

PARKBURN

CENTRAL OTAGO DISTRICT PLAN: Relevant Rules Compliance Assessment Table

Rule	Explanation / Requirement	Activity Status / Compliance / Comment
Section 8: Business Resource Area		
8.3.2.ii Subdivision	Subdivision shall be a controlled activity	Controlled Activity consent required Matters of Control are: Subdivisional design including the shape and arrangement of allotments to: 1. Facilitate convenient, safe and efficient access. 2. Maintain and enhance amenity values of the Business Resource Area. 3. Maintain and enhance the safety and convenience of pedestrians and motorists. 4. Comply with any concept plan. 5. In the Wooing Tree Overlay Area, the provision for pedestrian and cyclist movement and linkages within and through the Wooing Tree Overlay Area, including the provision of footpaths and cycling infrastructure. With respect to unreticulated areas, the size of the allotment and its ability to effectively dispose of effluent within the site. Note: This may involve consents from the Otago Regional Council. 6. The location, design and construction of access and its adequacy for the intended use of the subdivision. 7. The provision of or contribution to public open space values of the Business Resource Area. 8. The provision of adequate network utility services (given the intended use of the subdivision) and in particular the location, design and construction of these services. 9. The provision of service lanes. 10. The provision of buffer zones adjacent to roads, network utilities (including the National Grid) or natural features.

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		11. Any financial contributions necessary for the purposes set out in Section 15 of this Plan. 12. Any amalgamations and easements that are appropriate. 13. Any other matters provided for in section 220 of the Act.
Section 9: Industrial Resource Area		
Rule 9.3.2 Subdivision	Subdivision in the Industrial Resource Area shall be a controlled activity.	Controlled Activity consent required. Matters of Control are limited to the following: 1. The location, design and construction of access and its adequacy for the intended use of the subdivision. 2. Earthworks necessary to prepare the site for development, occupation and/or use. 3. Subdivisional design including the shape and arrangement of allotments to: a. Facilitate convenient, safe and efficient access. b. Mitigate adverse effects on adjoining resource areas, and areas of public open space. c. With respect to unreticulated areas, the size of the allotment and its ability to effectively dispose of effluent within the site. Note: this may involve consents from the Otago Regional Council. 4. The provision of or contribution to the open space and recreational needs of the community. 5. The provision of adequate network utility services (including roading) and in particular, the location, design and construction of these services. 6. Any financial contributions necessary for the purposes set out in Section 15 of this Plan. 7. Any amalgamations and easements that are appropriate. 8. Any other matter identified in section 220 of the Act.
PC 19 Decision Low Density Residential zone		
LRZ-R11 Excavation and Fill	Permitted if following standards complied with:	If permitted standards are not met then a restricted discretionary activity consent is required.

Rule	Explanation / Requirement	Activity Status / Compliance / Comment
	- Any extraction or fill of material shall not exceed 1m in depth within 2m of any site boundary; and - The maximum volume of land excavated within any site in any 12-month period does not exceed 200m³ per site, excluding excavation required for construction of a building for which a building consent has been issued.	Matters of discretion are limited to the following: - The location, volume and area of excavation. - The effect on amenity values or safety of neighbouring sites. - The effect on water bodies and their margins. - The impact on visual amenity and landscape character. - Any effects on the road network arising from the excavation. - Any effects on archaeological, heritage or cultural values. - Any mitigation measures proposed.
LRZ-S8 Low Density Residential Zone	Schedule 19.28 Parkburn Structure Plan. - All activities and developments must be carried out in general accordance with Schedule 19.28 Parkburn Structure Plan. - No residential development (excluding up to 15 residential allotments within Lot 16 DP 514674) shall occur within the Schedule 19.28 Parkburn Structure Plan area, until: - The Cromwell Wastewater Treatment plant has been upgraded to implement nitrogen removal and increase the capacity of the membrane treatment plant; and - The Cromwell and Pisa Moorings Water schemes	Non-complying activity

Rule	Explanation / Requirement	Activity Status / Compliance / Comment
	have been combined and a regional council water take consent issued: OR iii. All relevant consents have been obtained to privately service the area with a communal supply (designed to enable connection to a public network when available). 3. No residential development shall be located between State Highway 6 and the Building Line Restriction as shown on the District Plan maps and in Schedule 19.28 Parkburn Structure Plan.	
PC 19 Decision Medium Density Residential zone		
MRZ-R12 Excavation and Fill	Permitted activity where: - Any extraction or fill of material shall not exceed 1m in depth within 2m of any site boundary; and - The maximum volume of land excavated within any site in any 12-month period does not exceed 200m³ per site, excluding excavation required for construction of a building for which a	Restricted discretionary activity consent required if either of the permitted activity standards are not met.

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	building consent has been issued.	
MRZ- S14 Schedule 19.28 Parkburn Structure Plan	1. All activities and developments must be carried out in general accordance with Schedule 19.28 Parkburn Structure Plan. 2. No residential development shall occur within the Schedule 19.28 Parkburn Structure Plan area, until: i. The Cromwell Wastewater Treatment plant has been upgraded to implement nitrogen removal and increase the capacity of the membrane treatment plant; and ii. The Cromwell and Pisa Moorings Water schemes have been combined and a regional council water take consent issued: OR iii. All relevant consents have been obtained to privately service the area with a communal supply (designed to enable connection to a public network when available).	Non-complying activity where standards are not met.
PC 19 Decision : Residential Zone Subdivision		
SUB-R5 Subdivision in the LDR and MDR	Controlled. 1. Any balance allotment complies with SUB-S1.	Restricted Discretionary Activity Consent Matters of discretion are located in SUB-R6

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Standard SUB-S1 Minimum Allotment Size: Medium Density Residential Zone Note: Subject to appeal	1. Where a reticulated sewerage system is available or is installed as part of the subdivision the minimum size of any allotment shall be no less than 200m². 2. Where a reticulated sewerage system is not installed or available, the minimum size of any allotment shall be no less than 800m².	Complies The scheme plan complies with the minimum allotment size of 200m². A reticulated system will be proposed.
Standard SUB-S1 Minimum Allotment Size: Low Density Residential Zone. Note: Subject to appeal	3. Where a reticulated sewerage system is available or is installed as part of the subdivision the minimum size of any allotment shall be no less than 400m². 4. Where a reticulated sewerage system is not installed or available, the minimum size of any allotment shall be no less than 800m².	Complies The scheme plan complies with minimum allotment size of 400m². A reticulated wastewater system is proposed.
SUB-S2 Schedule 19.28 Parkburn Structure Plan Area	1. All subdivision must be carried out in general accordance with Schedule 19.28 Parkburn Structure Plan 2. No more than 559 residential allotments shall be created (titled) within the Schedule 19.28 Parkburn Structure Plan area. 3. No residential allotments (excluding up to 15	Non-complying as standards not met.

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	residential allotments within Lot 16 DP 514674) shall be created (titled) within the Schedule 19.28 Parkburn Structure Plan, until: i. The existing northern priority intersection onto SH6 is upgraded to include a separated left turn lane as indicated in the Manual of Traffic Signs and Markings Part 2 Section 3 Figure 3.25a.; and ii. The new intersection to the south of the existing northern intersection onto SH6 is constructed as a priority-controlled intersection or single lane roundabout; and iii. Written approval from New Zealand Transport Agency Waka Kotahi is provided for the i. and ii. intersection upgrades. 4. No more than 286 residential allotments (excluding up to 15 residential allotments within Lot 16 DP 514674) shall be created (titled) within Schedule 19.28 Parkburn Structure Plan, until: i. The SH6/SH8B intersection has been upgraded to a dual lane roundabout; and ii. The SH6/Pisa Moorings Road has been upgraded to a single lane roundabout OR other upgrade solution including banning turns and/or providing an alternative roundabout	

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	connection to SH6 through the Schedule 19.28 Parkburn Structure Plan area; and iii. Written approval from New Zealand Transport Agency Waka Kotahi is provided for the i. and ii. intersection upgrades: OR iv. Written approval from New Zealand Transport Agency Waka Kotahi is provided for an alternative upgrade (including no upgrade) to i. or ii. Intersection upgrades.	
Medium Density Residential zone		
MRZ-R12 Excavation and Fill	Permitted where: - Any excavation or fill material shall not exceed 1m in depth within 2m of any site boundary; and - The maximum volume of land excavated within any site in any 12-month period does not exceed 200m³ per site, excluding excavation required for construction of a building for which a building consent has been issued.	Consent required as volume will be exceeded.
MRZ- S14	All activities and developments must be carried out in general accordance with Schedule	Non-complying activity where standards are not met.

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Schedule 19.28 Parkburn Structure Plan	19.28 Parkburn Structure Plan. 2. No residential development shall occur within the Schedule 19.28 Parkburn Structure Plan area, until: 3. The Cromwell Wastewater Treatment plant has been upgraded to implement nitrogen removal and increase the capacity of the membrane treatment plant; and 4. The Cromwell and Pisa Moorings Water schemes have been combined and a regional council water take consent issued: OR iv. All relevant consents have been obtained to privately service the area with a communal supply (designed to enable connection to a public network when available).	
Section 12: District Wide Rule and Performance Standards		
12.7.1 Access standards from roads	Permitted	Permitted As outlined in the Transportation assessment.
12.7.3 Noise	Permitted if complies with following:	Permitted

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ii Construction Noise	Construction noise shall not exceed the recommended limits and shall be measured and assessed in accordance with the provisions of NZS 6803P:1984	As outlined in the Noise Assessment.
12.7.7 Building Line Restrictions	I. No building shall be erected within a building line restriction shown on the planning maps between the building line and the feature to which it relates.	Complies As marked on the Scheme Plan
Section 16: Subdivision		
16.7.1 Subdivision code of practice	The physical design and construction of works to be carried out as part of the subdivision or as required by a condition of consent will generally be in accordance with Council's Code of Practice for Subdivision. Modification may be made to the requirements of this code by any conditions of consent.	Complies The proposal will comply generally with the code of practice.