

**BEFORE THE ENVIRONMENT COURT
CHRISTCHURCH REGISTRY**

ENV-

IN THE MATTER	Of an appeal pursuant to clause 29 of the First Schedule of the Resource Management Act 1991
BETWEEN	NEW ZEALAND CHERRY CORP (LEYSER) LP Appellant
AND	CENTRAL OTAGO DISTRICT COUNCIL Respondent

SECTION 274 NOTICE – ROCKBURN WINES LIMITED

**GALLAWAY COOK ALLAN
LAWYERS
DUNEDIN**

Solicitor on record: Phil Page
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SECTION 274 NOTICE

To: The Registrar

Environment Court

Christchurch Registry

1. Rockburn Wines Ltd (**Rockburn**) wishes to be a party to the following proceeding:
 - (a) NEW ZEALAND CHERRY CORP (LEYSER) LP v CENTRAL OTAGO DISTRICT COUNCIL
2. Rockburn made a submission on the proposed Plan Change.
3. Rockburn has an interest in the proceedings that is greater than the public generally as it owns and operates a winery on a contiguous site.
4. Rockburn is not a trade competitor for the purposes of section 308D of the Resource Management Act 1991.
5. Rockburn is interested in all of the proceedings.
6. Rockburn is interested in the following particular issues:
 - (a) Issue 4 - Effects on productive potential of the land;
 - (b) Issue 7 - Noise, spray drift and Reith the Courtverse sensitivity effects;
7. Rockburn opposes the relief sought because:
 - (a) Rockburn owns and operates a winery at 156 Ripponvale Road, Cromwell, legal description Lot 1 DP 362547. Rockburn is contiguous to the proposed Plan Change site.
 - (b) Rockburn relocated their facility to Ripponvale in 2015 as a result of ongoing growth and demand. A significant factor in relocating to Ripponvale was the rural environment supportive of productive agricultural activities.
 - (c) The proposal currently fails to protect Rockburn from reverse sensitivity effects. Rockburn is concerned about the potential

incompatibility of residential development close to an existing winery that operates 24/7 during vintage. The proposal has the potential to result in additional constraints on Rockburn's activities and ability to develop over time.

- (d) Rockburn is concerned about the loss of good horticulture land in Central Otago to housing. Land suitable for horticultural production should not be converted to houses. Good production land is becoming scarce in the Central Otago District. The best production land on the site is the existing orchard on the alluvial fan close to Rockburn Winery.

8. I agree to participate in mediation or other alternative dispute resolution of the proceedings.

Name: D A McLachlan

Solicitor for Rockburn Wines Limited

Dated this 8th day of July 2021

Address for service

for **Rockburn Wines**

Limited

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