

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: DENISE ANNE MCNABP (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:

20.7.1 (General Standards) (viii); 20.2.4, 20.4.11, 20.7.5, P63 Table 1, P 68 (RTRA Objective) 20.3.9

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

My submission is:

Under GENERAL STANDARDS (viii), Reverse sensitivity - Motorsport Activities (a) i & ii (b) i, ii, iii. Re the Cromwell Motorsport Trust Ltd & the COOC land Lot 1 DP 403966, the restrictive no-complaint covenant is too scant on detail to suffice for a zone change consideration - see P3 attached

- 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:

That the application by River Terrace Developments Ltd for a Private Plan Change 13 be declined until the points raised in my submission are considered & answered satisfactorily.

(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)

Dei McNabb
.....

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)

19 June 2018
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Date

Electronic address for service of submitter: *dmcnabb98@gmail.com*
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Telephone No: *027 6367740*
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Postal Address: *73A Molyneux Ave*
Cromwell 9310
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Contact Person: *Ms Denise McNabb*
.....
(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.

It says it is binding on the house owner and (iv) on successors of title. The application by RTDL says the rule is registered against the title but it is vague on detail. It gives no information about the legality of this covenant, its durability and what would happen if an owner sold a house in the development without including the covenant. Before the zone change is considered this rule and its implications needs more detail & explanation as the Motorsport Park is a \$32million development that benefits Cromwell greatly & needs to be protected from future complaints against the noise levels from its premises when racing events are being staged. The same goes for Cromwell Speedway.

20.2.4. Ensuring compatibility with surrounding activities. It states here that methods should be accepted to ensure that activities are compatible. The obvious nearby activities are the Highlands motor Park and Speedway, and Jones' Orchard. A zone change should not be considered until these ~~are~~ "methods" are spelled out. As the paragraph stands it is vague and dismissive when it is of utmost importance to the immediate neighbours that they are clear and unambiguous.

20.4.11 B+C. As in 20.2.4 these need to be spelled out. more than mention in the report about trees planted next to the orchard. addressing spray drift. On what advice has this decision been made?

P63 Table 1 Re potential options & Discussion. The 2nd option is to await the Council's review of the District Plan. Since then a Cromwell Master Plan has also been initiated. This 2nd option has been dismissed as not "reasonably applicable" and not "considered further in this evaluation" It says because of the pressure on the Cromwell housing market it wishes to proceed with the proposal now rather than wait for the council review. This statement by the developers gives no evidence of the market circumstances or ~~purpose~~ pressure on the Cromwell housing market to substantiate dismissing the reason to wait for the plan review. Not only does it make sense to wait for the plan review to see how such a development would fit in but this

decision is serving the RTPL developers, not the people of Cromwell & future residents, it would seem. Elsewhere in the zone change application there is an opaque referral to Department of Statistics figures to back the argument for Cromwell's future growth. There are no specifics and no evidence of surveys that back this forecast about the future population of Cromwell. Before a zone change is considered evidence needs to be produced.

Likewise on Page 68 Under RTPA Objectives 20.3.9 - Educational Precinct - Where is the feedback from the Ministry of Education about whether or not a school would be allowed or needed.

And in Section 4 on the Effects in Relation to Traffic a left-turn lane at S4W6 needs an opinion from the appropriate government authorities before a zone change is considered

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