

**RESOURCE MANAGEMENT ACT 1991  
FORM 6**

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON  
PUBLICLY NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN**

**Clause 8 of Schedule 1, Resource Management Act 1991**

To: Central Otago District Council  
PO Box 122  
Alexandra 9340



**SUBMITTER: Highlands Motorsport Park Limited (Highlands)**

1. This is a further submission in support of a submission made on proposed Plan Change 13 to the Central Otago District Plan ("PC13").
2. Highlands is a person who has an interest in the proposal that is greater than the interest the general public has. Highland's interest in the application was outlined in detail in their original submission (submitter no 144).
3. This submission is in support of Le Fresh International Limited ("Le Fresh"), Submitter Number 182.
4. Highlands wish to be heard in support of this submission and will consider presenting a joint case with other parties that make a similar submission.

**Summary**

1. Le Fresh is an exporter who relies on produce grown by adjoining properties to the application site. The submission notes that the adjoining land produces 10% of the total NZ cherry export crop along with some for the NZ market and other varieties of fruit for both the local and export markets.
2. PC13 is located within a rural area that has lawfully established horticultural and motorsport activities. PC13 fails to provide the necessary reverse sensitivity protection to these activities. There is an inherent conflict between these activities which suggest the inappropriateness of this application. PC13 has the potential to significantly impact the operation of local businesses that provide both direct and indirect benefits to the community through employment and economic opportunities.

**Specific Points**

3. Highlands support the following submission points: 182/2, 182/5, 182/6, 182/7, 182/8, 182/9, 182/10, 182/11, 182/12, 182/13 and 182/14. As a summary we have outlined the following reasons:

ENTERED  
29/10/18

- (a) Agricultural activities, particularly orchards, are an important element of the Cromwell community. These activities provide both direct and indirect contributions to the community through employment and economic activity.
- (b) Highlands support the submission that reverse sensitivity effects concerning agricultural activity, particularly orchards, have not been addressed by PC13. Orchards are sources of noise that include the operation of machinery, bird scaring, frost fighting and helicopters. Further contributory effects may include chemicals and burning for biosecurity reasons.
- (c) PC13 results in an inappropriate loss of productive land. A comprehensive assessment of alternatives has not been undertaken.
- (d) PC13 Objective, Policy and Rule framework is deficient in terms of addressing reverse sensitivity effects.
- (e) Highlands support the submission that the horticultural industry activity has a significant economic benefit to the Cromwell area and beyond. This proposal has the potential to severely compromise the viability of these activities.

**Relief Sought**

- 4. The application is incompatible with the receiving environment. Highlands seek the following decision from Council:
  - (a) PC13 is refused.



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**Date: 29 October 2018**

B Irving / D McLachlan

Solicitor for Submitter

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