

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: Gerald William SPENCER
(Full name)

This is a submission on proposed Plan Change 13 to the Central Otago District Plan (the proposal).

I ~~can~~/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:

the entire plan change 13 that is proposed.

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

My submission is:

see attached

(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:

that the entire request for the proposed plan change 13 is denied.

(Please give precise details)

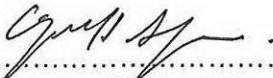
I ~~wish~~/do not wish to be heard in support of my submission.

(Please strike out as applicable)

My submission is:

- I am a member of Highlands Motorsport Park, and also live here full time after my wife and I had an apartment and garage built last year. Myself and others like me come to this area specifically because of what Highlands Motorsport Park provides. The economic advantage to the town and region is significant. I am also a supporter of the Speedway. Both of these also have important social benefits for the wider region (Queenstown, Wanaka, Alexandra and even Dunedin).
- Unsympathetic housing development in the vicinity (Sandflat Rd) such as what is proposed could jeopardise the future of racing/motorsport in this area.
- The Highlands Motorsport Park was built on what was effectively waste land, and therefore making best use of the land.
- Personally I accepted that living here at the Highlands Motorsport Park was on the margins of town, beyond the industrial estate rather than being central, but the advantages of being at the park outweighed being in a more conventional central area.
- In my view Sandflat Road is an entirely inappropriate area for housing, especially high density housing for a number of reasons;
 - It is far from the centre of town – it is better to have more housing in and around the already defined centre of “new” Cromwell, that is, The Mall (for example the development at Wooing Tree Vineyard, and that area that is being developed by Gair Ave), and then the existing central shopping supports the community.
 - It is an unattractive area bounded by the State Highway, and there is noise etc from established venues such as Highlands Motorsport Park and the Speedway.
 - Residents will then move in and complain (or the next owners will do so in the future) about the established businesses.
 - Since this land is already beyond the industrial belt, then it should be kept for future industrial/commercial/semi-rural zoning.
 - You should think very carefully about the consequences of providing what is effectively dormitory housing for Queenstown, and set limits of what is acceptable growth for the town/region. Unrestrained growth need not be accepted as fact as if it will happen, and growth for growth sake is untenable (although some politicians at a national level like it since it seems to indicate GDP growth, whereas in fact it is mostly population growth along with the establishments costs that people bring when they move into the area – for example, new furniture purchases). One of the obvious ways to control this growth is through what is allowed in the planning processes.

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)


.....
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)

11-6-2018
.....
Date

Electronic address for service of submitter: Mr. g.w.spencer@gmail.com

Telephone No: 027 3696 880

Postal Address: PO Box 201
Cromwell 9342
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.....

Contact Person:
(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 at 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.