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By Nicole Fleming at 11:56 am, Dec 01, 2021



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Resource Management Act 1991

Submission on Notified Proposed Plan Change to

Central Otago District Plan

Clause 6 of Schedule 1, Resource Management Act 1991

(FORM 5)

To: The Chief Executive
Central Otago District Council
PO Box 122
Alexandra 9340

DETAILS OF SUBMITTER

Name of Submitter: Cerise Orchard Limited

Postal Address: Ross Dowling Marquet Griffin, PO Box 1144, Dunedin 9054 - Attention: A J Logan
(Or alternative method of service under [section 352](#) of the Act)

Telephone: 03 951 2363

Email: alastair.logan@rossdowling.co.nz

Contact Person: Alastair Logan
(Name & designation, if applicable)

This is a submission on proposed Plan Change 18 to the Central Otago District Plan (the proposal).

I am/am not* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (*select one)

~~*I/We am/am not (select one) directly affected by an effect of the subject matter of the submission that:~~

- ~~(a) adversely affects the environment; and~~
- ~~(b) does not relate to trade competition or the effects of trade competition.~~

~~*Delete this paragraph if you are not a trade competitor.~~

The specific provisions of the proposal that my submission relates to are:
(Give details, attach on separate page if necessary)
The whole of Plan Change 18.

This submission is:

(Attach on separate page if necessary) Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

See attached.

I/We seek the following decision from the consent authority:

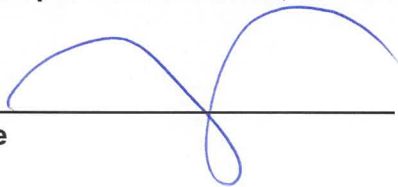
(Give precise details, including the general nature of any conditions sought)

Plan Change 18 be approved.

- I support ~~I oppose~~ the application ~~OR neither support nor oppose~~ (select one)
- I wish ~~I do not wish~~ to be heard in support of this submission (select one)
- *I~~We~~ will consider presenting a joint case if others make a similar submission
*Delete this paragraph if not applicable.

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

Signature



1 December 2021

Date

**Submissions close in response to proposed Plan Change 18 at 4pm on
Thursday 9 December 2021**

Submissions can be emailed to districtplan@codc.govt.nz

Note to person making submission

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

1. Cerise Orchard Limited supports Plan Change 18 in its entirety.
2. The rezoning accords with and gives effect to the Cromwell Masterplan.
3. Cromwell is now the hub of the Upper Clutha Basin, operating, as a key service centre.
4. Land zoned for industrial purposes is essential to service both the town and its rural hinterland, which now encompasses Alexandra, Wanaka, and Queenstown.
5. Industrial businesses are necessary to support horticulture, viticulture and other rural activities throughout the Upper Clutha Basin and as far afield as Alexandra and Queenstown.
6. The rezoning of the land for industrial use is necessary to meet the current and future demand for industrial land in Cromwell.
7. The land to be rezoned by PC18 logically extends and consolidates existing industrial zoning.
8. The land to be rezoned is located away from incompatible activities and avoids reverse sensitivity issues.
9. The activities on adjoining land are complementary to and not in conflict with the proposed rezoning.
10. The land to be rezoned is generally serviced by appropriate infrastructure.
11. The loss of a small area of land now used for horticulture is not material. The trees are at end of life stage. There is abundant land in the area suitable for horticultural and viticultural use and for other productive purposes.
12. Rezoning this horticultural block will enable the removal of the reverse sensitivity issues arising from spraying next to adjoining industrial activities and close to the Cromwell cemetery.
13. PC18 discharges the Council's obligations under section 31(1)(aa) RMA.
14. PC18 gives effect to the National Policy Statement on Urban Development.
15. PC18 gives effect to the relevant provisions in the partially Operative Regional Policy Statement 2019.
16. PC18 has regard to the relevant provisions of the proposed Regional Policy Statement 2021.
17. The rezoning promotes sustainable management and thereby achieves the purpose of the Resource Management Act 1991.