



Waimakariri District Council
215 High Street
Private Bag 1005
Rangiora 7440, New Zealand
Phone 0800 965 468

DISTRICT PLAN REVIEW

Proposed Waimakariri District Plan - Submission

Clause 6 of Schedule 1, Resource Management Act 1991

Submitter details

(Our preferred methods of corresponding with you are by **email** and **phone**).

Full name: G [REDACTED] KELLEY [REDACTED] [REDACTED] [REDACTED]

Email address: GRKELLEY@GMAIL.COM

Please select one of the two options below:

- ☒ I **could not** gain an advantage in trade competition through this submission (go to Submission details, you do not need to complete the rest of this section)
- ☐ I **could** gain an advantage in trade competition through this submission (please complete the rest of this section before continuing to Submission details)

Please select one of the two options below:

- ☒ I **am** 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 effect of trade competition.
- ☐ 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 effect of trade competition.

Submission details

The specific provisions of the proposal that my submission relates to are as follows: *(please give details)*

SEE ATTACHED

My submission is that: *(state in summary the Proposed Plan chapter subject and provision of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons) (please include additional pages as necessary)*

SEE ATTACHED

I/we have included: _____ additional pages

I/we seek the following decision from the Waimakariri District Council: *(give precise details, use additional pages if required)*

SEE ATTACHED

Submission at the Hearing

- ☒ I/we wish to speak in support of my/our submission
- ☐ I/we do not wish to speak in support of my/our submission
- ☐ If others make a similar further submission, I/we will consider presenting a joint case with them at the hearing

Important Information

1. The Council must receive this submission before the closing date and time for submissions.
2. Please note that submissions are public. Your name and submission will be included in papers that are available to the media and public. Your submission will only be used for the purpose of the District Plan review process.
3. Only those submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officers report (please ensure you include an email address on this submission form).

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 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.

Send your submission to: Proposed District Plan Submission
Waimakariri District Council
Private Bag 1005, Rangiora 7440

Email to: developmentplanning@wmk.govt.nz

Phone: 0800 965 468 (0800WMKGOV)

You can also deliver this submission form to one our service centres:

Rangiora Service Centre: 215 High Street, Rangiora

Kaiapoi Service Centre: Ruataniwha Kaiapoi Civic Centre, 176 Williams Street, Kaiapoi

Oxford Service Centre: 34 Main Street, Oxford

Submissions close 5pm, Friday 26 November 2021

Please refer to the Council website waimakariri.govt.nz for further updates

DISTRICT PLAN REVIEW

Proposed Waimakariri District Plan - Submission

Clause 6 of Schedule 1, Resource Management Act 1991

Submitter details

*(Our preferred methods of corresponding with you are by **email** and **phone**).*

Full name: GREGORY E KELLEY

Email address: GRKELLEY@GMAIL.COM

Phone (Mobile): 027-922-9120

Postal Address: 491 RANGIORA WOODEND ROAD RD3 Post Code 7473

Physical address: PER THE PLAN AND TITLE: 479 RANGIORA WOODEND ROAD Post Code: 7473
(if different from above)

Please select one of the two options below:

210617097946 - Version 1.0 - August 2021 2

Submission details

The specific provisions of the proposal that my submission relates to are as follows: *(please give details)*

My submission pertains to the Waimak Proposed District Plan – South East Rangiora Development Area (SERDA):

From the SE Development Area development portion of the plan, we use the following provisions as the subject of our submission:

“There are three flow paths in the South East Rangiora Development Area. Streams, springs and waterways are protected and included in the stormwater reserves where present. Appropriate waterbody setbacks apply where required by the Natural Character of Freshwater Bodies Chapter of the District Plan. Waterbodies must be protected intact, or improved, as part of any development and any potential adverse impacts on the local and receiving waterbody ecology must be mitigated. Where possible, amenity planting will be encouraged together with enhancement of habitat heterogeneity and in-stream conditions to improve stream health, facilitate migrations and promote recruitment. Efforts must be made to ensure any adverse impacts on kēkēwai (waikoura-freshwater crayfish), which are present in the culturally significant mahinga kai area of the Northbrook Stream (the flow path linking Northbrook Road and Boys Road in the Rangiora South East Development Area), are avoided. “

“Efforts must be made to ensure any adverse impacts on kēkēwai (waikoura-freshwater crayfish), which are present in the culturally significant mahinga kai area of the Northbrook Stream (the flow path linking Northbrook Road and Boys Road in the Rangiora South East Development Area), are avoided. “

“It should be noted that artesian water is located roughly south of an extension of Cassino Street in the remainder of the South East Rangiora Development Area, east of Devlin Avenue, and groundwater is close to the surface. This likely makes construction of infrastructure challenging and will likely carry higher than typical costs, particularly when developing large catchment areas. A pressure system may need to be considered for the South East Rangiora Development Area’s catchments if gravity reticulation cannot be kept shallow enough. Such considerations will inform development feasibility.”

In addition to the above pertaining to environment/ecology, and storm and waste water we also have concerns in regards to the movement and roading infrastructure called for in the plan.

My submission is that: *(state in summary the Proposed Plan chapter subject and provision of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons) (please include additional pages as necessary)*

My submission pertains to the Waimak Proposed District Plan – South East Rangiora Development Area (SERDA):

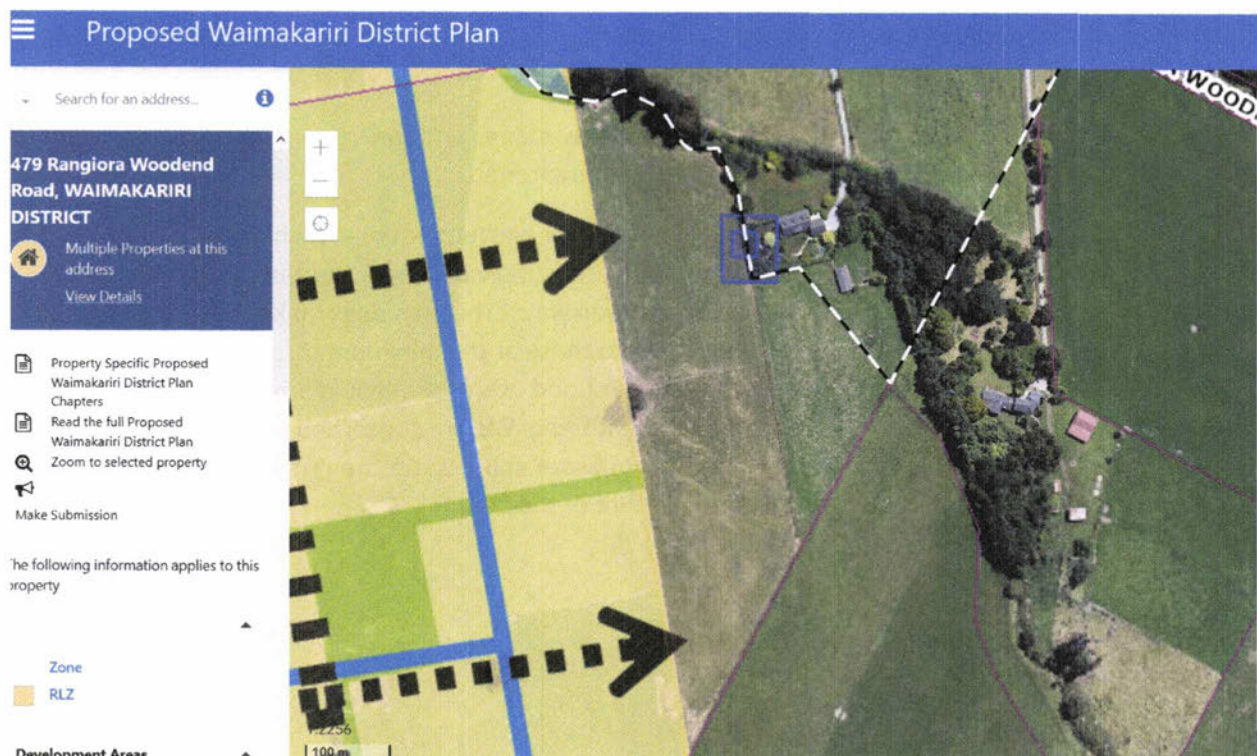
We have a number of concerns in re the future potential development of the SEDRA.

First and foremost are our concerns around the Cam River and its future integrity. We feel that the scale of the developmental infrastructure will endanger the Cam as a flowing river in the future. Our family has lived in the area for appx. 150 years, much of it on these neighboring properties. My father-in-law had stated that he only remembers one time that the Cam dried up completely before we purchased this property after spending appx. 70 years of his life in the area. Since our purchase of this property 9 years ago the Cam has dried up no less than 4 times. To our mind the Cam is already in jeopardy. I am no expert, but we attribute this to the drainage infrastructure, stormwater channels, dry wells etc. that have been introduced into the Northbrook/Goodwin Street area and east which came on line about the time we purchased. There are native and endemic fauna in the Cam and we would hate to lose them if it becomes a non-viable waterway.

Also, the area to the south of our property are partial wetlands and springs and these contain additional native species (crayfish) that we do not want to see threatened.

In addition, the development area runs quite close to our western boundary where we have our well and we have health and safety concerns over our water supply becoming contaminated whether by storm, waste water or pollution from roading and walkways. The plan does make note that there are artesian springs in the area and we are connected to those at the minimum through the well and aquifer we utilize. Plus, the risk of groundwater/stormwater flood events that could arise from new development and possible contamination that might bring. We are concerned that the plans for additional infrastructure, particularly setbacks from water sources etc. are not well defined and potentially not sufficient in the plan given the nature of the area.

I/we have included: 1 additional pages Appx well location for 479/491 RW Road



I/we seek the following decision from the Waimakariri District Council: *(give precise details, use additional pages if required)*³

Consideration and assurance of the protection of the Cam River and local fauna.
Protection of our water supply.

In addition, we would like the entirety of our property to be classified as Residential/General Residential. The developer Bellgrove, who seem to be the chief driver behind these plans for the SERDA, their property now abuts our western boundaries and the above issues will be influenced by their future development. We may never choose to subdivide but under the plan as proposed we will have appx. 8500 sqm available for sub-division. We have had this confirmed at a series of meetings with Council staff and are appreciative of their work on our behalf. The balance of our property would come under a Rural classification. We feel that the addition of large developments and infrastructure will degrade our future potential property value.

The plan in its current form has little or no mention of compensation or remediation and on-going responsibility for negative impacts on the surrounding properties should development and poor development, occur. We as property owners contiguous to the development area (and indeed part of it) face the risks and consequences of poor future development. The option for subdivision by classifying our property as residential could give us a means of recourse should additional work and or remediation need to be taken up to keep our property viable. Potentially this may give us some form of surety over our future position versus any future negative issues arising from poor developmental choice by the WDC or developers that could possibly destroy the value of our investment. Given the significant amount of infrastructure that is expected to be necessary to service the development on the north side of Kippenberger Ave. (let alone the south side), that will potentially impact us we feel we feel would be severely disadvantaged if not given this option.

At the minimum we see the split as cumbersome. Therefore, we feel having the entire property classified as Residential/ General Residential could potentially remove the detrimental effects on the future value of our property. Again, we may never choose to subdivide, however that potential could also give us further options in terms of protecting the Cam River as well as our water security and investment.

Thank you for your time and efforts on our behalf/ Nga mihi nui, GK

Submission at the Hearing

I/we wish to speak in support of my/our submission YES

I/we do not wish to speak in support of my/our submission

If others make a similar further submission, I/we will consider presenting a joint case with them at the hearing

Signature

Of submitters or person authorised to sign on behalf of submitter(s)

Signature Date

(If you are making your submission electronically, a signature is not required)

Important Information

1. The Council must receive this submission before the closing date and time for submissions.
2. Please note that submissions are public. Your name and submission will be included in papers that are available to the media and public. Your submission will only be used for the purpose of the District Plan review process.
3. Only those submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officers report (please ensure you include an email address on this submission form).

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 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.

Send your submission to: Proposed District Plan Submission

Waimakariri District Council

Private Bag 1005, Rangiora 7440

Email to: developmentplanning@wmk.govt.nz

Phone: 0800 965 468 (0800WMKGOV)

You can also deliver this submission form to one our service centres:

Rangiora Service Centre: 215 High Street, Rangiora

Kaiapoi Service Centre: Ruataniwha Kaiapoi Civic Centre, 176 Williams Street, Kaiapoi

Oxford Service Centre: 34 Main Street, Oxford

Submissions close 5pm, Friday 26 November 2021

Please refer to the Council website waimakariri.govt.nz for further updates