



**NOTIFICATION OF WITHDRAWAL OF PROPOSED
PLAN CHANGE 4/VARIATION 9**

OAMARU HARBOURSIDE ZONE

**UNDER CLAUSE 8D OF THE FIRST SCHEDULE OF THE RESOURCE
MANAGEMENT ACT 1991**

The Waitaki District Council notifies the withdrawal of proposed Plan Change 4/Variation 9 to its partly operative District Plan.

Proposed Plan Change 4/Variation 9 related to the rezoning of land around Oamaru Harbour from Business 7, Business H and Residential (King George Park) Zones to a new Oamaru Harbourside Zone.

The main purpose of the withdrawn Plan Change 4/Variation 9 was to assist in achieving three goals:

- i) Continuance of Oamaru Harbour as a working port;
- ii) Continuance of revitalisation of Oamaru Harbourside to assist in sustaining the future of Oamaru;
- iii) Management of activities and development in the Harbourside area to maintain important heritage, nature conservation and amenity values, and public access around the harbour.

Reasons for the withdrawal of proposed Plan Change 4/Variation 9:

- a. Pressures on development at the Harbour have reduced due to global economic conditions.
- b. Council has now secured titles over two pieces of land it did not previously own, giving it control over the development of all the harbour land bar two sites.
- c. Resource consent for development on one of those sites has been granted by the Environment Court.
- d. Community feedback has identified a preferred alternative to one of the major elements in the Harbourside variation.

- e. Submissions have challenged the Harbourside Variation on the basis that it is fundamentally flawed by not being “effects-based”. There is genuine uncertainty and risk as to how a Commissioner might respond to that argument.
- f. Changes to the Resource Management Act mean that a new, more limited proposal would be simpler to process.
- g. The costs of hearing the submissions are conservatively estimated at \$80,000, excluding submitter costs and the likely costs of an appeal. Those resources could be spent more productively on other measures.
- h. A quicker and more cost-effective way of achieving the objectives of the Harbourside Plan Change has been identified.
- i. The collective impact of the matters in (a) to (h) above means that the benefits, costs and risks of proceeding with the Harbourside variation are less attractive than quicker and more cost-effective alternatives.

For further information regarding the withdrawn plan change, please contact Jack Chandra or Richard Sutherland, Ph (03) 4330300.

Michael Ross
Chief Executive

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ODT (Regional Section): Saturday 31 October 2009
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