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**SUBMISSION ON NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN
BY HIGHLANDS MOTORSPORT PARK
PURSUANT TO CLAUSE 6 OF THE FIRST SCHEDULE,
RESOURCE MANAGEMENT ACT 1991**

To: Central Otago District Council
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Submission by: **Highlands Motorsport Park Limited (Highlands)**

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On: **Notified Proposed Plan Change 18 to Central Otago District Plan**
Date 7 December 2021

- 1. Highlands is not a trade competitor for the purposes of section 308B of the Resource Management Act 1991.**
- 2. This Submission relates to the whole of Plan Change 18.**
- 3. Highlands seeks that the Plan Change be approved.**
- 4. Highlands wish to be heard in support of this submission and will consider presenting a joint case if others make a similar submission.**

BACKGROUND

- Highlands Motorsport Park Limited operates an extensive commercial, events and tourism facility, known as the Highlands Motorsport Park, bounded by Cemetery Road, Sandflat Road and the Chaffer Beatle Reserve.
- The Motorsport Park commenced operations in 2013 and now includes:
 - National Motorsport Museum and café;

- b. Go Karts;
 - c. Dirt Buggy Adventures;
 - d. Gasoline Alley;
 - e. A Sculpture Park;
 - f. Mini Golf;
 - g. Wine Cave;
 - h. Loo with a View
 - i. At least 7 track-based activities including Highlands Taxi, Fast laps and u-drive experiences.
3. The Park is also utilised for driver training and corporate events, vehicle manufacturer testing and the like.
4. Highland's operation is currently authorized by an extensive resource consent. The consent authorises the development that has taken place on the site and the full range of activities that occur within it. The consent authorises up to 16 event days per year and we also run members track days alongside our day-to-day track activities. Whilst we must comply with strict resource consent conditions that manage the effects of our activities, we do generate noise (and quite a lot of it during events) that affects the surrounding area from time to time.
5. Highlands was identified as a tourism business of Regional Significance in 2020 receiving government support through the Covid-19 pandemic. We currently employ 28 full time staff, with up to 15 other staff coming on board over the busy summer season.
6. Alongside the Motorsport Park we have developed the Highlands Innovation and Technology Park. This is a subdivision that is tailored towards motor racing enthusiasts and businesses that are associated with motorsport. Owners must also be a member of the Highlands Motorsport Park Club.
7. A number of businesses have established within the Park including vehicle grooming, car storage, workshops and the like. Fairly recently Haydon Paddon established his race team base (Paddon Rallysport) at the Innovation Park and they utilize the Motorsport Park for vehicle testing.
8. Given the nature of the activities that take place at Highlands, it is very conscious of the development that takes place around it. Particularly that which might be sensitive to Motorsport noise.

Highlands view on the proposed zoning

Compatibility with Highlands

9. Highlands consider the proposed rezoning of rural land to industrial proposed within Plan Change 18 to be entirely appropriate.
10. There is a need to zone additional land for industrial purposes to meet current and future demand within Cromwell. The proposed areas in proximity to Highlands are suitable for this purpose and compatible with the activities taking place within the Motorsport Park. Industrial Zoning is more appropriate than other zones which may facilitate the establishment of sensitive activities such as residential activity, education facilities, aged care and the like. Highlands has previously opposed rezoning of land nearby for residential/commercial purposes due to noise effects and reverse sensitivity concerns.
11. Highlands' operations and industrial activities are much more likely to be compatible and as such land in proximity to Highlands is well suited to this zone due to the limited risk of reverse sensitivity effects arising.

Highlands demand for local suppliers

12. The nature of Highlands' business is such that it relies on local service industries to support its operations – such as track maintenance, construction etc. Existence of these industries is critical to Highlands ongoing success. Highlands believe that it is important that there is adequate land available within Cromwell for these businesses to establish, operate and expand without unnecessary planning impediments. To facilitate this in such close proximity to Highlands is likely to have advantages.

Effects on the road network

13. Highlands is also supportive of the need to undertake roading upgrades to address traffic generation arising from the rezoning. Whilst traffic around the site is currently acceptable, increased traffic volumes (particularly heavy traffic) do need to be managed to ensure that the roading network (particularly the Cemetery Road/SH intersection) continue to operate safely and efficiently. Highlands consider that this is a matter than can be addressed as the extension area is developed and does not count against the proposed rezoning.

Conclusion

14. Highlands is comfortable with the proposed rezoning and sees it as complementing its own activities.

A handwritten signature in blue ink, appearing to read "Bridget Lewis". The signature is written in a cursive style with a large initial 'B'.

Solicitor for Highlands Motorsport Park Limited

Dated: 7 December 2021