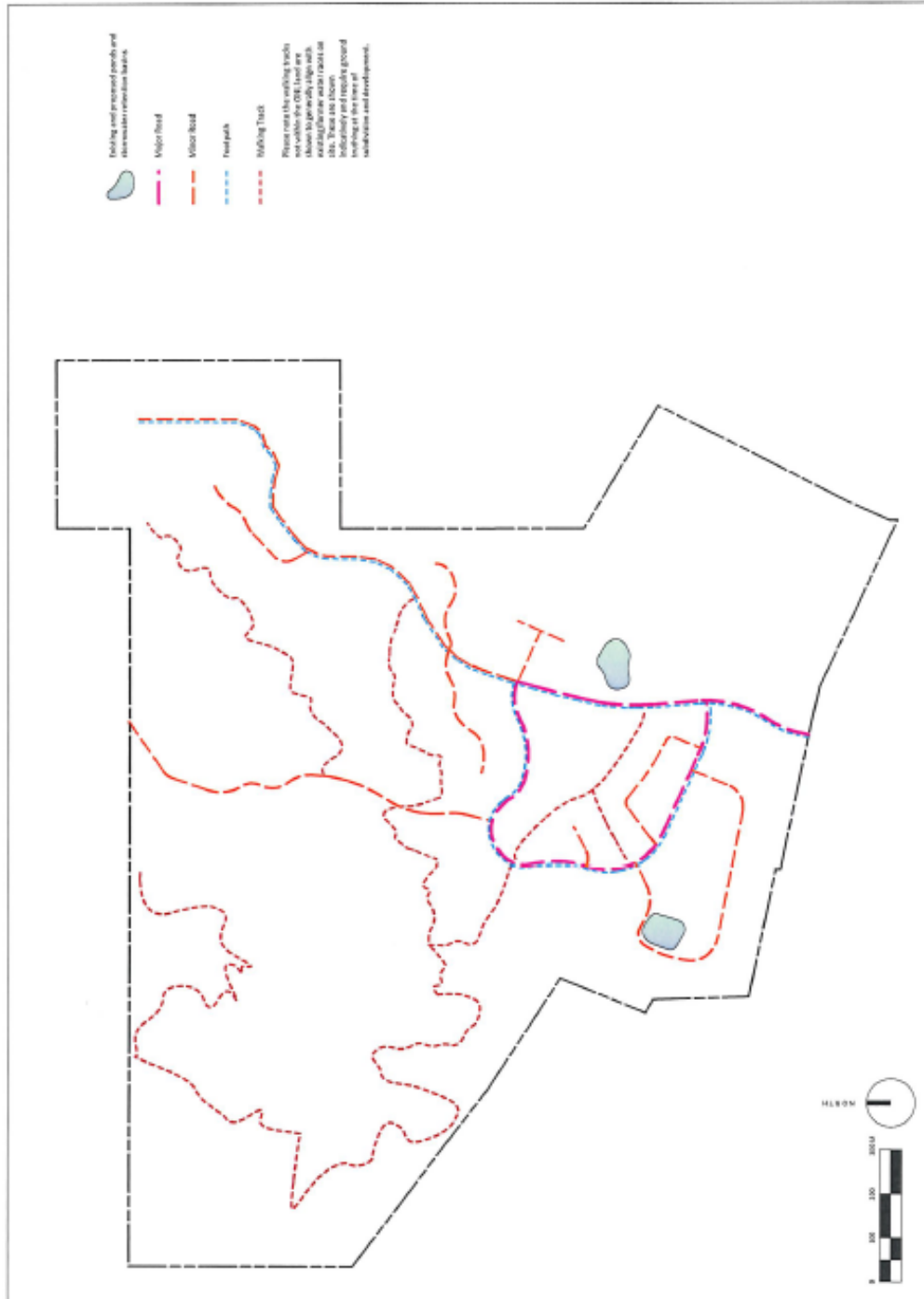
See Rules 4.7.2(ii)(b), 4.7.2(ii)(a)(i), 4.7.2(ii)(a)(vi), 4.7.2(ii)(a)(vii), 4.7.5(viii), 4.7.5(ix), 4.7.6A(f), 4.7.6A(l), 4.7.6A(m), 4.7.6A(n), 4.7.6C(f)



*This exhibit has been amended for the proposed plan change regarding RuRA5.



SCHEDULE 19.24: CIRCULATION PLAN – RURAL
RESOURCE AREA (5)
 See Rules 4.7.2(ii)(a)(vi)



SCHEDULE 19.25 : PLANTING SCHEDULE – RURAL RESOURCE AREA (5)

See Rules 4.7.2(ib)(c), 4.7.2(ib)(d), 4.7.2(vi), 4.7.5(viii), 4.7.6(f)

Rural Lifestyle Area 1 & 2

Large Exotic Trees

Maple	<i>Acer spp.</i>
Alder	<i>Alnus spp.</i>
Himalayan Birch	<i>Betula jacquemontii</i>
Copper Beech	<i>Fagus sylvatica purpurea</i>
Claret Ash	<i>Fraxinus angustifolia 'Raywoodii'</i>
English Ash	<i>Fraxinus spp.</i>
Tulip Tree	<i>Liriodendron tulipifera</i>
Pin Oak	<i>Quercus palustris</i>
Scarlet Oak	<i>Quercus coccinea</i>
Small Leaf Lime	<i>Tilia cordata</i>

Small Exotic Trees (within curtilage only)

Dogwood	<i>Cornus spp.</i>
Crabapple	<i>Malus spp.</i>
Flowering Cherry	<i>Prunus spp.</i>

Native Trees

Cabbage Tree	<i>Cordyline australis</i>
Kanuka	<i>Kunzea ericoides</i>
Manuka	<i>Leptospermum scoparium</i>
Native Beech	<i>Nothofagus spp.</i>
Twiggy Tree Daisy	<i>Olearia lineata 'Dartonii'</i>
Ribbonwood	<i>Plagianthus regius</i>
Half's Totara	<i>Podocarpus totara 'Hallii'</i>
Lancewood	<i>Pseudopanax crassifolius</i>
Kowhai	<i>Sophora microphylla</i>

General Shrub & Groundcover

Astelia	<i>Astelia spp.</i>
Red Tussock	<i>Chionochloa rubra</i>
Dwarf Toe Toe	<i>Chionochloa flavicans</i>
Snow Tussock	<i>Chionochloa rigida</i>
Red Twig Dogwood	<i>Cornus alba 'Sibirica'</i>
Corokia	<i>Corokia buddlejoides</i>
Green Corokia	<i>Corokia 'Geenty's Green'</i>
Bronze Corokia	<i>Corokia 'Bronze King'</i>
Mingimingi	<i>Coprosma propinqua</i>
Broadleaf	<i>Griselinia littoralis</i>
Broadleaf	<i>Griselinia littoralis 'Canterbury'</i>
Hebe	<i>Hebe spp.</i>
Lavender	<i>Lavandula spp.</i>
NZ Iris	<i>Libertia spp.</i>
Shrubby Tororaro	<i>Muehlenbeckia astonii</i>
Creeping Wire Vine	<i>Muehlenbeckia axillaris</i>
Musky Tree Daisy	<i>Olearia moschata</i>
NZ Pittosporum	<i>Pittosporum 'Stephens Island'</i>
Mountain Flax	<i>Phormium cookianum</i>
Portuguese Laurel	<i>Prunus lusitanica</i>
Coneflower	<i>Rudbeckia spp.</i>
Sedum	<i>Sedum spp.</i>
Wild Thyme	<i>Thymus serpyllum</i>
Golden Thyme	<i>Thymus vulgaris aureus</i>
Viburnum	<i>Viburnum spp.</i>

Rural Lifestyle Area 3 & 4

Large Exotic Trees

Alder	<i>Alnus spp.</i>
English Ash	<i>Fraxinus spp.</i>
Tulip Tree	<i>Liriodendron tulipifera</i>
Pin Oak	<i>Quercus palustris</i>
Scarlet Oak	<i>Quercus coccinea</i>
Small Leaf Lime	<i>Tilia cordata</i>

Native Trees

Cabbage Tree	<i>Cordyline australis</i>
Kanuka	<i>Kunzea ericoides</i>
Manuka	<i>Leptospermum scoparium</i>
Native Beech	<i>Nothofagus spp.</i>
Twiggy Tree Daisy	<i>Olearia lineata 'Dartonii'</i>
Ribbonwood	<i>Plagianthus regius</i>
Half's Totara	<i>Podocarpus totara 'Hallii'</i>
Lancewood	<i>Pseudopanax crassifolius</i>
Kowhai	<i>Sophora microphylla</i>

General Shrub & Groundcover

Wineberry	<i>Aristotelia serrata</i>
Native Broom	<i>Carmichaelia australis</i>
Red Tussock	<i>Chionochloa rubra</i>
Dwarf Toe Toe	<i>Chionochloa flavicans</i>
Snow Tussock	<i>Chionochloa rigida</i>
Red Twig Dogwood	<i>Cornus alba 'Sibirica'</i>
Corokia	<i>Corokia buddlejoides</i>
Green Corokia	<i>Corokia 'Geenty's Green'</i>
Bronze Corokia	<i>Corokia 'Bronze King'</i>
Mingimingi	<i>Coprosma propinqua</i>
Broadleaf	<i>Griselinia littoralis</i>
Hebe	<i>Hebe spp.</i>
Lavender	<i>Lavandula spp.</i>
NZ Iris	<i>Libertia spp.</i>
Shrubby Tororaro	<i>Muehlenbeckia astonii</i>
Creeping Wire Vine	<i>Muehlenbeckia axillaris</i>
Scented Tree Daisy	<i>Olearia odorata</i>
Musky Tree Daisy	<i>Olearia moschata</i>
Marlborough Rock Daisy	<i>Pachystegia spp.</i>
NZ Pittosporum	<i>Pittosporum 'Stephens Island'</i>
Mountain Flax	<i>Phormium cookianum</i>
Wild Thyme	<i>Thymus serpyllum</i>
Golden Thyme	<i>Thymus vulgaris aureus</i>

Rural Lifestyle Area 5

Native Trees – within Curtilage & Building Platform

Cabbage Tree	<i>Cordyline australis</i>
Kanuka	<i>Kunzea ericoides</i>
Manuka	<i>Leptospermum scoparium</i>
Native Beech	<i>Nothofagus spp.</i>
Twiggy Tree Daisy	<i>Olearia lineata 'Dartoni'</i>
Ribbonwood	<i>Plagianthus regius</i>
Lancewood	<i>Pseudopanax crassifolius</i>
Kowhai	<i>Sophora microphylla</i>

General Shrub & Groundcover – within Curtilage & Building Platform

Wineberry	<i>Aristotelia serrata</i>
Native Broom	<i>Carmichaelia australis</i>
Red Tussock	<i>Chionochloa rubra</i>
Dwarf Toe Toe	<i>Chionochloa flavicans</i>
Snow Tussock	<i>Chionochloa rigida</i>
Korokio	<i>Corokia cotoneaster</i>
NZ Coprosma	<i>Coprosma crassifolia</i>
Mingimingi	<i>Coprosma propinqua</i>
NZ Coprosma	<i>Coprosma rugosa</i>
NZ Coprosma	<i>Coprosma virescens</i>
Broadleaf	<i>Griselinia littoralis</i>
Hebe	<i>Hebe spp.</i>
Mikoikoi Iris	<i>Liberia spp.</i>
Shrubby Tororaro	<i>Muehlenbeckia astonii</i>
Creeping Wire Vine	<i>Muehlenbeckia axillaris</i>
Tree Daisy	<i>Olearia spp.</i>
Marlborough Rock Daisy	<i>Pachystegia spp.</i>
Kohuhu	<i>Pittosporum tenuifolium</i>
Mountain Flax	<i>Phormium cookianum</i>

Tussock Grassland – No Build Areas & Outside Curtilage

No Tree planting permitted, to be preserved as tussock grassland

Red Tussock	<i>Chionochloa rubra</i>
Snow Tussock	<i>Chionochloa rigida</i>

Amenity Planting Areas

Riparian Stormwater Planting

Oici	<i>Apodasmia similis</i>
Toe Toe	<i>Austroderia richardii</i>
Pukoi	<i>Carex secta</i>
Sinclair's Sedge	<i>Carex sinclairii</i>
Swamp Sedge	<i>Carex virgate</i>
Red Tussock	<i>Chionochloa rubra</i>
Cabbage Tree	<i>Cordyline australis</i>
NZ Coprosma	<i>Coprosma crassifolia</i>
Mingimingi	<i>Coprosma propinqua</i>
NZ Coprosma	<i>Coprosma rugosa</i>
NZ Coprosma	<i>Coprosma virescens</i>
Korokio	<i>Corokia cotoneaster</i>
Koromiko	<i>Hebe salicifolia</i>
Wivi	<i>Juncus edgariae</i>
Scented Tree Daisy	<i>Olearia odorata</i>
Harakeke	<i>Phormium tenax</i>
Kohuhu	<i>Pittosporum tenuifolium</i>

Amenity Edge – Ripponvale Road

Autumn Blaze Maple	<i>Acer 'Autumn Blaze'</i>
Claret Ash	<i>Fraxinus angustifolia 'Raywood'</i>
Upright Tulip Tree	<i>Liriodendron tulipifera fastigata</i>
Pin Oak	<i>Quercus palustris</i>
Upright Oak	<i>Quercus robur fastigata</i>

Amenity Edge – Horticulture Block

Wineberry	<i>Aristotelia serrata</i>
Red Tussock	<i>Chionochloa rubra</i>
Cabbage Tree	<i>Cordyline australis</i>
Korokio	<i>Corokia buddlejoides</i>
Mingimingi	<i>Coprosma propinqua</i>
NZ Coprosma	<i>Coprosma rugosa</i>
Broadleaf	<i>Griselinia littoralis</i>
Shrubby Tororaro	<i>Muehlenbeckia astonii</i>
Twiggy Tree Daisy	<i>Olearia lineata 'Dartoni'</i>
NZ Pittosporum	<i>Pittosporum 'Stephens Island'</i>
Mountain Flax	<i>Phormium cookianum</i>
Ribbonwood	<i>Plagianthus regius</i>
Lancewood	<i>Pseudopanax crassifolius</i>
Kowhai	<i>Sophora microphylla</i>



LOCATION	ADJACENT MAPS
	51 44 52
CENTRAL OTAGO DISTRICT	60 56

Scale 1:30,000
(at A3)



See LEGEND for key to map notations

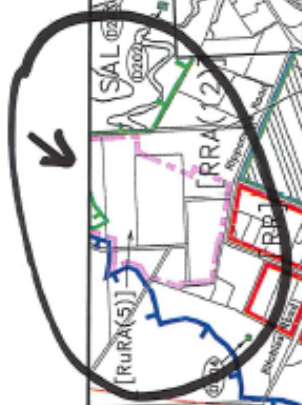
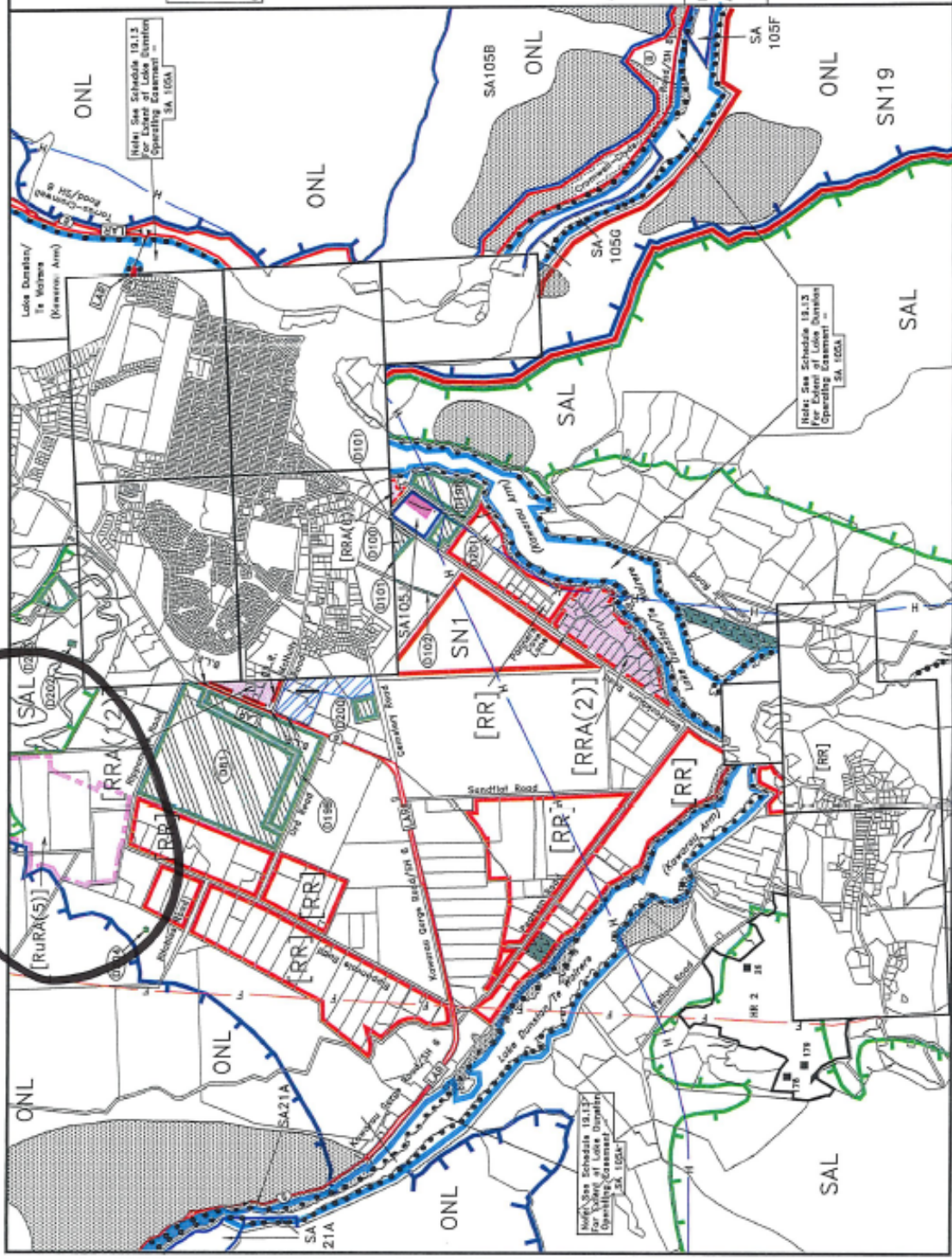
Amended: 10 July 2009
20 November 2009
15 July 2013
18 July 2014
20 July 2017
25 & 27/1/19

Publicly Notified : 18 July 1998
Amended by Decisions : 1 July 2000
Operative Date : 1 April 2008

CENTRAL OTAGO DISTRICT PLAN

MAP 44

CROMWELL ENVIRONS



This exhibit has been amended for the proposed plan change regarding RURA5.

Central Otago District Planning Maps

LEGEND

Amended: 28 May 2011
 15 July 2013
 18 July 2014
 20 November 2015
 20 May 2019*

RESOURCE AREAS

- Rural Resource Area
- Residential Resource Area
- Business Resource Area
- Industrial Resource Area
- Rural Settlements Resource Area
- Water Surface and Margin Resource Area

DESIGNATIONS

- Designation (Schedule 19.2)
- Limited Access Road (Urban Map)
- Limited Access Road (Rural Map)
- State Highway (Urban Map)
- State Highway (Rural Map)

SCHEDULED ACTIVITIES

- Scheduled activities (Schedule 19.3)
- *S1, S2, S3, S4, S5, S6, S7, S8, S9, S10, S11, S12, S13, S14, S15, S16, S17, S18, S19, S20, S21, S22, S23, S24, S25, S26, S27, S28, S29, S30, S31, S32, S33, S34, S35, S36, S37, S38, S39, S40, S41, S42, S43, S44, S45, S46, S47, S48, S49, S50, S51, S52, S53, S54, S55, S56, S57, S58, S59, S60, S61, S62, S63, S64, S65, S66, S67, S68, S69, S70, S71, S72, S73, S74, S75, S76, S77, S78, S79, S80, S81, S82, S83, S84, S85, S86, S87, S88, S89, S90, S91, S92, S93, S94, S95, S96, S97, S98, S99, S100, S101, S102, S103, S104, S105, S106, S107, S108, S109, S110, S111, S112, S113, S114, S115, S116, S117, S118, S119, S120, S121, S122, S123, S124, S125, S126, S127, S128, S129, S130, S131, S132, S133, S134, S135, S136, S137, S138, S139, S140, S141, S142, S143, S144, S145, S146, S147, S148, S149, S150, S151, S152, S153, S154, S155, S156, S157, S158, S159, S160, S161, S162, S163, S164, S165, S166, S167, S168, S169, S170, S171, S172, S173, S174, S175, S176, S177, S178, S179, S180, S181, S182, S183, S184, 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HERITAGE VALUES

- Heritage Precinct
- Heritage Building, Place, Site or Object (Schedule 19.4)
- Notable Tree (Schedule 19.4)
- Historic Reserve (Schedule 12.10)
- Area of Significant Natural Value (Schedule 9.8.1)
- Additional Wetland/Stream (Schedule 9.5.4)
- Outstanding Natural Feature
- Outstanding Natural Landscape (Schedule 9.5.2)
- Significant Amenity Landscape
- Upper Monorburn / Lake Onslow Landscape Management Area
- Esplanade Provision (Schedule 10.9)
- Nahoanga (Traditional Camping)

HAZARDS

- Flood prone land (Schedule 9.1.1)
- Mined Area (Urban Maps)
- Mined Area (Rural Maps)
- Active Geological Fault
- Filled Area (including closed landfills)
- Area of Subsidence or Slippage
- High Voltage Transmission Lines that are part of the transmission network (See Rules 4.7.6 A (g) and 12.7.5)

OTHER NOTATIONS

- District Boundary
- Resource Area Boundary (Where different resource areas meet)
- Resource Area Boundary underlying a Designation
- Area subject to enlarged Planning Map
- Rural Residential (See Rule 4.7.2 (1))
- Rural Resource Area (1)-(3) (See Rules 4.7.2 (3) & (4))
- Residential Resource Area (1) (2) (See Rule 4.7.6 (1)(c))
- Business Resource Area (1) (See Rule 4.7.6 (1))
- Residential Resource Area (See Rule 4.7.6(1)(2) - Slipped, Slus)
- Airport Protection Zone (See Rule 4.7.6 A (1))
- Proposed Road Alignment
- Actual position of formed road (for information purposes only)
- Road to be Stopped
- Building Line Restriction (B.L.R.)
- Verandah Required (See Rule 4.7.6 (1)(b))
- Building Facades (See Rule 4.7.6 (1)(c))
- Bridge

*This exhibit has been amended for the proposed plan change regarding RuRA5.