

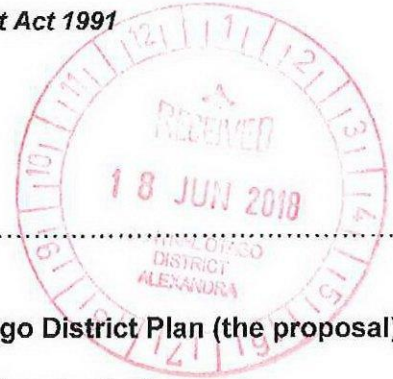
RESOURCE MANAGEMENT ACT 1991

FORM 5

SUBMISSION ON NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN

Clause 6 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340



Name of Submitter: SARITA ORCHARD LTD (Full name)

This is a submission on proposed Plan Change 13 to the Central Otago District Plan (the proposal).

I could/could not* gain an advantage in trade competition through this submission. (* Select one)

I am/am not* 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 entire paragraph if you could not gain an advantage in trade competition through this submission) (* Select One)

The specific provisions of the proposal that my submission relates to are:

River Terrace Development

(Please give details and continue on additional page if necessary)

My submission is:

as attached

(Please include:

- whether you support or oppose the specific provisions or wish to have them amended; and
reasons for your views;
and continue on additional page if necessary)

I seek the following decision from the local authority:

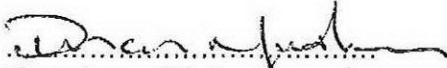
The plan change to be declined in its entirety.

(Please give precise details)

I wish/do not wish to be heard in support of my submission.

(Please strike out as applicable)

~~If others make a similar submission, I will consider presenting a joint case with them at a hearing.~~
(Please delete if you would not consider presenting a joint case)



Signature of Submitter

(or person authorised to sign on behalf of submitter)

(A signature is not required if you make a submission by electronic means)

18.06.18

Date

Electronic address for service of submitter:

santaorchardextra.co.nz

Telephone No:

03 445 1183

Postal Address:

RAPID 436

RD 2

CROMWELL

Contact Person:

DUNCAN MATHERS

GENERAL MANAGER

(name & designation, if applicable)

SUBMISSIONS CLOSE IN RESPONSE TO PROPOSED PLAN CHANGE 13 ON
WEDNESDAY 20 JUNE 2018

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 a 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.

SARITA ORCHARD LTD

Rapid 436; RD 2
CROMWELL

Phone: 03 445 1183
saritaorchard@xtra.co.nz

1. Sarita Orchard Limited owns a 30ha block of rural land on the Ripponvale Flats. The property is a fully operational fully planted cherry orchard and opposes the proposed plan change.

The Ripponvale Flats contain the most successful cherry growing area in New Zealand. The cherry growing industry on the Ripponvale Flats grow a large proportion of New Zealand's total export crop. There are 10s of millions of dollars invested in the cherry industry on the Ripponvale Flats. They are substantial employers and have a large economic impact on the area.

The future of this industry will suffer and may disappear if this application is granted. Residential development and intensive orchard operators do not mix. The applicants acknowledge this but say non compliant covenants and shelter trees can solve the problem. They are wrong.

There are several activities that will cause complaints from neighbours:

- Wind machines
- Bird scaring
- Use of helicopters
- Spraying
- Use of diesel engines

These activities will not be tolerated by urban neighbours and eventually the industry will be lost.

In the event of an unwanted pest eg: Queensland Fruit Fly getting into the area the presence of 900 more houses would impede eradication efforts. The area would almost certainly be within the MPI exclusion zone with all the inconvenience that entails.

2. The soils of the Ripponvale Flats need to be protected. This application will not do that.
3. Other activities such as the Speedway and Motorsport Park will also have the same problem. All of these industries and business will be at risk if this application is granted.
4. The way in which Cromwell grows should be determined by a plan review not by ad hoc planning such as this.