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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: 45 SOUTH MANAGEMENT LTD

Postal Address: P.O. Box 46, CROMWELL
(Or alternative method of service under [section 352](#) of the Act)

Telephone: 027 221 9378

Email: tim.jones@45s.co.nz

Contact Person: TIM JONES CEO
(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.



OFFICIAL REGIONAL IDENTITY PARTNER

www.centralotagoz.com

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)

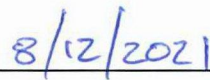
Plan Change 18 be approved.

- I support ~~oppose~~ the application ~~OR neither support nor oppose~~ (select one)
- I wish ~~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



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.

45 South Management

PO Box 46

Cromwell



Plan Change 18 Submission

1. We support Plan Change 18 in its entirety.
2. Horticultural activities rely on local industry to manufacture, store, maintain and repair equipment used in our own operations.
3. It is vital to our own success that such industries are locally available.
4. For these reasons, sufficient land needs to be zoned for current and future industrial use in Cromwell.
5. The rezoning proposed includes a small area of land currently planted in cherry trees. These trees are now "*at end of life*", and producing varieties which are no longer popular in the market.
6. A potential loss of a small area of land is inconsequential. There is a lot of land in the area suitable for horticulture and viticulture.
7. Removal of the orchard area adjacent to existing commercial zoned land will have the positive effect of removing spray drift potential, noise from machinery and wind machine operation and bird shooting activities.
8. The adjacent commercial land already has residential activities (Harvest Park etc.) so this plan change will assist in mitigating reverse sensitivity issues.