

**IN THE ENVIRONMENT COURT
AT CHRISTCHURCH**

**I TE KŌTI TAIAO O AOTEAROA
KI ŌTAUTAHI**

ENV-2024-CHC-073

Under	The Resource Management Act 1991 (the Act)
In the Matter	of an appeal pursuant to clause 14 of schedule 1 of the Act, concerning the Central Otago District Plan – Plan Change 19 (PC19)
Between	NORTH CROMWELL SOCIETY INCORPORATED Appellant
And	CENTRAL OTAGO DISTRICT COUNCIL Respondent
And	AURUM WINES LIMITED s 274 Party

SECTION 274 NOTICE ON BEHALF OF AURUM WINES LIMITED



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SECTION 274 NOTICE ON BEHALF OF AURUM WINES LIMITED

To: The Registrar

Environment Court

Christchurch Registry

1. Aurum Wines Limited (**Aurum**) wishes to be a party to the following proceeding: *North Cromwell Society Incorporated v Central Otago District Council*, ENV-2024-CHC-073.
2. Mr Anthony (Tony) Lawrence is a director of Aurum and made a submission on PC19 (**Decision**); OS37, FS226. Aurum succeeds those submissions pursuant to s 2A of the Act.
3. Aurum is a person who made a submission on the subject matter, and Aurum made a further submission on the North Cromwell Society Incorporated's submission.
4. Aurum is not a trade competitor for the purposes of section 308D of the Resource Management Act 1991.
5. Aurum is interested in all of the proceedings.
6. Aurum is interested in the following particular issues:
 - (a) The Appellant has sought that the PC19 zoning and provisions applying to the area identified in Figure 1 (**Appeal Area**) of the Appellant's Notice of Appeal be rejected and amended.
 - (b) The Appeal seeks that the Area retains the operative District Plan zoning of Rural Residential.
7. Aurum opposes the relief sought because:
 - (a) The Decision is consistent with the Cromwell Master Plan and allows for efficient development of land in close proximity to Cromwell.

- (b) The Appeal Area is well located to enable further residential development and its rezoning gives effect to the provisions of the National Policy Statement for Urban Development 2020 (**NPSUD**).
- (c) The Central Otago District is experiencing rapid growth. The Council has been proactive in seeking to manage that growth by ensuring it has at least sufficient residential land available by carrying out a Master Plan and consulting with the community through PC19.
- (d) The Council is acting on its obligations under the National Policy Statement for Urban Development 2020 (**NPSUD**) by undertaking well-planned management of future residential land that will prevent incremental urban sprawl and have a positive effect on amenity for the wider community.
- (e) The Decision strikes an appropriate balance between providing at least sufficient development capacity and well planned urban development.
- (f) The Appeal Area is well connected to existing amenities within Cromwell, including transport infrastructure, public walkways and cycleways. It is therefore well-suited to be rezoned LLRZ and is a logical extension of Cromwell.
- (g) Rezoning of the Appeal Area will allow for infill development over time in a way that is sympathetic to the surrounding area. Allowing ad hoc subdivision of land through resource consent processes is both an inefficient use of land and Council resources.
- (h) The Decision followed a significant consultation and engagement process with the community. The Cromwell Master Plan and PC19 submission process provided an opportunity for concerns to be raised about the future growth of Cromwell which appear to have been appropriately balanced by the Decision. The fact that the Appellant's appeal has been unsuccessful does not suggest that the public process was not fair, robust or reasonable.

- (i) Furthermore, the Appeal places significant weight on amenity values being eroded, a consideration which is specifically excluded by the NPSUD
- (j) The Decision is consistent with the Council's function and Part 2 of the Act.

8. Aurum agrees to participate in mediation or other alternative dispute resolution of the proceedings.

Date: 23 August 2024



Bridget Irving / Hannah Perkin

Solicitor for Aurum Wines Limited

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Advice

If you have any questions about this notice, contact the Environment Court in Auckland, Wellington, or Christchurch.