

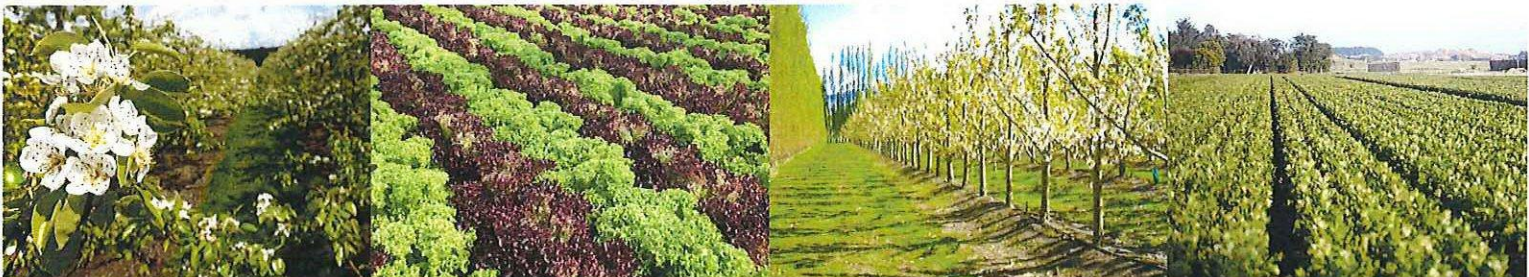


FURTHER SUBMISSION ON PROPOSED PC13 TO THE CENTRAL OTAGO DISTRICT PLAN

Friday 26th October, 2018

TO: Central Otago District Council

NAME OF SUBMITTER: Horticulture New Zealand



CONTACT FOR SERVICE:

Rachel McClung
Environmental Policy Advisor – South Island
Horticulture New Zealand
PO Box 10-232 WELLINGTON
Ph: 027582 7474
Email: rachel.mcclung@hortnz.com

FURTHER SUBMISSION ON PRIVATE PLAN CHANGE 13 TO THE CENTRAL OTAGO DISTRICT PLAN

CLAUSE 8 OF SCHEDULE 1 RESOURCE MANAGEMENT ACT 1991

1. Horticulture New Zealand's (HortNZ's) submissions are contained in the attached Table 1.
2. HortNZ has an interest in the proposed plan change greater than the interest the general public has as HortNZ represents the interests of all fruit and vegetable growers, excluding viticulture.
3. HortNZ **wishes to be heard** in support of its further submissions.
4. HortNZ could **not** gain an advantage in trade competition through this further submission.
5. If others make similar submissions, HortNZ **will consider** presenting a joint case with them at the hearing.

Dated at [CHRISTCHURCH] this 26th day of October 2018

.....

Rachel McClung

ENTERED
29/10/18

Table 1: Further submissions on behalf of HortNZ on submissions to Private Plan Change 13 to the Central Otago District Plan

Submitter	Sub No.	Relief sought by submitter	HortNZ support / oppose	HortNZ reasons for support / opposition	Decision Sought (accept / reject)
Rodger James Aburn	2: 2/1 – 2/7	Decline PC13	Support	PC13 will adversely impact the horticultural industry of Cromwell. Decision's made on the future urban form of Cromwell must recognise the significant community engagement and technical work undertaken through the Cromwell Masterplan process. It is appropriate that the hearing be delayed until the outcome of the Cromwell Masterplan process is known.	Accept decision sought by submission 2/1 -2/6 to decline the private plan change. Accept submission sought by submission 2/7 to delay the hearing until Cromwell Masterplan is completed.
Alan Duncan Beaton	18: 18/1 – 18/4	Amend PC13 to Rural Residential Zoning	Support in Part	HortNZ agrees with the submission points made however we do not agree that a rural residential zoning will address the underlying issues of the inappropriateness of the proposed private plan change.	Reject decision sought to zone the land rural residential. Decline PC13.
Peter Raymond Brass	26: 26/1–26.4 and 26/6 – 26/11	Decline PC13	Support	PC13 will adversely impact the horticultural industry of Cromwell.	Accept decision sought by submission to decline the private plan change.
Peter Raymond Brass	26.5	Decline PC13	Support in Part	HortNZ agrees with the submission points made to the extent that in the future locating development next to horticultural operations would lead to complaints.	Accept decision sought by submission to decline the private plan change.
Central Holdings Limited	43: 43/1-43/10	Decline PC13 or ensure that no residential or other noise sensitive activities are enabled through the Plan Change	Support in Part	HortNZ agrees with the submission points made, however we consider that the Plan Change should be declined and cannot see a path for enabling other non-noise sensitive activities through this plan change process. A fresh application would be required for substantive change.	Reject the decision sought to approve with amendments. PC 13 should be declined.

Submitter	Sub No.	Relief sought by submitter	HortNZ support / oppose	HortNZ reasons for support / opposition	Decision Sought (accept / reject)
Central Speedway Club Cromwell Incorporated	45: 45/1- 45/11	Decline PC13 or ensure that no residential or other noise sensitive activities are enabled though the Plan Change	Support in Part	HortNZ agrees with the submission points made, however we consider that the Plan Change should be declined and cannot see a path for enabling other non-noise sensitive activities through this plan change process. A fresh application would be required for substantive change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Anthony John Clark	52: 52/1- 52/9	Decline PC13 or provide for subdivision to 8000m ²	Support in Part	HortNZ agrees with the submission points made, however we do not agree that a rural residential zoning will address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Brayden Couper	64. 64/1-64/2	Decline PC13 or enforce strict 'no noise complaints covenant' on all titles for existing speedway, highlands and orchard activities.	Support in Part	HortNZ agrees with the submission points made, however we do not agree that a no complaints covenant is an effective mitigation for a development of this scale and do not consider it will address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Felicity Couper	65: 65/1-65/2	Decline PC13 or enforce strict 'no noise complaints covenant' on all titles for existing speedway, highlands and orchard activities.	Support in Part	HortNZ agrees with the submission points made, however we do not agree that a no complaints covenant is an effective mitigation for a development of this scale and do not consider it will address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Shaun Couper	66: 66/1- 66/2	Decline PC13 or enforce strict 'no noise complaints covenant' on all titles for existing speedway,	Support in Part	HortNZ agrees with the submission points made, however we do not agree that a no complaints covenant is an effective mitigation for a development of this scale and do not consider it will address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.

Submitter	Sub No.	Relief sought by submitter	HortNZ support / oppose	HortNZ reasons for support / opposition	Decision Sought (accept / reject)
		highlands and orchard activities.			
Catherine Edgar	95: 95/1-95/6	Decline PC13 or at the very least severely downsize.	Support in Part	HortNZ agrees with the submission points made, however we do not agree that downsizing the development will address the underlying issues of the inappropriateness of the proposed private plan change. A fresh application would be required for substantive change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Diane Mae Ferris	115: 115/1 - 115-6	Decline PC13 until the Council decides on future growth for Cromwell.	Support in Part Oppose 115/6	HortNZ agrees with the submission points except 115/6. We do not agree that a 300m ² minimum lot size will address the underlying issues of the inappropriateness of the proposed private plan change.	Accept decision sought by submitter to decline the plan change.
Richard Andrew Ford	122: 122/1 - 122/25	Decline PC13	Support	The application inadequately addresses the issues as identified in submission 122. PC13 will adversely impact the horticultural industry of Cromwell.	Accept decision sought by submitter to decline the plan change.
45 South Group of Companies (45 South Cherry Orchards Ltd & 45 South Management)	123: 123/1- 123/35	Decline PC13	Support	The application inadequately addresses the issues as identified in submission 123. PC13 will adversely impact the horticultural industry of Cromwell.	Accept decision sought by submitter to decline the plan change.
Freshmax NZ Limited	126: 126/1 – 126/14	Decline PC13	Support	The application inadequately addresses the issues as identified in submission 126. PC13 will adversely impact the horticultural industry of Cromwell.	Accept decision sought by submitter to decline the plan change.
Highlands Motorsport Park Limited (Highlands)	144: 144/1- 144/16	Decline PC13	Support in Part	HortNZ supports submission 144 to the extent that the plan change site is entirely incompatible with the surrounding environment, does not have regard to the existing activities in the surrounding	Accept decision sought by submitter to decline the plan change.

Submitter	Sub No.	Relief sought by submitter	HortNZ support / oppose	HortNZ reasons for support / opposition	Decision Sought (accept / reject)
				environment, and will result in reverse sensitivity complaints.	
Gary Carl Hyndman & Deborah Lee Hyndman	155: 155/1-155/23	Decline PC13 or 10m green mounded and planted boundary buffer. And provision for 'no complaints' in relation to orchard activities and to every day farm activities such as the slaughtering of livestock, burning of orchard prunings or any other activities relating to the functioning of the businesses that are already existing.	Support in Part	HortNZ agrees with the submission points made, however we do not agree that no complaints covenants will be an effectively mitigate the impacts of the development. And nor will be a 10m green area and planted mounds. These measures will not address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
DJ Jones Family Trust and Suncrest Orchard Limited	164: 164/1-164/18	Decline PC13	Support in Part	HortNZ agrees with the submission points made, however we do not agree that a buffer or no complaints covenant will address the underlying issues of the inappropriateness of the proposed private plan change.	Accept decision sought by submitter to decline the plan change.
Kawarautrust Orchard Limited	167: 167/1-167/26	Decline PC13	Support	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry.	Accept decision sought by submitter to decline the plan change.

Submitter	Sub No.	Relief sought by submitter	HortNZ support / oppose	HortNZ reasons for support / opposition	Decision Sought (accept / reject)
Le Fresh International Limited	182: 182/1-182/15	Decline PC13	Support	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry.	Accept decision sought by submitter to decline the plan change.
Hilary Anne Lennox	182: 183/1-183/2	Decline PC13 unless an alternative access to SH6 and intersection upgrades are made.	Support in Part	HortNZ agrees with the submission points made, however transportation mitigation suggested will not address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Lindsay Mathers	223: 223/1 - 223/7	Decline PC13	Support	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry.	Accept decision sought by submitter to decline the plan change.
Mayshiel Properties Ltd	227: 2027/1-227/8	Substantially amend PC13 to place Highlands in a position where they have similar or same rights that were available prior to all changes.	Oppose in part	HortNZ agrees with the submission points made to the extent that the proposed plan change is inappropriate and will result in reserve sensitivity impacts.	Reject the decision sought as it will not address the detrimental impacts of the plan change to the Horticulture Industry. PC 13 should be declined.
Peter John Mead & Alastair David Stark	228: 228/1-228/15	Decline PC13	Support	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry.	Accept decision sought by submitter to decline the plan change.
Ministry of Education	239: 239/1 - 239/5	Ministry's submission be considered	Support	HortNZ would not want educational activities located near orchard activities and support a fuller consideration of the locations of existing education facilities in Cromwell.	Accept decision sought by submitter to consider Ministry of Educations submission points.
Mt Difficulty Wines Ltd	249: 249/1-249/13	Decline PC13	Support	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the	Accept decision sought by submitter to decline the plan change.

Submitter	Sub No.	Relief sought by submitter	HortNZ support / oppose	HortNZ reasons for support / opposition	Decision Sought (accept / reject)
				Horticulture Industry and the Viticulture Industry.	
NZ Transport Agency	254: 254/1 – 254/7	If Council approves PC13, do so subject to NZTA requested amendments	Oppose in Part	HortNZ agrees with the submission points made to the extent that PC13 should address transportation issues, however the requested amendments will not address the underlying inappropriateness of the plan change.	Reject the decision sought as it will not address the detrimental impacts of the plan change to the Horticulture Industry. PC 13 should be declined
Scott O'Donnell	256: 256/1-256/16	Decline PC13 or no residential or other noise sensitive activities are enables through PC13.	Support in Part	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry. However, any substantial alteration to the proposed plan change will require a fresh plan change application.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Otago Regional Council	261: 261/1-361/8	Decline unless CODC is satisfied the projected demand on reticulated services for potable water and wastewater is sustainable	Oppose in Part	HortNZ agrees with the submission points made to the extent that PC13 should address water services issue, however the requested amendments will not address the underlying inappropriateness of the plan change.	Reject the decision sought as it will not address the detrimental impacts of the plan change to the Horticulture Industry. PC 13 should be declined.
Mathew Owen	262/1	Decline PC13 or enforce strict 'no noise complaints covenant' on all titles for existing speedway, highlands and orchard activities.	Support in Part	HortNZ agrees with the submission points made, however we do not agree that a no complaints covenant is an effective mitigation for a development of this scale and do not consider it will address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Mark Alistair Paterson	265: 265/1-265/9	Decline PC13 or create a buffer zone between highland and	Oppose in Part	HortNZ agrees with the submission points made, however we do not agree that buffer zone between highland and residential development is an effective mitigation for a	Reject the decision sought as it will not address the detrimental impacts of the plan change to the Horticulture Industry. PC 13 should be declined.

Submitter	Sub No.	Relief sought by submitter	HortNZ support / oppose	HortNZ reasons for support / opposition	Decision Sought (accept / reject)
		residential development.		development of this scale. It will not mitigate impacts on surrounding horticulture and we consider it will address the underlying issues of the inappropriateness of the proposed private plan change.	
Public Health South	285: 285/1 – 285/16	Decline PC13 or approve with requested amendments.	Support in Part	HortNZ agrees with the submission points made, however, the mitigation proposed will not address the full impacts on the horticulture industry and will not address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought as it will not address the detrimental impacts of the plan change to the Horticulture Industry. PC 13 should be declined.
River Terrace Developments Limited	298: 298 - 298/8	Approved PC13 with requested amendments	Oppose	The mitigation proposed will not address the full impacts on the horticulture industry and will not address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought as it will not address the detrimental impacts of the plan change to the Horticulture Industry. PC 13 should be declined.
Sarita Orchard Ltd	310: 310/1-310/8	Decline PC13	Support	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry.	Accept decision sought by submitter to decline the plan change.
Mark Schofield and Rebecca Schofield	311: 311/1-311/16	Decline PC13 or approve with requested amendments	Oppose in Part	HortNZ agrees with the submission points made, however, the mitigation proposed will not address the full impacts on the horticulture industry and will not address the underlying issues of the inappropriateness of the proposed private plan change. Also, some decisions sought are beyond the scope of the decision-making ability of CODC – e.g.: increased police, fire and ambulance services.	Reject the decision sought as it will not address the detrimental impacts of the plan change to the Horticulture Industry. PC 13 should be declined.
Lester and Estelle Scott	316: 316/1-316/8	Decline PC13	Support	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry.	Accept decision sought by submitter to decline the plan change.

Submitter	Sub No.	Relief sought by submitter	HortNZ support / oppose	HortNZ reasons for support / opposition	Decision Sought (accept / reject)
Matthew James Scully	319: 319/1-319/4	Decline PC13 or change land use to industrial.	Oppose in Part	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry. However, changing the proposal to industrial use is a substantial change from what was notified and would require a fresh plan change application.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Michael Raymore Sheehan	328: 328/1-328/6	Decline PC13 or create control to protect surrounding existing uses.	Oppose in Part	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry. However, changing the land use to industrial or commercial use is a substantial change from what was notified and would require a fresh plan change application. Also, while there is a suggestion to approve PC13 with controls to protect highlands, the speedway, orchards and other activities; no solution is provided. This will not address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Peter James Simmons	331: 331/1-331/3	Decline PC13 or change land use to industrial / commercial.	Oppose in Part	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry. However, changing the proposal to industrial use is a substantial change from what was notified and would require a fresh plan change application.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Carolyn Squires & Matthew Squires	346: 346/1-346/14	Decline PC13 or change land use to rural residential (400m ² min lot size).	Oppose in Part	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry. However, changing the proposal to rural residential use is a substantial change from what was notified and would require a fresh plan change	Reject the decision sought to approve with amendments. PC 13 should be declined.

Submitter	Sub No.	Relief sought by submitter	HortNZ support / oppose	HortNZ reasons for support / opposition	Decision Sought (accept / reject)
				application. Furthermore, rural residential zoning will not address the underlying issues of the of the inappropriateness of the plan change.	
Gordon Stewart	350: 350/1-350/6	Decline PC13 or approve with buffer and no complaints covenant	Oppose in Part	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry. However, the mitigation proposed will not address the adverse impacts on the horticulture industry and will not address the underlying issues of the inappropriateness of the plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Anthony Streeter	353: 353/1-353/5	Approve PC13 in its entirety	Oppose	HortNZ disagrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry. The submitter fails to consider the environmental, social, cultural or economic cost to the wider environment and community.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Transpower New Zealand Limited	373: 373/1-373/9	Decline PC13 or approve with requested amendments.	Support in Part	HortNZ agrees with the submission points made, however, the mitigation proposed will not address the full impacts on the horticulture industry and will not address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought as it will not address the detrimental impacts of the plan change to the Horticulture Industry. PC 13 should be declined.
Juliet Walker	383: 383/1-383/2	Approve PC13 with amendments – 50 houses maximum	Oppose in Part	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry. However, changing the proposal to rural residential use is a substantial change from what was notified and would require a fresh plan change application. Furthermore, rural residential zoning will not address the underlying issues	Reject the decision sought to approve with amendments. PC 13 should be declined.

Submitter	Sub No.	Relief sought by submitter	HortNZ support / oppose	HortNZ reasons for support / opposition	Decision Sought (accept / reject)
				of the of the inappropriateness of the plan change.	
Alexander (Sandy) Charles & Tegan Jane Wilson	400: 400/1-400/4	Decline PC13 or approve with amendments	Oppose in Part	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry. However, changing the proposal to 1000m ² minimum lot size is a substantial change from what was notified and would require a fresh plan change application. Furthermore, this lot size and buffer planting suggested will not address the underlying issues of the of the inappropriateness of the plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Colin & Jan Wood	406:406/1 – 406/2	Approve with amendments for lot minimum of 4000m ²	Oppose	Changing the proposal to 4000m ² minimum lot size is a substantial change from what was notified and would require a fresh plan change application. Furthermore, this lot size suggested will not address the underlying issues of the of the inappropriateness of the plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Tim Wood	407: 407/1 – 407/2	Approve with amendments for lot minimum of 800-1000m ²	Oppose	The lot size suggested will not address the adverse impacts on the horticulture industry nor the underlying issues of the of the inappropriateness of the plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.

FURTHER SUBMISSION ON PROPOSED PC13 TO THE CENTRAL OTAGO DISTRICT PLAN

Friday 26th October, 2018

TO: Central Otago District Council

NAME OF SUBMITTER: Horticulture New Zealand



CONTACT FOR SERVICE:

Rachel McClung
Environmental Policy Advisor – South Island
Horticulture New Zealand
PO Box 10-232 WELLINGTON
Ph: 027582 7474
Email: rachel.mcclung@hortnz.com

**FURTHER SUBMISSION ON PRIVATE PLAN CHANGE 13 TO
THE CENTRAL OTAGO DISTRICT PLAN**

CLAUSE 8 OF SCHEDULE 1 RESOURCE MANAGEMENT ACT 1991

1. Horticulture New Zealand's (HortNZ's) submissions are contained in the attached Table 1.
2. HortNZ has an interest in the proposed plan change greater than the interest the general public has as HortNZ represents the interests of all fruit and vegetable growers, excluding viticulture.
3. HortNZ **wishes to be heard** in support of its further submissions.
4. HortNZ could **not** gain an advantage in trade competition through this further submission.
5. If others make similar submissions, HortNZ **will consider** presenting a joint case with them at the hearing.

Dated at [CHRISTCHURCH] this 26th day of October 2018


.....
Rachel McClung

Table 1: Further submissions on behalf of HortNZ on submissions to Private Plan Change 13 to the Central Otago District Plan

Submitter	Sub No.	Relief sought by submitter	HortNZ support / oppose	HortNZ reasons for support / opposition	Decision Sought (accept / reject)
Rodger James Aburn	2: 2/1 – 2/7	Decline PC13	Support	PC13 will adversely impact the horticultural industry of Cromwell. Decision's made on the future urban form of Cromwell must recognise the significant community engagement and technical work undertaken through the Cromwell Masterplan process. It is appropriate that the hearing be delayed until the outcome of the Cromwell Masterplan process is known.	Accept decision sought by submission 2/1 -2/6 to decline the private plan change. Accept submission sought by submission 2/7 to delay the hearing until Cromwell Masterplan is completed.
Alan Duncan Beaton	18: 18/1 – 18/4	Amend PC13 to Rural Residential Zoning	Support in Part	HortNZ agrees with the submission points made however we do not agree that a rural residential zoning will address the underlying issues of the inappropriateness of the proposed private plan change.	Reject decision sought to zone the land rural residential. Decline PC13.
Peter Raymond Brass	26: 26/1–26.4 and 26/6 – 26/11	Decline PC13	Support	PC13 will adversely impact the horticultural industry of Cromwell.	Accept decision sought by submission to decline the private plan change.
Peter Raymond Brass	26.5	Decline PC13	Support in Part	HortNZ agrees with the submission points made to the extent that in the future locating development next to horticultural operations would lead to complaints.	Accept decision sought by submission to decline the private plan change.
Central Holdings Limited	43: 43/1-43/10	Decline PC13 or ensure that no residential or other noise sensitive activities are enabled through the Plan Change	Support in Part	HortNZ agrees with the submission points made, however we consider that the Plan Change should be declined and cannot see a path for enabling other non-noise sensitive activities through this plan change process. A fresh application would be required for substantive change.	Reject the decision sought to approve with amendments. PC 13 should be declined.

Submitter	Sub No.	Relief sought by submitter	HortNZ support / oppose	HortNZ reasons for support / opposition	Decision Sought (accept / reject)
Central Speedway Club Cromwell Incorporated	45: 45/1- 45/11	Decline PC13 or ensure that no residential or other noise sensitive activities are enabled though the Plan Change	Support in Part	HortNZ agrees with the submission points made, however we consider that the Plan Change should be declined and cannot see a path for enabling other non-noise sensitive activities through this plan change process. A fresh application would be required for substantive change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Anthony John Clark	52: 52/1- 52/9	Decline PC13 or provide for subdivision to 8000m ²	Support in Part	HortNZ agrees with the submission points made, however we do not agree that a rural residential zoning will address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Brayden Couper	64. 64/1-64/2	Decline PC13 or enforce strict 'no noise complaints covenant' on all titles for existing speedway, highlands and orchard activities.	Support in Part	HortNZ agrees with the submission points made, however we do not agree that a no complaints covenant is an effective mitigation for a development of this scale and do not consider it will address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Felicity Couper	65: 65/1-65/2	Decline PC13 or enforce strict 'no noise complaints covenant' on all titles for existing speedway, highlands and orchard activities.	Support in Part	HortNZ agrees with the submission points made, however we do not agree that a no complaints covenant is an effective mitigation for a development of this scale and do not consider it will address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Shaun Couper	66: 66/1- 66/2	Decline PC13 or enforce strict 'no noise complaints covenant' on all titles for existing speedway,	Support in Part	HortNZ agrees with the submission points made, however we do not agree that a no complaints covenant is an effective mitigation for a development of this scale and do not consider it will address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.

Submitter	Sub No.	Relief sought by submitter	HortNZ support / oppose	HortNZ reasons for support / opposition	Decision Sought (accept / reject)
		highlands and orchard activities.			
Catherine Edgar	95: 95/1-95/6	Decline PC13 or at the very least severely downsize.	Support in Part	HortNZ agrees with the submission points made, however we do not agree that downsizing the development will address the underlying issues of the inappropriateness of the proposed private plan change. A fresh application would be required for substantive change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Diane Mae Ferris	115: 115/1 - 115-6	Decline PC13 until the Council decides on future growth for Cromwell.	Support in Part Oppose 115/6	HortNZ agrees with the submission points except 115/6. We do not agree that a 300m ² minimum lot size will address the underlying issues of the inappropriateness of the proposed private plan change.	Accept decision sought by submitter to decline the plan change.
Richard Andrew Ford	122: 122/1 - 122/25	Decline PC13	Support	The application inadequately addresses the issues as identified in submission 122. PC13 will adversely impact the horticultural industry of Cromwell.	Accept decision sought by submitter to decline the plan change.
45 South Group of Companies (45 South Cherry Orchards Ltd & 45 South Management)	123: 123/1- 123/35	Decline PC13	Support	The application inadequately addresses the issues as identified in submission 123. PC13 will adversely impact the horticultural industry of Cromwell.	Accept decision sought by submitter to decline the plan change.
Freshmax NZ Limited	126: 126/1 - 126/14	Decline PC13	Support	The application inadequately addresses the issues as identified in submission 126. PC13 will adversely impact the horticultural industry of Cromwell.	Accept decision sought by submitter to decline the plan change.
Highlands Motorsport Park Limited (Highlands)	144: 144/1- 144/16	Decline PC13	Support in Part	HortNZ supports submission 144 to the extent that the plan change site is entirely incompatible with the surrounding environment, does not have regard to the existing activities in the surrounding	Accept decision sought by submitter to decline the plan change.

Submitter	Sub No.	Relief sought by submitter	HortNZ support / oppose	HortNZ reasons for support / opposition	Decision Sought (accept / reject)
				environment, and will result in reverse sensitivity complaints.	
Gary Carl Hyndman & Deborah Lee Hyndman	155: 155/1-155/23	Decline PC13 or 10m green mounded and planted boundary buffer. And provision for 'no complaints' in relation to orchard activities and to every day farm activities such as the slaughtering of livestock, burning of orchard prunings or any other activities relating to the functioning of the businesses that are already existing.	Support in Part	HortNZ agrees with the submission points made, however we do not agree that no complaints covenants will be an effectively mitigate the impacts of the development. And nor will be a 10m green area and planted mounds. These measures will not address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
DJ Jones Family Trust and Suncrest Orchard Limited	164: 164/1-164/18	Decline PC13	Support in Part	HortNZ agrees with the submission points made, however we do not agree that a buffer or no complaints covenant will address the underlying issues of the inappropriateness of the proposed private plan change.	Accept decision sought by submitter to decline the plan change.
Kawarau Trust Orchard Limited	167: 167/1-167/26	Decline PC13	Support	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry.	Accept decision sought by submitter to decline the plan change.

Submitter	Sub No.	Relief sought by submitter	HortNZ support / oppose	HortNZ reasons for support / opposition	Decision Sought (accept / reject)
Le Fresh International Limited	182: 182/1-182/15	Decline PC13	Support	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry.	Accept decision sought by submitter to decline the plan change.
Hilary Anne Lennox	182: 183/1-183/2	Decline PC13 unless an alternative access to SH6 and intersection upgrades are made.	Support in Part	HortNZ agrees with the submission points made, however transportation mitigation suggested will not address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Lindsay Mathers	223: 223/1 - 223/7	Decline PC13	Support	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry.	Accept decision sought by submitter to decline the plan change.
Mayshiel Properties Ltd	227: 2027/1-227/8	Substantially amend PC13 to place Highlands in a position where they have similar or same rights that were available prior to all changes.	Oppose in part	HortNZ agrees with the submission points made to the extent that the proposed plan change is inappropriate and will result in reserve sensitivity impacts.	Reject the decision sought as it will not address the detrimental impacts of the plan change to the Horticulture Industry. PC 13 should be declined.
Peter John Mead & Alastair David Stark	228: 228/1-228/15	Decline PC13	Support	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry.	Accept decision sought by submitter to decline the plan change.
Ministry of Education	239: 239/1 – 239/5	Ministry's submission be considered	Support	HortNZ would not want educational activities located near orchard activities and support a fuller consideration of the locations of existing education facilities in Cromwell.	Accept decision sought by submitter to consider Ministry of Educations submission points.
Mt Difficulty Wines Ltd	249: 249/1-249/13	Decline PC13	Support	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the	Accept decision sought by submitter to decline the plan change.

Submitter	Sub No.	Relief sought by submitter	HortNZ support / oppose	HortNZ reasons for support / opposition	Decision Sought (accept / reject)
				Horticulture Industry and the Viticulture Industry.	
NZ Transport Agency	254: 254/1 – 254/7	If Council approves PC13, do so subject to NZTA requested amendments	Oppose in Part	HortNZ agrees with the submission points made to the extent that PC13 should address transportation issues, however the requested amendments will not address the underlying inappropriateness of the plan change.	Reject the decision sought as it will not address the detrimental impacts of the plan change to the Horticulture Industry. PC 13 should be declined
Scott O'Donnell	256: 256/1-256/16	Decline PC13 or no residential or other noise sensitive activities are enabled through PC13.	Support in Part	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry. However, any substantial alteration to the proposed plan change will require a fresh plan change application.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Otago Regional Council	261: 261/1-361/8	Decline unless CODC is satisfied the projected demand on reticulated services for potable water and wastewater is sustainable	Oppose in Part	HortNZ agrees with the submission points made to the extent that PC13 should address water services issue, however the requested amendments will not address the underlying inappropriateness of the plan change.	Reject the decision sought as it will not address the detrimental impacts of the plan change to the Horticulture Industry. PC 13 should be declined.
Mathew Owen	262/1	Decline PC13 or enforce strict 'no noise complaints covenant' on all titles for existing speedway, highlands and orchard activities.	Support in Part	HortNZ agrees with the submission points made, however we do not agree that a no complaints covenant is an effective mitigation for a development of this scale and do not consider it will address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Mark Alistair Paterson	265: 265/1-265/9	Decline PC13 or create a buffer zone between highland and	Oppose in Part	HortNZ agrees with the submission points made, however we do not agree that buffer zone between highland and residential development is an effective mitigation for a	Reject the decision sought as it will not address the detrimental impacts of the plan change to the Horticulture Industry. PC 13 should be declined.

Submitter	Sub No.	Relief sought by submitter	HortNZ support / oppose	HortNZ reasons for support / opposition	Decision Sought (accept / reject)
		residential development.		development of this scale. It will not mitigate impacts on surrounding horticulture and we consider it will address the underlying issues of the inappropriateness of the proposed private plan change.	
Public Health South	285: 285/1 – 285/16	Decline PC13 or approve with requested amendments.	Support in Part	HortNZ agrees with the submission points made, however, the mitigation proposed will not address the full impacts on the horticulture industry and will not address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought as it will not address the detrimental impacts of the plan change to the Horticulture Industry. PC 13 should be declined.
River Terrace Developments Limited	298: 298 - 298/8	Approved PC13 with requested amendments	Oppose	The mitigation proposed will not address the full impacts on the horticulture industry and will not address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought as it will not address the detrimental impacts of the plan change to the Horticulture Industry. PC 13 should be declined.
Sarita Orchard Ltd	310: 310/1-310/8	Decline PC13	Support	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry.	Accept decision sought by submitter to decline the plan change.
Mark Schofield and Rebecca Schofield	311: 311/1-311/16	Decline PC13 or approve with requested amendments	Oppose in Part	HortNZ agrees with the submission points made, however, the mitigation proposed will not address the full impacts on the horticulture industry and will not address the underlying issues of the inappropriateness of the proposed private plan change. Also, some decisions sought are beyond the scope of the decision-making ability of CODC – e.g.: increased police, fire and ambulance services.	Reject the decision sought as it will not address the detrimental impacts of the plan change to the Horticulture Industry. PC 13 should be declined.
Lester and Estelle Scott	316: 316/1-316/8	Decline PC13	Support	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry.	Accept decision sought by submitter to decline the plan change.

Submitter	Sub No.	Relief sought by submitter	HortNZ support / oppose	HortNZ reasons for support / opposition	Decision Sought (accept / reject)
Matthew James Scully	319: 319/1-319/4	Decline PC13 or change land use to industrial.	Oppose in Part	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry. However, changing the proposal to industrial use is a substantial change from what was notified and would require a fresh plan change application.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Michael Raymore Sheehan	328: 328/1-328/6	Decline PC13 or create control to protect surrounding existing uses.	Oppose in Part	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry. However, changing the land use to industrial or commercial use is a substantial change from what was notified and would require a fresh plan change application. Also, while there is a suggestion to approve PC13 with controls to protect highlands, the speedway, orchards and other activities; no solution is provided. This will not address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Peter James Simmons	331: 331/1-331/3	Decline PC13 or change land use to industrial / commercial.	Oppose in Part	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry. However, changing the proposal to industrial use is a substantial change from what was notified and would require a fresh plan change application.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Carolyn Squires & Matthew Squires	346: 346/1-346/14	Decline PC13 or change land use to rural residential (400m ² min lot size).	Oppose in Part	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry. However, changing the proposal to rural residential use is a substantial change from what was notified and would require a fresh plan change application.	Reject the decision sought to approve with amendments. PC 13 should be declined.

Submitter	Sub No.	Relief sought by submitter	HortNZ support / oppose	HortNZ reasons for support / opposition	Decision Sought (accept / reject)
				of the of the inappropriateness of the plan change.	
Alexander (Sandy) Charles & Tegan Jane Wilson	400: 400/1-400/4	Decline PC13 or approve with amendments	Oppose in Part	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry. However, changing the proposal to 1000m ² minimum lot size is a substantial change from what was notified and would require a fresh plan change application. Furthermore, this lot size and buffer planting suggested will not address the underlying issues of the of the inappropriateness of the plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Colin & Jan Wood	406:406/1 – 406/2	Approve with amendments for lot minimum of 4000m ²	Oppose	Changing the proposal to 4000m ² minimum lot size is a substantial change from what was notified and would require a fresh plan change application. Furthermore, this lot size suggested will not address the underlying issues of the of the inappropriateness of the plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Tim Wood	407: 407/1 – 407/2	Approve with amendments for lot minimum of 800-1000m ²	Oppose	The lot size suggested will not address the adverse impacts on the horticulture industry nor the underlying issues of the of the inappropriateness of the plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.

Submitter	Sub No.	Relief sought by submitter	HortNZ support / oppose	HortNZ reasons for support / opposition	Decision Sought (accept / reject)
				application. Furthermore, rural residential zoning will not address the underlying issues of the of the inappropriateness of the plan change.	
Gordon Stewart	350: 350/1-350/6	Decline PC13 or approve with buffer and no complaints covenant	Oppose in Part	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry. However, the mitigation proposed will not address the adverse impacts on the horticulture industry and will not address the underlying issues of the inappropriateness of the plan change.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Anthony Streeter	353: 353/1-353/5	Approve PC13 in its entirety	Oppose	HortNZ disagrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry. The submitter fails to consider the environmental, social, cultural or economic cost to the wider environment and community.	Reject the decision sought to approve with amendments. PC 13 should be declined.
Transpower New Zealand Limited	373: 373/1-373/9	Decline PC13 or approve with requested amendments.	Support in Part	HortNZ agrees with the submission points made, however, the mitigation proposed will not address the full impacts on the horticulture industry and will not address the underlying issues of the inappropriateness of the proposed private plan change.	Reject the decision sought as it will not address the detrimental impacts of the plan change to the Horticulture Industry. PC 13 should be declined.
Juliet Walker	383: 383/1-383/2	Approve PC13 with amendments – 50 houses maximum	Oppose in Part	HortNZ agrees with the submission points made as the proposed plan change is inappropriate and will be detrimental to the Horticulture Industry. However, changing the proposal to rural residential use is a substantial change from what was notified and would require a fresh plan change application. Furthermore, rural residential zoning will not address the underlying issues	Reject the decision sought to approve with amendments. PC 13 should be declined.