

Further Submissions on CODC Proposed Plan Change 13 (River Terrace)

Submitter: Central Land Holdings Limited (CLHL)

25 October 2018

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Submission Number	Submitter	Support/ Oppose	Relevant Part of Submission	Reasons for Support/Opposition	Decision Sought
45	Central Speedway Club Cromwell Inc. (bridget.irving@gallawaycookallan.co.nz)	Support	The submission to decline the Plan Change.	CLHL supports the submission that the plan change fails to protect the Speedway Club from reverse sensitivity effects. CLHL also agrees that the noise generated by the Speedway and the Highlands Motorsport Park will have an adverse effect on the outdoor amenity of future residents that cannot be mitigated.	That the submission is allowed.
123	45 South Group of Companies (alastair.logan@rosdowling.co.nz)	Support	The submission to decline the Plan Change.	CLHL supports the submission that orchards are incompatible with the activities proposed in the plan change in terms of noise, the use of agrichemicals, burning of prunings and trees. CLHL supports the submission that the plan change is contrary and does not give effect to the Operative Regional Policy Statement and is contrary and does not	That the submission is allowed.

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				<p>have regard to the Proposed Regional Policy Statement.</p> <p>CLHL supports the submission that the plan change is contrary to objectives and policies contained within the Central Otago District Plan.</p>	
144	<p>Highlands Motorsport Park Limited (bridget.irving@gallawaycookallan.co.nz)</p>	Support	The submission to decline the Plan Change.	<p>CLHL supports the submission that significant areas of the plan change land will be subject to noise above acceptable levels and that there are no methods available to sufficiently mitigate the effects of these noise levels.</p>	That the submission is allowed.
285	<p>Public Health South (megan.justice@mitchelldaysh.co.nz)</p>	Support	The submission to decline the Plan Change.	<p>CLHL supports the submission that the proposal does not enable the people or the community to provide for their health and safety – noise associated with the existing activities is likely to have significant reverse sensitivity effects.</p> <p>CLHL supports the submission that the mitigation proposed to mitigate the effects of spray drift is inadequate.</p> <p>CLHL supports the submission that the plan change does not promote the use of alternative modes of transport.</p>	That the submission to decline the plan change is allowed.
298	<p>River Terrace Developments Limited (office@brownandcompany.co.nz)</p>	Oppose	The submission to modify PC13	<p>The submitter proposes additional rules requiring the construction of buildings housing noise sensitive activities to achieve specified outdoor-indoor noise level reductions. The submitter states that the proposed rule is to ensure occupants are not adversely affected by noise generated external to the site.</p>	That the submission to modify the plan change is rejected as it is inadequate to address submitter concerns.

				<p>CLHL submits that this mitigation will be ineffective when windows are open and that it does not address the reverse sensitivity effects of noise on outdoor living areas, which is an important factor in a climate such as that in Cromwell. CMHL submits that the proposed changes to the covenant rules do not provide for future development of either the motorsport park or the speedway. CLHL maintains its position that the use of covenants are inappropriate in the context of this plan change given the significant nature of the reverse sensitivity effects.</p>	
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