

# The Central Otago District Council's District Plan Review

## Discussion Document

The Central Otago District Council's District Plan has been operative since 2008 and is currently under full review. The Council has identified potential changes to its District Plan that will be addressed in the review. Those changes have been notified in a Discussion Document and community feedback is being sought by **Friday 28 November 2014**.

If you live, work or play in Central Otago (or intend to in the future) you should consider participating in the District Plan Review process, since the resulting District Plan will influence the way the district grows and develops and how it is regulated. Some of the proposals of interest in the Discussion Document are:

- The Council will consult with Kāi Tahu Rūnanga to determine whether the district contains significant cultural landscapes that should be recognised in the District Plan.
- Feedback is sought on the suggestion for more intensive subdivision of land in the Rural Resource Area. Currently the Rural Residential notation allows subdivision with an average lot size of no less than 2 hectares as a controlled activity (i.e. the Council cannot refuse resource consent). A minimum lot area of 1 hectare is being contemplated. Further, the Council is considering extending the Rural Residential notation in areas where there has been significant subdivision and development. The extended areas contemplated are to the south of Springvale Road in the Springvale Road/SH 85/Dunstan Road triangle; the Earnscliffe Road/Chapman Road/Conroys Road triangle; south of Bannockburn.
- The Council is inviting comment on its proposal to identify rural heritage areas that contain heritage or cultural landscapes (for instance the Nevis Valley, Sugarloaf, Northburn, Bannockburn, Doctors Point, Bendigo and Ophir historic area) and requests that the public identify suitable areas.

The topics covered by the Discussion Document are:

- Rural Areas – zoning, landscape classification, rural subdivision and residential development, rural land use change, reverse sensitivity, tenure review exemption, wilding trees, rural residential notation
- Urban Areas – provision for urban growth, Residential (subdivision, resource areas, extended family accommodation, rules for subdivision and development, homestay accommodation), Business Resource Area (minimum floor area in Business Resource Area (1), location of Business Area (1) in Cromwell and Alexandra, rules), Industrial Resource Area (retail activity, residential activity)
- Indigenous Biodiversity – voluntary mechanisms and rules to maintain indigenous biological diversity, refining Schedules of District Plan
- Built Heritage – register of heritage items, heritage precincts, rural heritage areas
- Hazards – identification of hazards on planning maps, hazards register, rules, zoning, delete the Lake Dunstan safeline, hazardous substances, climate change
- Other Matters – scheduled activity status, miscellaneous amendments

We recommend that you review the Discussion Document, consider how the potential changes might impact you and then make a submission. This is an opportunity to influence the content of the District Plan at the outset before positions become entrenched.

If you would like to meet with Council planners to discuss any matter relating to the District Plan Review the Council is holding drop-in sessions at the following locations between 11am and 3pm on the scheduled day:

- **Alexandra**, Tuesday 4 November at Alexandra Community Centre, Skird Street
- **Cromwell**, Wednesday 5 November at Cromwell Golden Gate Conference Centre, Barry Avenue
- **Ranfurly**, Thursday 6 November at Ranfurly Maniototo Rugby Club Rooms, Dungannon Street
- **Roxburgh**, Friday 7 November at Roxburgh Rugby Club Rooms, Scotland Street

All submissions will be considered by the Council's Hearings Panel. If submitters choose to they will have the opportunity to present to the Hearings Panel early in the new year.

There will be further opportunity to participate in the District Plan Review process. After this hearing the Council will prepare the District Plan Review, which will also be publicly notified for submissions. It will then conduct a further hearing and any Council decisions on submissions could be appealed to the Environment Court by people who submitted on the Review.

If you would to better understand how the Review could affect your particular interests, or would like assistance with preparing a submission on the Discussion Document please contact [Maree Baker-Galloway](#) or [Warwick Goldsmith](#).