

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: Michelle Jane Macdonald (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:

Proposed Plan change 13 in its entirety.

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

My submission is:

Please refer to sheet attached. I oppose the specific provisions for the reasons 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:

Proposed plan change 13 be declined.

(Please give precise details)

~~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)

M Macdonald

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

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(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.

I am a member of Highlands Motorsport Park. There has been much development over the years with significant money spent in order to establish the facility. This facility is enjoyed by the wider community of Cromwell and also brings in tourists to the area, who are fascinated by what the park offers.

The proposed development is entirely inappropriate in that it is in significant conflict with the surrounding establishments including Highlands, the Speedway and other industrial facilities. While there is a no complaints covenant proposed, I believe this would not provide adequate protection to any residents involved in the proposed development and what is of more concern any children that may attend any such school. It is preposterous to propose that this area become residential and be expected to blend into the current environment as it stands. Further, there are no building controls offered in the proposal in order to mitigate noise effects of Highlands, the Speedway and other industrial establishments.

I believe this will cause significant conflict between the current landowners and new residents and the effects this will have on the community as a whole, not to mention the new residents' health is of major concern. These kind of issues can cause all sorts of community divisions of those with differences of opinions prevailing, protests and pecuniary loss for those involved. These effects can be far reaching and last for a long period of time which can turn a perfectly happy and thriving community into one of conflict and discord.

When considering this proposal, the significant amount of money spent on Highlands, the positive effect it has had on the area and tourists it brings in are paramount considerations. The park is exceptional and offers something special that cannot just be found anywhere. This is such a positive and unique experience that Cromwell has to offer and any conflict arising or potential attempts to limit its operations would have devastating effects for the community.

While there are apartment buildings at Highlands these are owned by motorsport lovers who welcome the noise and activities Highlands offers. It is quite different to have other residents in the area who have no love of the sport or desire to hear the noise Highlands can emit. Further, the apartments of Highlands offer accommodation for the area, thus drawing in more tourists, who would otherwise suffer a lack thereof.

Any failure to consider health implications that could result from the noise and other effects of the industrial establishments could have on residents of the proposed development would be negligent. It is extremely concerning to me that the possibility of a school being located there is being mooted. Children are far more vulnerable and susceptible to such health effects. Highlands has already battled the right to be established in such area and to open them up to the possibility of future attacks would be inappropriate, especially considering the money invested in establishing the park.

While it is suggested that all bases would be covered by a no complaints covenant I do not believe this is correct. Precedent shows in scenarios like this, complaints always eventuate and likely result in detrimental effects to facilities omitting the noise. Further, the health and safety implications for any employees working on site of the development need to be considered as it would be inappropriate for them to be exposed to potential health effects.