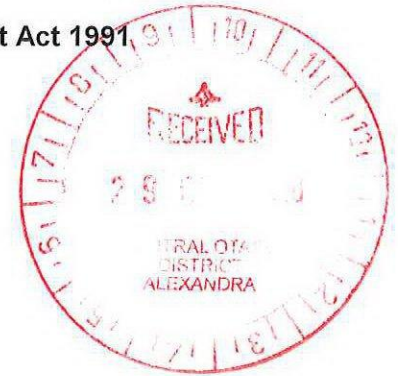


RESOURCE MANAGEMENT ACT 1991  
FORM 6

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 the Mt Difficulty Wines, Submitter Number 249.
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. PC13 has the potential to significantly impact the operation of local businesses that benefit the community both directly and indirectly through employment and economic opportunities.
6. Since their establishment, Highlands have made a point to work with local businesses, and in doing so have established themselves as a significant and important contributor to the community. In this regard, establishing mutually beneficial relationships with local businesses has been of particular importance. PC13 has the potential to negatively impact on the business community.

**Specific Points**

7. Highlands support the following submission points: 249/1, 249/2, 249/3, 249/5, 249/6, 249/8, 249/9, 249/10, 249/11, 249/12, 249/13. We provide a summary of our reasoning below:
  - (a) Mt Difficulty's cellar door relies on the visual amenity of the rural environment. This amenity will be significantly impacted by the development of PC13. Residential development is inconsistent with the values on which Mt Difficult has developed and relied.

- (b) PC13 gives rise to reverse sensitivity issues, particularly in relation to rural and industrial activity (such as motorsport and orchard activity). The provision of recreational activities provides a significant income generator for the town.
- (c) Cromwell has recently invested in and is undertaking an extensive master planning exercise. One of the elements of the masterplan is to enable spatial planning highlighting the best growth options for Cromwell. We do not consider that PC13 meets this objective.
- (d) PC13 has overstated the demand for housing. There is no time pressure for development that requires the creation of a special housing resource area. 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) There is lack of information on the pressure to be placed on public infrastructure, and how this is to be passed on through development contributions. This includes traffic, public transport, parking, wastewater, and open space amenity areas.
- (f) PC13 removes the ability to utilise productive land for horticulture activity. A comprehensive assessment of other appropriate locations has not been provided by the applicant.

**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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