

**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: Lynda Gray & Cam Dykes
115 O'Neill Lane, 3 R D, Alexandra

This is a submission on proposed Plan Change 14 to the Central Otago District Plan (the proposal).

*I **could not** gain an advantage in trade competition through this submission.*

*I **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.*

The specific provisions of the proposal that my submission relates to are:

Clause B5.0 of the request document, is as follows: "To enable the subdivision, use and development of approximately 142 hectares of land located at 144 Ripponvale Road to provide a mix of different land use densities to meet demand for rural lifestyle development outside of urban Cromwell; recognise and provide for the natural landscape values of the Pisa Range; and facilitate use of a further approximately 29 hectares of land for horticultural development.

My submission is:

WE oppose Plan Change 14 to rezone land at Ripponvale Road to enable "the comprehensive and integrated subdivision and development of the land". This is because of the high likelihood that cherry orchard developments within this area will utilise 'frost fans' that will seriously impact on the night-time sleep and therefore health and well-being of residents not only in the integrated development but further afield.

Our concerns and assertions are based on our own experiences.

We have lived at 115 O'Neill Lane since 2001 and have enjoyed the rural location and generally cohabited with orchardists as they go about their business. However, this has changed for the worse over the last 12 to 18 months, with two orchards either side of us installing frost fans. One orchard is about 500 metres from our house, the other about 750 metres. The noise from these fans in the wee small hours is in our view unreasonable, offensive and objectionable. We are not alone in this opinion with a group of 50-plus residents also taking exception to the night-time activity.

We are not opposed to development and recognise the need to provide available land for the demand for residential growth. However, this growth needs to be structured, planned and balanced to meet the basic rights and expectations of both residents and primary industry.

WE are both from primary industry backgrounds and totally accept our orcharding neighbours rights to conduct their business but draw the line at night time noise – which can last up to 10 hours, and

over several months of the year well beyond the 'frost fighting' time – which exceeds WHO acceptable limits.

WE are frustrated with the orchardists and the CODC who appear to be dragging the change in making amendments to District Plan rules around the use and operation of frost fans. However, to their credit they have commissioned a report (NOVO Group) which pointed to the need for more noise testing. The two orchards in question are insisting on not one but two peer reviews.

Our concern is that if the proposed Plan Change 14 of Shannon Farm proceeds, cherry developments with 'frost fans' will appear and severely affect rural residents use and enjoyment of their properties, their quality of life and their health.

I seek the following decision from the local authority:

Do nothing (the status quo) and retain the subject land in the Rural Resource Area because of the failure yet of the CODC to amend rules in the District Plan around the placement and operation of 'Frost Fans'.

I 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.

..... 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)

Date Electronic address for service of submitter:

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Contact Person: Lynda Gray (name & designation, if applicable)

SUBMISSIONS CLOSE IN RESPONSE TO PROPOSED PLAN CHANGE 14 ON WEDNESDAY 18 DECEMBER 2019