

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 ALEXANDRIA 9340

Name of Submitter: GRAHAM RUSSELL McDUGALL (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: (DETAILED ON ATTACHED DOCUMENT) (Please give details and continue on additional page if necessary)

My submission is: (DETAILED ON ATTACHED DOCUMENT)

MY SUBMISSION OPPOSES PLAN CHANGE 13

- (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: PROPOSED DISTRICT PLAN CHANGE 13 IS DECLINED & THE CODC ADOPTS A REVISED STRATEGY TO PROVIDE FOR GROWTH.

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)

G.R. McQuay

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)

20/06/2018

Date

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Contact Person:

(SUBMITTER)
(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.

GRAHAM MCDUGALL SUBMISSION IN OPPOSITION TO PROPOSED DISTRICT PLAN CHANGE 13 TO BE READ IN CONJUNCTION WITH FORM 5

BACKGROUND

This document is to be read in conjunction with Graham McDougall's submission which OPPOSES the Proposed District Plan Change 13. The standard information provided on Form 5 is attached.

As a member of Highlands Motor Sport Park this submission is provided from a perspective of a potential affected party.

It is understood that Plan Change 13 is a private plan change request ... that is it has not been generated as part of the normal CODC strategic planning process but rather has been developed from a perspective of generating a development opportunity for the developers / current land owner(s).

It is therefore necessary to provide a higher level of scrutiny (from those evaluating the Plan Change 13) that takes into account the long term effects / impacts / benefits & dis benefits and overall strategy of such a plan change rather than a 'quick fix' that in later years may be seen as less than ideal for the Cromwell community.

SPECIFIC PROVISIONS THAT MY SUBMISSION RELATES TO

The specific provisions that my submission relate to CHALLENGE the following assumptions / objectives implied or stated in the Plan 13 submission,

1. The development is an efficient coordinated and INTEGRATED green fields development AND is COMPATABLE with surrounding activities (stated objectives).
2. This proposed development is part of the CODC long term strategy (implied)
3. There is no other land availability and/or strategy that can provide for the expected population growth of approx. 6% p.a. in the Cromwell area (implied)

MY SUBMISSION IS

The following points are set out relevant to items 1-3 above and form the basis of my submission.

1. This proposed Plan Change leading to the proposed development has been presented with a neighbourhood centre open spaces, schools etc, simply because it is effectively isolated from the already developed Cromwell township facilities that I would suggest are currently under utilized and/or are capable of being enhanced and upgraded for the benefit of all (rather than creating new ones). The proposed development needs the development of an entirely new horizontal infrastructure system that requires new systems or substantial long line connections to the existing infrastructure. The development submission states that it is compatible with the

- surrounding activities (including the motor sport park) which is at odds with the common understanding of that relationship. The submission in essence acknowledges that there is a mismatch or incompatibility with the close proximity by the provision of a land covenant that would prevent any land owner complaining about or taking any measures to prevent or hinder the motorsports and related activities from being lawfully carried out. There is a sub clause to this covenant which effectively disables it by stating "assuming the relevant landowners agree to the registration of the covenant". This clause even if it was compulsory would not prevent lessees (for example retirement village occupants) from complaining which the CODC would be obliged to listen too ... so long term this provision appears to be designed to fail and certainly would prevent further development of the motor sport park facilities or operation.
2. It appears that the current submission (with high density housing) was not part of the long term strategy of the CODC strategic plan otherwise it would never have provided a consent for the motor sport park in its current (relatively remote) location away from high density housing. The CODC at the time, imposed sound restrictions clearly acknowledging the issue. The motor sport park provides Cromwell with significant tourist visitation numbers which coupled with the wine tour business places Cromwell as a tourist destination point (rather than simply passing through to Queenstown or Wanaka). This provides Cromwell with a profile beyond its industrial and service classification for Queenstown & Wanaka which brings a new and positive dimension. If this submission goes ahead it not only sends mixed messages to significant future tourist investors in Cromwell on the basis that the Council can not be trusted to not undermine that investment in the future BUT ALSO is likely to significantly damage the long term current tourist destination the motor sport park provides by the potential (& likely) long term dissatisfaction and hence future curtailment high density development will impose on the motor sport park.
 3. The predicted 6% (medium) population growth is less than that which has occurred in Queenstown and Wanaka over the last 10 years. The strategy of the QLDC has been to site and encourage APPROPRIATE development in new areas AND focus on infill of existing residential areas. For example, the development around the Queenstown airport (not sound friendly to high density residential development) has focused on retail / hotel / commercial & industrial development (not residential housing). In Wanaka recent zoning changes to large lot residential areas have focused on infilling on land that is capable of intensifying and utilizing the existing horizontal infrastructure thus preventing 'urban sprawl' and higher infrastructure network costs. In Cromwell the CODC (up until now it seems) has delineated the commercial and residential development with space between well and there is ample opportunity to infill that would enhance existing property values (and hence rate income for the Council at lower cost). This would feed improved utilization and vibrancy of the existing town centre. The proposed submission & development does little to follow or enhance these positive aspects.
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