

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. Highlands interest in the application was outlined in detail in their original submission (submitter no 144).
3. This submission is in support of Peter John Mead & Alastair David Stark as trustees of the McKay Family Trust ("The Trust"), Submitter Number 228.
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**

5. The Trust owns 20ha of adjoining land to the north of the application site. This is currently utilised as a cherry orchard with further opportunity to expand.
6. 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**

7. Highlands support the following submission points: 228/2, 228/3, 228/4, 228/5, 228/6, 228/7, 228/8, 228/9, 228/10, 228/12 and 228/13. As a summary we have outlined the following reasons:
  - (a) Agricultural activities, particularly orchards, are an important element of the Cromwell community. These activities provide both direct and indirect contributions 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) The presence of high density residential has the potential to prevent any further development or growth of these businesses as well.
- (d) PC13 results in an inappropriate loss of productive land. A comprehensive assessment of alternatives has not been undertaken. Further, two significant subdivisions (Holiday Park and Wooing Tree) have just been approved within Cromwell which will provide supply in the short to medium term whilst the master planning work is being completed.
- (e) PC13 Objective, Policy and Rule framework is deficient in terms of addressing reverse sensitivity effects.
- (f) Horticultural activity has a significant economic benefit to the Cromwell area and beyond. A comprehensive assessment of the flow on effects of PC13 on local businesses has not been undertaken as part of this application.

**Relief Sought**

8. 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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