

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: THREE G FAMILY TRUST
(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 SEE THE 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 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)

~~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)

10 JUNE 2018

Date

Electronic address for service of submitter: steve@purenewzealandhoney.com

Telephone No: 0274 995599

Postal Address: P.O. Box 4126

HIGHFIELD TIMARU 7942

Contact Person:

STEVE LYTTLE (TRUSTEE)

(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.

# Three G Family Trust

10 June 2018

## This is a submission on the proposed Plan Change 13 to the Central Otago District Council

Thank you for the opportunity to submit on the above-mentioned Plan Change 13.

### Our submission is:

The Three G Family Trust is the owner of two developed sections plus one vacant section in the Highlands Innovation & Technology Park in Cromwell. To date we have invested more than \$2.3 million in our developments at Highlands and we are proposing to build on the vacant section within the next two years.

The Trust is also looking to invest around \$2 million within the next four months purchasing industrial land within the Cromwell Commercial/Industrial zone with the view to developing several new warehouse's. The Trust is also looking for opportunities to invest in Businesses in the region.

Our passion for cars prompted our investment at the Highlands Motor Sport Park and we were comforted by the fact the Central Otago District Council had given consent for its operations. We are aware of the restrictions placed on the Parks activities and are happy to work within these as members and land owners.

We are proud of the significant contribution the Motorsport Park makes to the local and wider community through its activities and in many ways, it's become a destination in its own right. There is no doubt Highlands Motor Sport Park has resulted in a significant increase in economic activity in Cromwell and the surrounding region.

The location of the Motor Sport Park beyond the Industrial zone on the outskirts of Cromwell is an ideal site as the Industrial zone provided a noise buffer from the residential area.

It is now of great concern to us that River Terrace Developments have lodged Proposed Plan Change 13 with the Central District Council. We don't believe the location of the proposed development is in an appropriate area for high density residential development given its immediate proximity to local fruit growing operations where intensive seasonal spraying is undertaken. This coupled with the permitted noise from operations at Highlands Motor Sport Park would seem to be a recipe for ongoing complaints from residents living within the proposed development.

We note there is provision for a no complaints covenant to protect Highlands Motor Sport Park, but we believe this will not be sufficient. There seems to be nothing proposed in the way of sound proofing of buildings within the River Terrace Development to mitigate the permitted operated noise levels from Highlands or associated noise from neighboring orchards and businesses. There would be a high chance of reverse sensitivity effects that could significantly compromise our investments at Highlands.

# Three G Family Trust

We further believe that a development of the magnitude proposed by River Terrace Developments should not be consider in isolation as it has the potential to compromise the future development within the region. We believe the Central Otago District Council should be looking to maximize residential development in the existing residential zone as opposed to effectively surrounding the Industrial Zone with residential development.

We further submit that a development as extensive as that proposed by River Terrace Development could compromise the Councils ability to mold a close cohesive community moving into the future. The council should be looking to its ten-year plan to ensure development within the region is structured in such a way that residential development is not fragmented or compromised buy effectively surrounding the Industrial area with housing.

Yours sincerely



Steve Lyttle  
Trustee