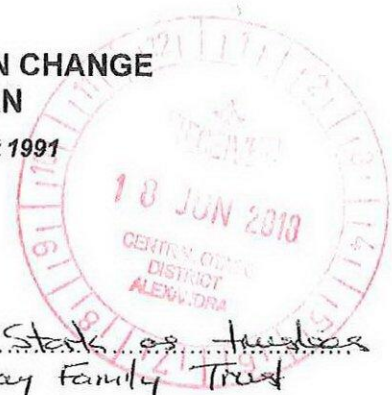


RESOURCE MANAGEMENT ACT 1991

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: Peter John Mead & Abigail David Stork as trustees (Full name) of the McKay Family Trust

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:

All aspects of the proposal

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

My submission is:

See attached pages

(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:

that the proposal be rejected 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)

The McKay Family Trust owns a 20 hectare block of Rural Land at the northern side of the junction of State Highway 6 and Sandflat Rd. The property is therefore a neighbour of the subject land and is separated only by the State Highway. The property is not simply a lifestyle property but is a fully functioning orchard currently comprising 8 hectares of sweet cherries, with about 11 hectares of very suitable land for orchard expansion. When fully planted the orchard will be approximately 50 metres from the subject property boundary.

Our submission is as follows:

- A) This application if granted has the potential to cause substantial effects on the surrounding land uses to such extent that it may eventually see these activities having to cease. The subject land is immediately south and east of very intensive orchard operations which represent what must be considered the most successful cherry growing area in New Zealand. This is the area I refer to as the Ripponvale Flats. The Ripponvale Flats are to cherry growing what Felton Rd is to the Central Otago Pinot Noir industry. They produce a very large proportion of the entire N.Z. cherry crop. There is an enormous amount of capital tied up in the area and the gross turnover and labour requirements are immense. The area has a considerable impact on the local economy. The future of this industry will suffer and may disappear if this application is granted.
- Urban Development and intensive orcharding do not mix. The applicants actually acknowledge this but say that covenants and a row of shelter trees can solve the problem. They are wrong. Throughout New Zealand horticulture is constantly compromised by urban development. Neighbours of orchardists do complain. I attach a recent article from the O.D.T. which shows exactly what can happen and how it evokes sympathy from urban dwelling councillors.
- i) Cherry growers use wind machines at night (sometimes right through the night for up to 10 hours, and on consecutive nights). While the best machines are used and the noise complies with the plan, it is not a nice experience. We live amongst it and do not like it but understand its necessity. Urban dwellers will complain bitterly when they cannot sleep and need to get up early in the morning.
 - ii) The use of bird scaring devices and other means of eliminating birds will become an issue. Currently in the rural areas no one sees or hears what goes on at close distance. This will change and it will become a problem.
 - iii) We fly helicopters at low altitudes after rain in the harvest season. Sometimes they are used for frost fighting right through the night. This will all become problematic due to noise.
 - iv) We have to spray our trees with a variety of spray products. There are certain windows of time when these sprays have to be applied. The scale of the orcharding operation on the Ripponvale Flats is such that during some periods the sprayers are going all hours of daylight. This creates noise and there is also the issue of spray drift. The drift is predominantly to the south. Even the slightest breeze will cause drift which in rural areas does not have a great effect. With urban development there will simply not be enough time with still air to spray all of the trees when we need to.
 - v) Imagine an unwanted pest getting past our border controls. If for instance, Queensland Fruit Fly got here large perimeter areas would need to be sprayed. Imagine that with 900 houses next door!
 - vi) Some people use diesel engines for Irrigation. These can go all night – this will lead to complaints.

The use of covenants will not stop complaints. Complaints will not just be to Council. They will be to such bodies as O.S.H., C.A.A., R.S.P.C.A. Slowly but surely, we will be put out of business – please don't let this happen.

- B) There is a requirement under the R.M.A. to protect soil for agriculture. The granting of this application will not do that.
- C) There are other activities adjoining the subject land which will also be lost if urban development occurs. We are referring to the Speedway and the Highlands Motorsport Park. Both these activities contribute to the local economy. They should not be put at risk. We know better than anyone of the noise that is experienced. There will be ongoing complaints until the businesses eventually give up.
- D) I accept that Cromwell will continue to grow and that the town needs to expand. My view is that it should grow outwardly from Cromwell, not with piecemeal developments such as this. The direction that Cromwell grows should be dealt with in the District Plan Review – not by ad hoc planning such as this. A plan review should identify the areas and direction in which the town should grow so people can plan accordingly. In no circumstances should an urban area be put beside an orcharding area. If there is no alternative it should be a deferred zone so that we can see years in advance and plan our businesses accordingly.
- E) I have read the Traffic Engineer's report and am concerned it takes no account of our access on to the highway and the effects of the application on that. We are of the view that the intersection is not suitable as it is, especially because of the increase of traffic that will occur. If the application is granted sooner or later someone will be paying for a roundabout.
- F) There is considerable visual effect of the application for us. We choose to live with a rural outlook. That would change with what is proposed.

Alan McKay

From: Alan McKay <alanmckay@xtra.co.nz>
Sent: Saturday, 9 June 2018 8:19 AM
To: alanmckay@xtra.co.nz
Subject: The Otago Daily Times: Shared Clipping
Attachments: ODT-Saturday9thJun,2018-Page24.png; Untitled attachment 00163.txt

This clipping is from the 9 June 2018 issue of The Otago Daily Times iPad Edition .

'WW3' noises on orchards 'not acceptable'
ODT - Saturday 9th Jun, 2018 - Page 24

A " CONSTANT barrage of noise' ' from some orchards during fruit harvesting season sounded like World War 3 had broken out, an Alexandra vineyard owner told a planning hearing this week.

Continuous noise from dawn to dusk during the three-month period included sirens and cannons for birdscaring and helicopters flyingoverhead , Paul Keast said.

Noise from two-bladed frostfighting fans also disturbed the peace, he told the Central Otago District Council's 10-year plan hearing.

" I was out pruning inthe snow [on Wednesday] and it was peaceful out there, but for three months of the year, things change quite drastically."

Mr Keast lives on Letts Gully Rd, on the outskirts of Alexandra, and said he was a relative newcomer to the area. Noise pollution would becomea bigger issue as more people moved on to rural blocks, he said.

His vineyard used nets to keep birds out but several orchards used birdscaring cannons or sirens, resulting in " artificial noises' ' in the environment, which could be very disconcerting.

Two-bladed frost fans were cheaper than fans with more blades but they were also noisier and less efficient, Mr Keast said.

He urged the council to restrict what could be used on horticulture and viticulture blocks as bird-scaring devices and for frost-fighting .

" Continuing to state that it's a rural area and noise is to be expected is not an excuse.

" Some rural noises are to be expected in the country at certain times and for short duration; however, the constant barrage of noises from frost fans (all night sometimes) and from dawn to dusk for bird-scaring , continuously for more than three months, is not acceptable to the majority of the residents of rural areas."


When the council considered submissions on Thursday, Cr Malcolm Topliss said something needed to be done " urgently' ' about Mr Keast's concerns.

" It's totally unacceptable as far as I'm concerned."

Mayor Tim Cadogan acknowledged Mr Topliss' comment but said the issue had to be looked at during the district plan review later this year.

Cr Martin McPherson said the plan already listed noise limits.

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 / 2018
.....
Date

Electronic address for service of submitter: alan.mckay@xta.co.nz.....

Telephone No: 03 4450464.....

Postal Address: 346 Kauruan Group Rd R.D. 2.....
Cromwell 9382.....
.....

Contact Person: Alan McKay.....
(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.