

Ao Marrama Hearing Friday 18th

My specific concern is the ability to continue our family business and to maintain and develop our land as a productive resource.

Our cherry block to the North of Lot's 2-4 is likely to be a generator of effects that will be noticed by the residents should the consent be granted.

The applicant did not offer reverse sensitivity inclusions, nor genuine consultation, prior to or throughout this submission process.

As such our existing commercial operations will attract risk. This has made it necessary to respond to the application for subdivision

The wider points raised in our 4th May submission have been carried through in the S42A planners report, Fenz and the McIntosh Orchards and Roberts Family Fruit submissions.

We maintain it is an inappropriate pattern of subdivision, introducing by way of fragmentation additional receivers of effects from rural businesses activities.

There's a significant risk of setting a precedent with small fractured titles within rural resource areas

* Run off to us? Shift layers. Lots 2-4
no work.

Should the panel endorse the Ao Marrama proposal.

POL's Position is:

We Support the reverse sensitivity inclusions within the CODC s42a planners report.
Paragraph 20,i,ii,iii

We also support the conclusions of the McIntosh Orchards submission prepared by Christine McMillan and endorse her proposed consent conditions.

/ S Future further fragmentation. intended?
10ha additional subdivision

No Complaints.

* No pdes so cant assess skyline breaches
reflective of solar.
Drainage fields - s

Reverse Sensitivity

20. The consent holder will take reasonable and appropriate steps to advise all purchasers, lessees, licences or tenants, or any other users having an interest in Lot 2 of;
- i. Horticultural, viticultural, and agricultural activities that can occur as of right in the Rural Resource Area; and
 - ii. The usual incidence of these activities including (but not limited to) stock handling, haymaking, chemical spraying, pest control (including by use of poison, night shooting and helicopters), deer stag roaring, irrigation, frost control and bird scaring, which may have amenity impacts beyond the boundaries of adjoining properties.
 - iii. The need for appropriate siting, design and screening of dwellings and other sensitive uses to mitigate adverse effects associated with noise and spray drift from adjacent horticultural activities.
 - iv. The potential effects of daytime noise resulting from the consented activities within the joinery workshop on Lot 1.

18. Should the Commissioner be of a mind to grant consent I consider that additional conditions of consent relating to reverse sensitivity should be imposed as follows:

C1. A land covenant shall be registered on the new Records of Title for Lots 2 to 8 in favour of Central Otago District Council to state that the owners and successors in title for Lots 2 to 8 shall not lodge any compliant against normal orchard operations in the area.

C2. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the Records of Tile for Lots 2 to 8 by way of a Consent Notice pursuant to s.221 of the Act

a. The residential unit on Lots 2 to 8 shall be designed, constructed and maintained to ensure that the internal noise level in any bedroom does not exceed 30dBLAeq(15min) with windows closed during operation of helicopters and frost fans on nearby properties.

b. Prior to occupation of the residential unit on Lots 2 to 8, a certificate shall be submitted to the Council from a suitably qualified person stating that the proposed construction will achieve 30dBLAeq(15min) with the windows closed

Conclusion

19. Overall, I consider that the activity will result in more than minor effects on rural amenity and reverse sensitivity and is contrary to the objectives and policies for the Rural Resource Area. Therefore, consent cannot be granted under s104D of the Resource Management Act 1991. Should the Commissioner be of a mind to grant consent then the above proposed

conditions will provide a level of mitigation to address the concerns of McIntosh Orchards Limited.