
Submission on Waimakariri District Council - Proposed District Plan**Form 5 Submission on publically notified proposal for policy statement or plan, change or variation**

Clause 6 of Schedule 1, Resource Management Act 1991

To: Waimakariri District Council - Development Planning Unit

Date received: 24/11/2021

Submission Reference Number #:96

This is a submission on the following proposed plan (the **proposal**): Waimakariri District Council - Proposed District Plan

Address for service:

D [REDACTED] Whitfield

[REDACTED]
New Zealand

Email: david.whitfield@terracat.co.nz

Attachments:

Van M Freesias - District Plan Submission.docx

I wish to be heard: Yes

I am willing to present a joint case: No

Could you gain an advantage in trade competition in making this submission?

- No

Are you 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

- No

Submission points

Point 96.1

Section: EI - Pungao me te hanganga hapori - Energy and infrastructure

Sub-section: Activity Rules - Water, wastewater, stormwater

Provision:

EI-R45	Requirement to connect to water supply, wastewater system or stormwater infrastructure
All Zones	<p data-bbox="304 91 561 123">Activity status: PER</p> <p data-bbox="304 210 387 235">Where:</p> <ol style="list-style-type: none"> <li data-bbox="336 268 909 1912"> 1. any new building, other than an accessory building: <ol style="list-style-type: none"> <li data-bbox="400 331 909 510">a. when located in Residential Zones, Commercial and Mixed Use Zones, Industrial Zones or Special Purpose Zones (other than the Special Purpose Zone (Kāinga Nohoanga)), shall be connected to the following: <ol style="list-style-type: none"> <li data-bbox="472 517 845 546">i. a public drinking water supply; <li data-bbox="472 548 825 577">ii. a public wastewater system; <li data-bbox="400 580 909 1912">b. when located in Rural Zones, Special Purpose Zone (Kāinga Nohoanga) or Open Space and Recreation Zones, shall be connected to the following, if available: <ol style="list-style-type: none"> <li data-bbox="472 703 845 732">i. a public drinking water supply; <li data-bbox="472 734 825 763">ii. a public wastewater system; <li data-bbox="464 766 909 1912">iii. a public drinking water supply is considered to be available in Rural Zones, Special Purpose Zone (Kāinga Nohoanga) or Open Space and Recreation Zones where: <ol style="list-style-type: none"> <li data-bbox="533 920 909 1010">a. the drinking water supplier will accept a connection to the supply from the site; and <li data-bbox="533 1012 909 1384">b. the water reticulation network already exists adjacent to the site boundary, or if the amount of new pipework to be installed to provide a connection to the site boundary by extending the supply from the existing network is less than or equal to 250m of new pipework per new building (up to a maximum of 1km); <li data-bbox="464 1386 909 1912">iv. a public wastewater system is considered to be available in Rural Zones, Special Purpose Zone (Kāinga Nohoanga) or Open Space and Recreation Zones where: <ol style="list-style-type: none"> <li data-bbox="533 1547 909 1637">a. a wastewater pipeline passes within 50m of the site boundary; and <li data-bbox="533 1639 909 1729">b. the wastewater system operator will accept the wastewater from the site; and <li data-bbox="533 1731 909 1883">c. the distance from the wastewater system to the building from which wastewater is generated is less than 100m; <li data-bbox="472 1886 871 1912">v. within the Special Purpose Zone
	<p data-bbox="919 1346 1501 1406">Activity status when compliance not achieved: DIS</p>

- (Kāinga Nohoanga) where a public drinking water supply or public wastewater system is not available, connection shall be to on site water supply and wastewater treatment services; and
2. any new building, other than an accessory building with a floor area of 10m² or less:
 - a. when located in Residential Zones, Commercial and Mixed Use Zones, Industrial Zones or Special Purpose Zones (other than the Special Purpose Zone (Kāinga Nohoanga)), shall be connected to reticulated stormwater infrastructure; and
 - b. when located in Rural Zones, Special Purpose Zone (Kāinga Nohoanga) or Open Space and Recreation Zones, shall manage stormwater on site so that the effects of stormwater at the site boundary (from both peak flow and total flow) are no greater than before the development took place.

Advisory Notes

- The Waimakariri Rural Residential Development Strategy June 2019 (p30-32) shows the wastewater, water supply and drainage schemes in the District.
- Advice should be sought from the District Council regarding the availability and adequacy of services and any other engineering requirements associated with new connections.
- Check also EI-R4 Customer connection between a building, other structure, site, and infrastructure.
- Check also any relevant provisions in the Subdivision chapter regarding provision of services to new allotments.
- New connections may also require building consent from the District Council.
- Check the ECOP for the relevant infrastructure design standard or construction specification standard.

Sentiment: Amend

Submission:

We oppose the proposal of how water, sewage and storm water will be provided to Golf Links Rd

Relief sought

To provide water, sewage and storm water to Golf Links Rde from the proposed subdivision at 52 Kippenberger Avenue

Van M Freesias

23/11/21

39 Golf Links Rd
Rangiora 7473

To Waimakariri District Council

District Plan Submission

Our property is proposed to be rezoned as a Development Area, which we accept if the stormwater, sewage, and water is provided to our back boundary with 52 Kippenberger Avenue.

Van M Freesias has been growing commercial Freesia flowers for 37 years at Golf Links Rd and we have been the owners of the property and business for the last 14 years. Now that 52 Kippenberger Avenue is proposed to be turned into residential property, our business is dramatically affected.

The situation of a commercial growing operation adjacent to a new upmarket subdivision has the potential to cause significant upset and discord through the continuing day to day operations of this business. We feel it would be remiss of us to not identify and raise these likely outcomes at the commencement of the subdivision when a practical and affordable remedy to this issue is available.

We consider that we have 3 options:

1 = Continue to grow commercial flowers bordering on a residential area.

- The most probable outcome is that we will end up in continual conflict with our residential neighbours and the Waimakariri District

Council, as we cannot contain noise, dust, or smell, within our plastic tunnel houses.

- The likelihood our being able expand or replace infrastructure is very unknown and raises the questions if it is economic to try and continue to invest in the business for its long-term sustainability.
- We will go from being on a private and secluded property that is virtually invisible, to being fully exposed via the proposed residential subdivision resulting in increased opportunity for theft and vandalism and the associated costs that we need to be prepared for.

All of this makes continuing to run our business increasingly difficult and puts pressures on its viability and our investment.

2 = We try and sell our commercial business. T

The value of the business is no longer there, due to the points in option one.

3 = We sell up and move.

To make this economically viable we need the property to be rezoned as a Developmental Area, and for it to appeal to developers we need the stormwater, sewage, and water to be provided to our back boundary with 52 Kippenberger Avenue, rather than the proposal to provide this via Golf Links Rd.

The reasons are:

- There is no date for this infrastructure to be provided along Golf Links Rd and it could be years away, depending on what happens to the 6 other properties that are on the same side of Golf Links Rd as ourselves.
- The cost of this infrastructure has to be funded. To provide this infrastructure to one property, makes it very uneconomic to subdivide.

-
- The opposite side of Golf Links Rd to us is the Golf Course, which is unlikely to be subdivided, so I consider that it is better to provide stormwater, sewage, and water to the back boundaries of the 6 properties that border 52 Kippenberger Avenue, and the future expansion of this infrastructure is down Cold Stream Rd, the Rangiora Woodend Rd and Marchmont Rd if required.

We are in a situation that our long running business is impacted by other businesses that will turn the existing rural boundary into residential development, so we need our request met, so we can sacrifice our business by selling up as a viable residential development, which will resolve the pending upset and discord, so all parties can plan for their future success.

Sincerely,

David and Ellenor Whitfield