

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: MAYSTIEL PROPERTIES LTD, 18 Silverstone Drive, Cromwell (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:

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

My submission is:

see B 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:

see c (attached) (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)



Ross Sinclair Wells.

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)

20/6/2018
Date

Electronic address for service of submitter:

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Telephone No:

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P.O. Box 526
TIMARU 7940

Contact Person:

Ross Wells
(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.

info@codc.govt.nz

Submitter: Mayshiel Properties Limited / Ross S Wells

Proposal: Plan Change13 to the Central Otago District Plan

(A) The specific provisions to the proposal are that my submission relates to are:

No controls of any substance have been proposed in relation to the dwellings / buildings to protect them from noise associated with the Motorsports Park with the exception of a no complaints covenant.

(B) As an affected party my submission is:

1. The proposed rules suggest an acoustic insulation standard for residential buildings or buildings containing activities sensitive to road noise within 80 meters of state highway 6. This rule needs further amending as follows:

An acoustic insulation standard for residential buildings or buildings containing activities sensitive to both road noise and motorsport noise within 125 meters of state highway 6 and within 125 meters of Sandflat Road.

2. Erection of sound barriers in the form of motorway style fences / bunds with plantings to absorb or deflect road noise and motorsport noise.
3. The plan change fails to adequately recognise Highlands Motorsport Park and in particular the principal activities that it undertakes together with any possible future developments or expanded operations.
4. The proposed plan fails to protect Highlands from reverse sensitivity effects.
5. By the very nature of a motorsport park as a neighbour, the receiving environment (residents / occupants) as encapsulated in River Terraces will in all likelihood be subjected to higher levels of noise than those that may be normally anticipated in a residential area not located adjacent to a motorsport park. This plan change clearly fails to acknowledge this in the specified rules.
6. Historically Highlands have received complaints from existing neighbours that relate to activities of both a motorsport nature as well as on site hospitality. While these have not resulted in any compliance breaches there has been considerable time and cost to effectively defend a position of innocence.
7. The economic benefit of Highlands to the region is well documented and must be preserved and enhanced where ever possible.

(C) I seek the following decision from the local authority:

The Proposed Plan Change 13 is substantially amended to place Highlands Motorsport Park in a position where they have similar or same rights that were available prior to all changes.