

Before the Independent Hearing Panel  
Appointed by the Central Otago District Council

Under the Resource Management Act 1991

In the matter of Private Plan Change 14 to the Central Otago District Plan

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**Supplementary evidence of Darran Humpheson**

25 May 2020

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**anderson  
lloyd.**

## **Introduction**

- 1 My name is Darran Humpheson
- 2 I have prepared a statement of evidence dated 13 May 2020. My qualifications and experience are set out in that statement. I confirm that this supplementary evidence is also prepared in accordance with the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014.
- 3 This statement addresses evidence of the following submitters:
  - (a) Alan Bevin McKay of 346 Kawarau Gorge Road, Cromwell;
  - (b) James Dicey, owner Grape Vision Limited;
  - (c) Lynette Pearl Wharfe, Horticulture New Zealand; and
  - (d) Rachel Sarah McClung, Horticulture New Zealand.

## **Alan McKay**

- 4 In his evidence, Mr McKay discusses his experience of living adjacent to frost fans which operate on his 8 ha cherry orchard. He acknowledges that the fans on his property are likely to 2 dB noisier than those proposed by NZ Cherry Corp. Unlike the proposed NZ Cherry Corp frost fans, which do not attract a Special Audible Characteristic (SAC) correction, the two bladed fans which operate on Mr McKay's orchard will qualify for a SAC penalty. The aural character of his fans will therefore increase the potential for noise disturbance.
- 5 Unlike Mr McKay's dwelling, the PC14 dwellings will included enhanced sound insulation. For those dwellings that will be located near to the PC14 site boundary, the sound insulation performance will be equivalent to the protection afforded to a new noise sensitive building constructed near to Queenstown airport or within the town centre of Queenstown, which is subject to noise from late night bars and clubs. This enhanced sound insulation will protect building occupiers from sleep disturbance and addresses the concerns raised by Mr McKay in his evidence.

## **James Dicey**

- 6 Having read the evidence of Mr Dicey it is apparent that he has not read the Tonkin & Taylor noise assessment report or my evidence.
- 7 At paragraph 7.28 of his evidence he states that NZ Cherry Corp's proposed frost fan model will breach the 65 dB LA10 limit at approximately 100 metres. The 65 dB limit refers to Rule 4.7.6E(c) of the Central Otago District Plan (**CODP**). Mr Dicey

is wrong in stating that the noise limit applies at 100 metres. The CODP rule clearly states that the decibel limit applies at a distance of 300 metres.

- 8 In the noise assessment report (Table 3.1) the Frost Boss C59 fan produces a sound level of 50 dB LAeq(15min) at 300 m which is equivalent to 52 dB LA10, i.e. 13 dB lower than that allowed for in Rule 4.7.6E(c).
- 9 I am satisfied that all of the remaining matters raised in his evidence have been addressed in my evidence.

### **Ms Wharfe**

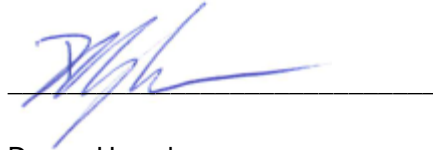
- 10 In her evidence, Ms Wharfe raises an inconsistency query at her paragraph 12.13 regarding set back distances and sound insulation requirements that appear to differ between the boundary with the PC14 orchard expansion and Ripponvale Road.
- 11 The setback distances and sound insulation requirements have been established taking into account the noise effects from helicopters and secondly frost fans. These requirements reflect the expected level of noise, which is directly related to the proximity to the noise source and the duration of the noise exposure.
- 12 Within the RLA4 area along Ripponvale Road there is a natural standoff due to the presence of the road between PC14 and the neighbouring orchards (see Figure 1 of my evidence). In this area the sound insulation requirement will be 35 dB Rw+Ctr. A sound insulation of 35 dB Rw+Ctr along this area of RLA4 is a very high sound insulation standard which will ensure that internal sound levels due to all sources of noise meet the World Health Organisation's noise guidelines for bedrooms and living areas. Along the PC14 boundary, a higher performance standard is required which reflects the proximity of the PC14 residential area to the orchard expansion.
- 13 Ms Wharfe discusses the noise situation at Letts Gully, Alexandra. As stated in my evidence, Letts Gully is not comparable to PC14.
- 14 PC14 will enable recreational access to areas of PC14. Ms Wharfe considers in her evidence at paragraphs 12.25 to 12.28 that recreational users may be exposed to noise from rural activities and that this may result in reverse sensitivity effects.
- 15 At the locations that recreational users are likely to be, the sight and sound of rural activities will be minimal. Recreational users are considered to be transient users and generally, their expectations of their environment are lower compared to those of a permanent resident. Furthermore, as horticultural development is prominent throughout Cromwell, noise associated with this activity would not be unexpected by recreational users, whether they are local residents or visitors to the area.

16 I do not consider there will be any adverse effects from introducing recreational users due to reverse sensitivity effects

**Ms McClung**

17 Ms McClung also raises the issue of recreational users and the potential for reverse sensitivity effects. My response to Ms Wharfe's evidence addresses this issue.

Dated this 25<sup>th</sup> day of May 2020



Darran Humpheson