

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: MICHAEL DAVID PATERSON
(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 proposed Plan Change 13

(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:

The request for Proposed Plan Change 13
be Declined in its entirety

(Please give precise details)

I wish/do not wish to be heard in support of my submission.
(Please strike out as applicable)

pg 2 of 3

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)

17-6-18

Date

Electronic address for service of submitter:

TEVIOTDOWNS@TRA.CO.NZ

Telephone No:

027 228 5882

Postal Address:

55 SMITHS ROAD, TEVIOT
P.O. 2.
POXBURGH 9572

Contact Person:

MIKE PATERSON

(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.

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Submission on Notified proposed Plan Change 13

My Submission is:

As a member of Highlands Motorsport Park I have a significant investment in the continued successful running and maintenance of the Motorsport Park through my membership.

Highlands have created a unique destination that contributes significantly and widely to the local Cromwell community, and having a residential development, on the boundary, as proposed by Plan Change 13 will undoubtedly over time give rise to ongoing noise compliance issues, regardless of the "no noise complaints" covenant.

Whilst the developers have inserted a "no noise complaints" covenant into their proposal, this in no way will diminish the risks to the ongoing success of Highlands (or the neighbouring speedway for that matter) as history has shown that over time reverse sensitivity has caused the closure and shifting of Western Springs Speedway and a raft of noise complaint issues at Pukekohe Raceway, to name two.

What will happen is that when Highland's ORC noise consents are due for renewal there will be a deluge of submissions from "across the road", and while it is unlikely to cause the closure of the Motorsport Park there is a possibility that a the ORC may restrict or amend the present operating noise levels to satisfy the demands of those submitters who shifted to the proposed site. So while there is a "no noise complaints" rule, it doesn't stop everyone from across the road making submissions to amend the existing noise level consent at some point in the future. Clearly reverse sensitivity and totally unacceptable given Highlands considerable investment in the Cromwell community, and the membership's investment in Highlands.

Also the developers have made no mention of the house's , retirement village or school requiring to have sound insulating materials as compulsory to mitigate any noise issues. They seem to think that "no noise complaints" should cover it!

Furthermore as a farmer in the Teviot Valley I can attest to the noise generated from neighbouring orchards in the form of Orchard sprayers, (very noisy and spray drift), bird scaring devises, even fruit pickers singing too loudly have been known to generate noise complaints from neighbours, and as such this proposal will also significantly affect the management of the orchard to the west of the proposed development. Totally incompatible given the density of sections proposed.

In finishing I can only ask that this Proposed Plan Change be turned down in its entirety and that any future proposals for this site that contravene the district plan be put on hold, or at least be limited to industrial or commercial use, until the Council have finished their future long term master plan for the Cromwell basin.

Sincerely

Mike Paterson

RD 2 Roxburgh