

RECEIVED  
16/12/2024  
CODC

50



1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

03 440 0056

Info@codc.govt.nz  
www.codc.govt.nz



# SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

(Form 13)

## Section 95A Resource Management Act 1991

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340  
[resource.consents@codc.govt.nz](mailto:resource.consents@codc.govt.nz)

## DETAILS OF SUBMITTER

Full name: Sandra Stuart

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: keanas@xtra.co.nz

Telephone: 0274211076

Postal address (or alternative method of service under [section 352](#) of the Act):  
9 Dungannon Street, Ranfurly  
\_\_\_\_\_  
\_\_\_\_\_

This is a submission on the following resource consent application: RC No: **240065**

Applicant: **Helios OTA Op LP** Valuation No: **2828012800**

Location of Site: **48 Ranfurly-Naseby Road**

Brief Description of Application: **Land Use Consent to Construct, Operate and Maintain a Solar Farm (Maniatoto Plain Solar Farm) being a Renewable Electricity Generation Activity in a Rural Resource Area.**

The specific parts of the application that my submission relates to are:

*(give details, attach on separate page if necessary)*

The installation of a solar plant on the site on Ranfurly-Naseby Road as described in the consent  
RC240065

---

---

This submission is: *(attach on separate page if necessary)*

*Include:*

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
  - *the reasons for your views.*
- 

I oppose the application because as a resident of Ranfurly I am worried about the health and safety of our people, pets and livestock, environment - visual, water safety and noise and air pollution, and tourism industry. I also believe our property values will go down when others hear of the intended solar plant is too close to inhabited areas as far as visual impact and potential for noise go. It has been pointed out that, though the applicant iterates that they will comply with rules about safety etc, there is no current legislation to cover a solar plant and its particular hazards. The potential for fire is significant as demonstrated at Bouldercombe, Queensland, and in an area where we are often on high alert for fire hazards due to temperature, dry ground and wind, this is a recipe for disaster. Sorry I don't know how to work your form to add more!! I/We seek the following decision from the consent authority:

*(give precise details, including the general nature of any conditions sought)*

Deny the application. Even safety of people and animals, potential for noise, elimination of potential for permanent damage to the environment were addressed the unsightly blight on the stunning visual vista of the area and our night skys will be forever negatively impacted.

---

I ~~support~~ / oppose the application OR neither support or oppose (select one)

I ~~wish~~ / do not wish to be heard in support of this submission (select one)

I ~~am~~ / am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one)

\*I/We ~~am~~ / am not (select one) 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 this paragraph if you are not a trade competitor.*

**\*I/We will consider presenting a joint case if others make a similar submission**

*\*Delete this paragraph if not applicable.*

I request/do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. “See *note 4 below as you may incur costs relating to this request.*”

  
\_\_\_\_\_

**Signature**

*(to be signed by submitter or person authorised to sign on behalf of submitter)*

  
\_\_\_\_\_

**Date**

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

---

**Notes to submitter**

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

2. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in [Part 11A](#) of the Resource Management Act 1991.
4. If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.
5. Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at 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.

RECEIVED  
19/12/2024  
CODC

Additional to my submission on Consent RC240065

By Sandra Stuart, 9 Dungannon Street, Ranfurly

Additional to my submission already sent in, here is my comments which I couldn't figure out how to fit on the form. Please attach to my original submission

In addition to the potential for FIRE and the resulting damage to environment (including water supply), the possibility of poisonous gasses and it's detrimental (life-threatening) effect on the population, pets and livestock, there are these other things that bother me..

**LACK OF SUITABLY QUALIFIED EMERGENCY RESPONSE IN CASE OF FIRE OR OTHER DISASTER (e.g. earthquake)**

I believe there is one person at CODC in charge of emergency response – how well equipped does that make us to do a full town evacuation in the event of fire or other disaster?

**Noise**

I am concerned about noise of transformers cooling which could be audible in the surrounding area.

**CLEAN UP**

Tidy Up of site in an environmentally friendly manner at the end of Helios tenure – are they paying a SUBSTANTIAL bond to facilitate the clean up of the site. It's my understanding that there is no safe way of decommissioning solar panels and batteries in NZ at least.

Will there be regular soil testing to ensure the integrity of the soil for community health and future agriculture is not being undermined or, worst still destroyed?

**VISUAL IMPACT**

I believe the new plantings planned will not shield the visual impact as they will be too small for many years. Also they won't shield the hideousness from a distance including the Naseby night sky viewing area.

The eyesore goes against the tourism brands that have been worked on for years such as 'Central Otago – A timeless land' – this will be a worse eyesore than the previously canned Wind Turbines up the Styx Valley because of the number of people passing it.

**LAND VALUES**

Although they like to call it a Solar Farm, it is actually a much less friendly-sounding an energy plant, and who wants to live or holiday next to an energy plant? THIS IS TOO BIG AND TOO CLOSE TO WHERE OUR COMMUNITY LIVES!!

It will ruin our idyllic area and put our property prices down as no one will want to come here.