

TO THE WDC SELECT PANEL FOR THE WAIMAKARIRI PROPOSED DISTRICT PLAN AUGUST HEARINGS

Presented 1/8/24 for filing by:

GREG KELLEY

M: +62-27-922-9120

BEFORE INDEPENDENT HEARING COMMISSIONERS APPOINTED BY THE  
WAIMAKARIRI DISTRICT COUNCIL

IN THE MATTER OF: Hearing of Submissions and Further

Submissions on the Proposed Waimakariri (WDC)

District Plan (PWDP or the Proposed Plan) and potential S42A revisions

HEARING EVIDENCE OF GREG KELLEY

ON BEHALF OF G AND E KELLEY 479/491 RANGIORA WOODEND ROAD

REGARDING HEARING STREAM 12E SUBMISSION #391

CONFIDENTIAL FOR WDC USE ONLY NOT FOR REDISTRIBUTION

## 1. GREETINGS TO THE PANEL AND ATTENDEES

### 1.1 INTRODUCTION OF FAMILY AND HISTORY

### 1.2 THANK YOU TO THE COUNCIL STAFF FOR THEIR ASSISTANCE

## 2. CONCERNS EXPRESSED IN THE 391 SUBMISSION: KELLEY 479/491 RANGIORA WOODEND ROAD

- HEALTH AND SAFETY (WELL WATER ETC.) AND ON-GOING HABITABILITY OF OUR HOME
- POSSIBILITIES FOR SUB-DIVIDING PROPERTY
- ECOLOGICAL CONCERNS

### 2.1 OUR VIEW ON THE STATUS OF THOSE CONCERNS

- NO FOLLOW UP ON HEALTH AND SAFETY CONCERNS
- SUB-DIVISION POSSIBILITIES ARE CONFUSING AND CUMBERSOME
- MAJOR ECOLOGICAL CONCERNS ARE ON-GOING
- THIS PROCESS HAS BEEN INCREDIBLY STRESSFUL FOR OUR FAMILY. OUR CHILDREN ASK QUESTIONS SUCH AS: WHY HAS THE RIVER TURNED WHITE OR MILKY? WHERE ARE THE EELS? CAN WE STILL LIVE HERE? CAN WE DRINK THE WATER? WE HAVE NO GOOD ANSWERS FOR THEM

### 2.2 OUR CURRENT POSITION AS AN AFFECTED PARTY

- WE FEEL WE CONTINUE TO BE NEGATIVELY IMPACTED BY THIS PROCESS
- FEASIBILITY OF A SUBDIVISION ON THE PROPERTY HAS MAJOR QUESTIONS AROUND IT
- INTENSIVE DEVELOPMENT ON OUR BOUNDARY NEGATIVELY IMPACTS OUR PROPERTY VALUE AND LIFESTYLE
- WE NEED TO HAVE HEALTH AND SAFETY CONCERNS – SAFE WATER ETC. ADDRESSED IN ORDER FOR US, OR ANYONE ELSE TO LIVE HERE IN THE FUTURE

## 3. OUR REVIEW OF THE S42A

3.1 WE APPRECIATE THE WORK DONE ON THE S42A AS IT ACKNOWLEDGES THE DIFFICULT ISSUES WE FACE.

3.2 WE SEE BENEFITS FROM IT ALTHOUGH NOT ALL RECOMMENDATIONS ARE IDEAL FROM OUR PERSPECTIVE.

- RESTRICTIONS AROUND ROADING, SUBDIVISION, LOT SIZE ETC. WE REALIZE THE COMPLEXITY OF SOME OF THESE ISSUES ARE FORCED DOWN FROM THE RMA AND REGIONAL PLANS

Taken from Ref. WDC S42A report:

586. I consider that Mr Kelley has unique challenges with the rest of his property that result from the interplay between the parcel boundaries, the location of the Cam, and the development area from Map A. At present, this interplay substantially constrains the options Mr Kelley, or any future landowner, has, in respect of this block, in my view both preventing an effective urban boundary and environmental protection of the Cam being achieved, and limiting the options for effective future development of the property in the event that reverse sensitivity makes the

current dwelling unsuitable for living.

### 3.3 ADDITIONAL ISSUES RAISED BY THE S42A

- WHILE THE S42A ACKNOWLEDGES OUR WATER – HEALTH, SAFETY ISSUES WE WOULD LIKE TO SEE PROVISIONS PUT INTO THE PDP REQUIRING DEVELOPERS IMPACTING US AND OTHER AFFECTED PARTIES REQUIRED TO ADDRESS THESE ISSUES PRO-ACTIVELY WITH POSITIVE, SAFE SOLUTIONS
- WE WOULD LIKE TO SEE MORE LATITUDE IN THE PLAN FOR INCREASING THE SUB-DIVISIBLE PORTION OF OUR PROPERTY. ADDITIONAL ACCESS TO SUBDIVISIBLE PORTION. WE NOTE BY OFFERING BELLGROVE THE ADDITIONAL LAND THE PLAN IS FOLLOWING THE FORMER BOUNDARY LINES OF OUR PROPERTY. HOWEVER, THIS ADDITION FURTHER JEOPARDIZES OUR WELL
- WE APPRECIATE THE FURTHER BUFFER (AND WE FEEL THIS SHOULD BE A REQUIREMENT IN THE PLAN) BETWEEN US AND THE DEVELOPERS BUT NOTE THAT THIS BUFFER ALONE WILL NOT SECURE SAFE WATER FOR US GIVEN THE ARTESIAN NATURE OF THE WATER IN OUR AREA, RUN-OFF AND STORMWATER ISSUES GIVEN THE POSITION OF OUR WELL. WE COULD BE NEGATIVELY IMPACTED BY ISSUES THAT COULD ARISE HUNDREDS OF METERS AWAY. WE HAVE INCLUDED OUR LATEST WATER TEST LAB RESULTS (HILLS EXHIBIT ATTACHED) WHICH SHOWS THE VERY HIGH (I WOULD SAY PRISTINE) QUALITY OF OUR WATER SOURCED HERE. WE WILL BE CLOSELY MONITORING THIS

### 4. OUR POSITION IN RE FUTURE DEVELOPMENT AS AN AFFECTED PARTY

- WE SEE OURSELVES AND THE ECOLOGY OF THE AREA AS SEVERELY DISADVANTAGED BY THE PLAN IN ITS CURRENT FORM. WE FEEL THAT WITHOUT REMEDIATION AND SAFEGUARDS REQUIRED TO BE IN PLACE WE SEE LITTLE HOPE FOR OURSELVES AND THIS PROPERTY AND WHENUA (FOR FUTURE OWNERS AND OTHER AFFECTED NEIGHBOURS AS WELL) BECAUSE OF THE HEALTH AND SAFETY ISSUES AND DEGRADATION OF VALUE CAUSED BY FUTURE DEVELOPMENTS ON OUR BOUNDARY AND EFFECTIVELY SURROUNDING US

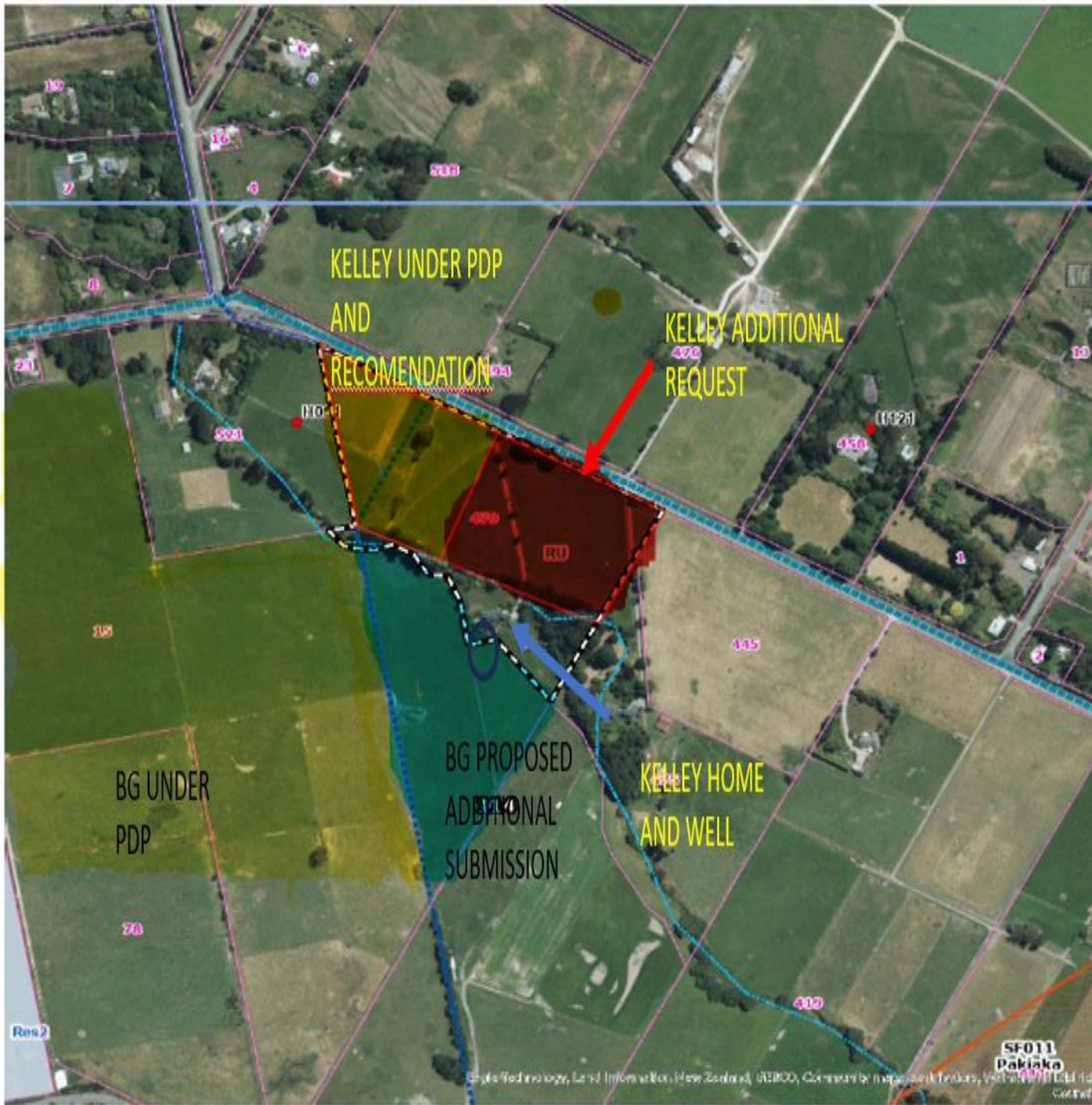
### 4.2 OUR REQUIREMENTS AND REQUESTS AS AN AFFECTED PARTY AND FOR FUTURE PARTIES SHOULD DEVELOPMENT PROCEED

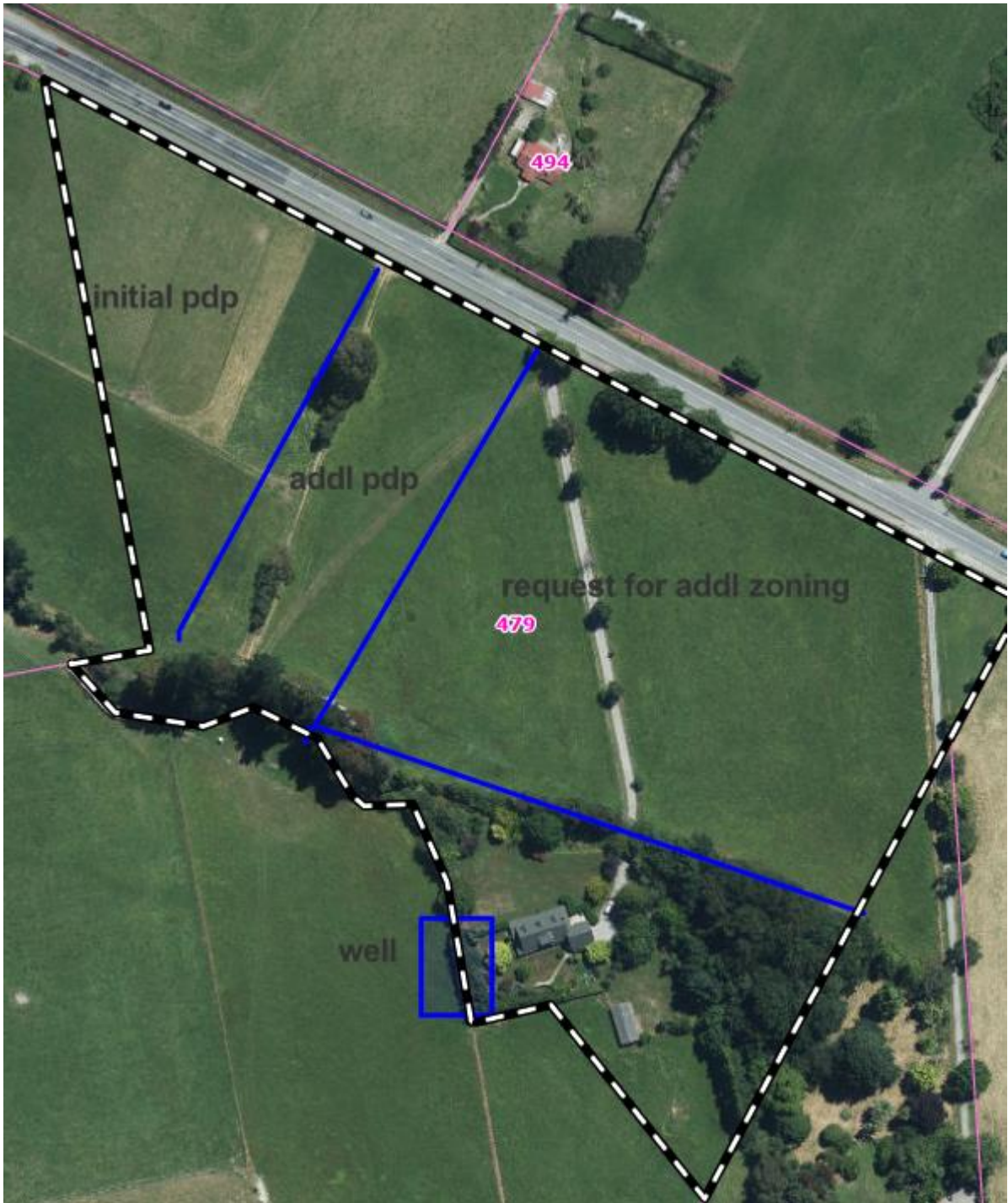
- WE REQUIRE THAT BELLGROVE OR ANY DEVELOPER AS WELL AS THE WDC ENSURE THAT WE WILL HAVE A SAFE, HABITABLE, AND WELL SERVICED HOME GOING FORWARD SHOULD ANY DEVELOPMENT OCCUR
- WE REQUIRE THAT PROACTIVE MEASURES BE TAKEN TO SAFEGUARD OUR WATER SUPPLY ON OUR PROPERTY (DELIVER TO US: FILTRATION, PURIFICATION ETC.) BY BELLGROVE AND ANY OTHER DEVELOPER AND THE WDC. THIS SHOULD OCCUR PRIOR TO ANY DEVELOPMENT COMMENCING. ALSO, THAT THEY PROVIDE ANY OTHER NECESSARY SERVICES (HOOK-UPS TO TOWN WATER, SEWERAGE, ELECTRICS ETC.) AS WE WILL BE THE AFFECTED PARTY AND BELLGROVE ETC. WOULD BE NEGATIVELY IMPACTING US. WE BELIEVE THE DEVELOPERS CREATING THE ISSUES, WHETHER THEY COME TO PASS OR NOT, SHOULD BEAR ALL THE COSTS IN SAFEGUARDING OUR WATER, SERVICES AND HOME FOR OURSELVES AND ANY FUTURE OWNERS

- WE SEE THESE ITEMS ABOVE AS ESSENTIAL FOR SAFE-GUARDING THE HEALTH AND WELFARE OF OUR FAMILY AND POSSIBLE FUTURE OWNERS. WE FEEL THE WDC SHOULD ACCOUNT FOR THIS IN THE PLAN AND BE PRO-ACTIVE IN PROTECTING ITS CONSTITUENTS
- IF WE ARE FORCED TO CONNECT TO TOWN SERVICES IN THE FUTURE, WE REQUIRE THAT BELLGROVE OR ANY OTHER DEVELOPER AND THE WDC BEAR THIS COST IN ORDER FOR US AND FUTURE RESIDENTS TO HAVE A VIABLE HOMESTEAD. WE ARE ADAMANT THAT THIS, NECESSARY INFRASTRUCTURE, ANY EASEMENTS ETC. TAKES PLACE IN THE PRE-DEVELOPMENT STAGES BEFORE MULTIPLE TITLE HOLDERS MAY BE INVOLVED
- THIS SHOULD ALSO BE CONSIDERED AND IMPLEMENTED FOR ANY OTHER AFFECTED PARTIES/NEIGHBORS AS THERE ARE SEVERAL WHO ARE IN A SIMILAR SITUATION
- WE EXPECT TO BE KEPT FULLY INFORMED AS AND WHEN DEVELOPMENT PROGRESSES AS WE ARE AFFECTED PARTIES

EXHIBITS ATTACHED:

1. KELLEY PROPERTY 479/491 RANGIORA-WOODEND ROAD AS AFFECTED PARTY WITH POSSIBLE SUB-DIVISIONS FOR CONSIDERATION HOME AND WELL POSITIONS PG. 5 FROM WDC EPLAN
2. KELLEY PROPERTY WITH BOUNDARIES AND WELL AND HOMESTEAD POSITION FOR CLARITY PG. 6 FROM WDC EPLAN
3. HILL LABS WATER QUALITY REPORT APRIL 2024 PGS. 7-8
4. SUPPLEMENTARY EVIDENCE OF MICHELLE RUSKE-ANDERSON FOR BELLGROVE DATED 27 JUNE 2024 PG. 6 PLEASE NOTE THAT NEITHER BELGROVE NOR THEIR SUBMITTER HAD ANY CONTACT WITH US TO DISCUSS THESE MATTERS. THIS CAUSES GREAT CONCERN AROUND OUR WELL AND WATER SAFETY PG. 9
5. PROPOSED REVISIONS FROM WDC S42A WITH ROADING AND ADDED LAND PG. 149 FIGURE 41 RECOMMENDED UPDATES TO SER ODP. NOTE PROPOSED ROADWAY SW TO NE RUNS THRU OUR PROPERTY NOT LEECH'S PG. 10
6. BELLGROVE FURTHER EVIDENCE SUBMISSION FROM AURECON -STORM AND WASTEWATER [https://www.waimakariri.govt.nz/\\_data/assets/pdf\\_file/0019/162514/S12E-SUB-413-BELGROVE-E11-FLOODING-D-DELAGARZA-ATTACHMENT-2-CONCEPT-SW-TREATMENT-LAYOUT-BELLGROVE-SOUTH.pdf](https://www.waimakariri.govt.nz/_data/assets/pdf_file/0019/162514/S12E-SUB-413-BELGROVE-E11-FLOODING-D-DELAGARZA-ATTACHMENT-2-CONCEPT-SW-TREATMENT-LAYOUT-BELLGROVE-SOUTH.pdf) :INCLUDED TO EXPRESS FURTHER CONCERN FROM ENVIRONMENT -SPRINGS VS STORMWATER SWALES AND MINIMAL SETBACKS PG. 11





## Certificate of Analysis

Page 1 of 4

<b>Client:</b> <b>Contact:</b>	G & E Kelley G & E Kelley 491 Rangiora Woodend Road RD 3 Rangiora 7473	<b>Lab No:</b> <b>Date Received:</b> <b>Date Reported:</b> <b>Quote No:</b> <b>Order No:</b> <b>Client Reference:</b> <b>Submitted By:</b>	3557194 24-Apr-2024 02-May-2024    G & E Kelley	DWAPV1
-----------------------------------	------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------	--------

Sample Type: Potable Water				
Sample Name:		G+E Kelley 24-Apr-2024 7:15 am		
Lab Number:		3557194.1		
Aesthetic Values		Maximum Acceptable Values (MAV)		
Routine Water + E.coli profile Kit				
Escherichia coli	MPN / 100mL	< 1	-	< 1
Routine Water Profile				
Turbidity	NTU	0.15	≤ 5	-
pH	pH Units	7.6	7.0 - 8.5	-
Total Alkalinity	g/m <sup>3</sup> as CaCO <sub>3</sub>	41	-	-
Free Carbon Dioxide	g/m <sup>3</sup> at 25°C	2.1	-	-
Total Hardness	g/m <sup>3</sup> as CaCO <sub>3</sub>	42	≤ 200	-
Electrical Conductivity (EC)	mS/m	10.6	-	-
Electrical Conductivity (EC)	µS/cm	106	-	-
Approx Total Dissolved Salts	g/m <sup>3</sup>	71	≤ 1000	-
Total Arsenic	g/m <sup>3</sup>	< 0.0011	-	0.01
Total Boron	g/m <sup>3</sup>	0.024	-	2.4
Total Calcium	g/m <sup>3</sup>	13.2	-	-
Total Copper	g/m <sup>3</sup>	0.045	≤ 1	2
Total Iron	g/m <sup>3</sup>	< 0.021	≤ 0.3	-
Total Lead	g/m <sup>3</sup>	0.0037	-	0.01
Total Magnesium	g/m <sup>3</sup>	2.3	-	-
Total Manganese	g/m <sup>3</sup>	< 0.00053	≤ 0.04 (Staining) ≤ 0.10 (Taste)	0.4
Total Potassium	g/m <sup>3</sup>	1.14	-	-
Total Sodium	g/m <sup>3</sup>	6.3	≤ 200	-
Total Zinc	g/m <sup>3</sup>	0.030	≤ 1.5	-
Chloride	g/m <sup>3</sup>	3.0	≤ 250	-
Nitrate-N	g/m <sup>3</sup>	0.42	-	11.3
Sulphate	g/m <sup>3</sup>	4.8	≤ 250	-

Note: The Maximum Acceptable Values (MAV) are taken from the 'Water Services (Drinking Water Standards for New Zealand) Regulations 2022', published under the authority of the New Zealand Government-2022. Copies of this publication are available from: <https://www.legislation.govt.nz/regulation/public/2022/0168/latest/whole.html>

The standards set limits for the concentration of determinands in drinking water. The Maximum Acceptable Values (MAVs) for any determinand must not be exceeded at any time.

The Aesthetic Values are taken the publication, 'Aesthetic Values for Drinking Water Notice 2022' issued by the Water Services Regulator ('Taumata Arowai'). Aesthetic values specify or provide minimum or maximum values for substances and other characteristics that relate to the acceptability of drinking water to consumers (such as appearance, taste or odour).

Note that the units: g/m<sup>3</sup> are the same as mg/L and ppm.



This Laboratory is accredited by International Accreditation New Zealand (IANZ), which represents New Zealand in the International Laboratory Accreditation Cooperation (ILAC). Through the ILAC Mutual Recognition Arrangement (ILAC-MRA) this accreditation is internationally recognised. The tests reported herein have been performed in accordance with the terms of accreditation, with the exception of tests marked \* or any comments and interpretations, which are not accredited.

## Routine Water Assessment for Sample No 3557194.1 - G+E Kelley 24-Apr-2024 7:15 am

### pH/Alkalinity and Corrosiveness Assessment

The pH of a water sample is a measure of its acidity or basicity. Waters with a low pH can be corrosive and those with a high pH can promote scale formation in pipes and hot water cylinders. The guideline level for pH in drinking water is 7.0-8.5. Below this range the water will be corrosive and may cause problems with disinfection if such treatment is used.

The alkalinity of a water is a measure of its acid neutralising capacity and is usually related to the concentration of carbonate, bicarbonate and hydroxide. Low alkalinities ( $25 \text{ g/m}^3$ ) promote corrosion and high alkalinities can cause problems with scale formation in metal pipes and tanks.

The pH of this water is within the NZ Drinking Water Guidelines, the ideal range being 7.0 to 8.0. With the pH and alkalinity levels found, it is unlikely this water will be corrosive towards metal piping and fixtures.

### Hardness/Total Dissolved Salts Assessment

The water contains a very low amount of dissolved solids and would be regarded as being soft.

### Nitrate Assessment

Nitrate-nitrogen at elevated levels is considered undesirable in natural waters as this element can cause a health disorder called methaemaglobinaemia. Very young infants (less than six months old) are especially vulnerable. The 'Water Services (Drinking Water Standards for New Zealand) Regulations 2022' sets a maximum permissible level of  $11.3 \text{ g/m}^3$  as Nitrate-nitrogen ( $50 \text{ g/m}^3$  as Nitrate).

Nitrate-nitrogen was detected in this water but at such a low level to not be of concern.

### Boron Assessment

Boron may be present in natural waters and if present at high concentrations can be toxic to plants. Boron was found at a low level in this water but would not give any cause for concern.

### Metals Assessment

Iron and manganese are two problem elements that commonly occur in natural waters. These elements may cause unsightly stains and produce a brown/black precipitate. Iron is not toxic but manganese, at concentrations above  $0.5 \text{ g/m}^3$ , may adversely affect health. At concentrations below this it may cause stains on clothing and sanitary ware.

Neither element was detected in this water, which is a pleasing feature. Treatment to remove iron and/or manganese should not be necessary.

### Bacteriological Tests

The Drinking Water Standards for NZ state that there should be no *Escherichia coli* (E coli) in water used for human consumption. The presence of these organisms would indicate that other pathogens of faecal origin may be present. Results obtained for Total Coliforms are only significant if the sample has not also been tested for E coli.

*Escherichia coli* was not detected in this sample.

### Final Assessment

All parameters tested for meet the guidelines laid down in the 'Water Services (Drinking Water Standards for New Zealand) Regulations 2022' and the 'Aesthetic Values for Drinking Water Notice 2022' issued by the Water Services Regulator ('Taumata Arowai') for water which is suitable for drinking purposes.

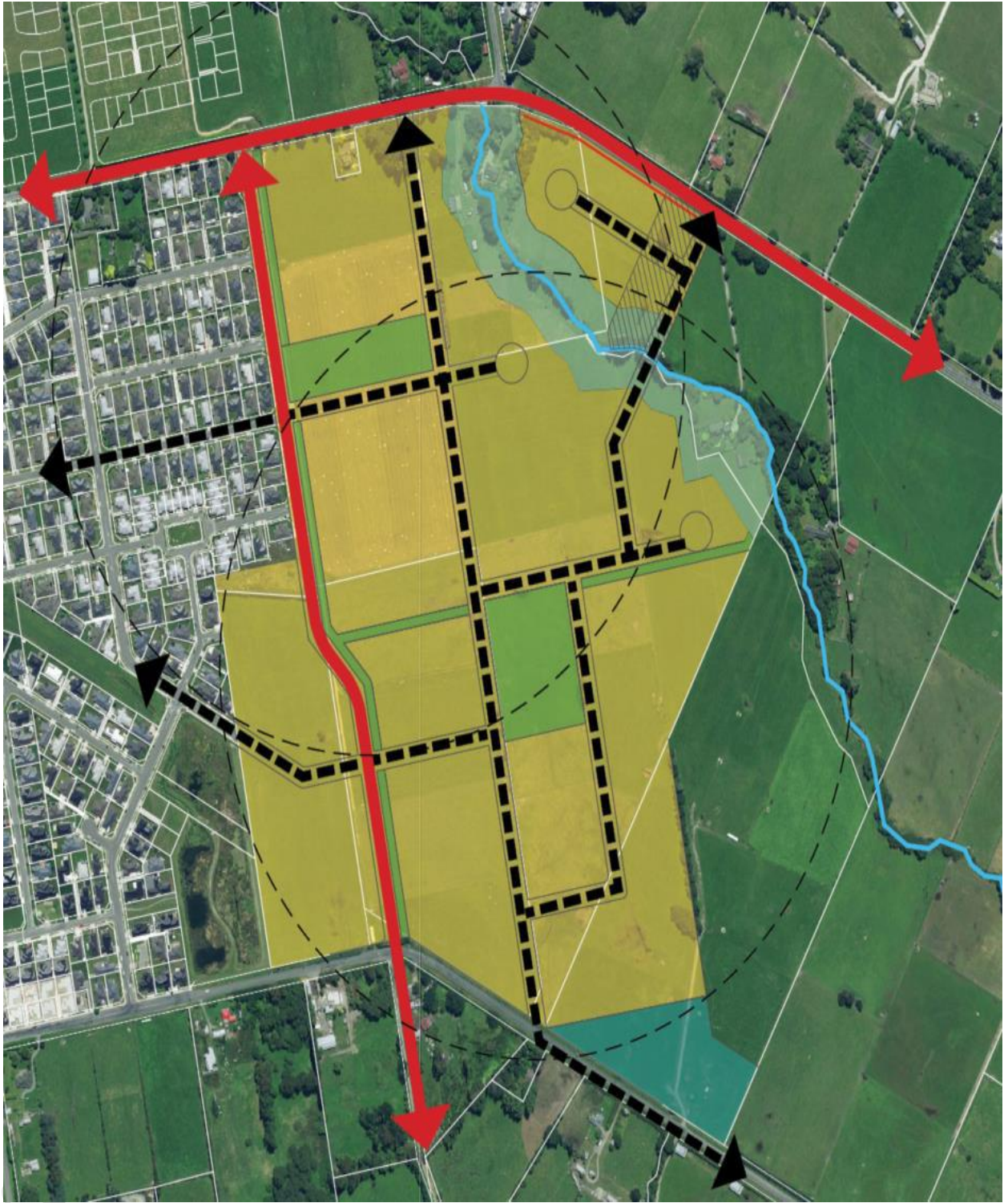


16 A portion of this property is located within the SER-DA and within the SER-ODP (an approximate 1.3ha triangle located to the western area of the Site shown in purple above) but this does not interface with the BRL Site boundary. The remainder of the property is located outside the SER-DA and SER-ODP.

17 I note that Greg Kelley lodged a submission on the pWDP (Submitter 391) seeking the full rezoning of their Site to Residential / General Residential Zone.

18 Along the Kelley/Site boundary there is a 141 m length that adjoins the Cam / Ruataniwha River, and development in accordance with the revised SER-ODP would deliver a 20m-wide esplanade reserve, providing a buffer serving to mitigate any potential landscape and /or amenity effects on these properties. The remainder of the Site boundary with the Kelley boundary will provide an appropriate boundary interface through the provision of a continuous minimum 20m wide green strip (comprising a green link and open space reserve). As per Mr Milne's Evidence<sup>5</sup> I consider that potential adverse effects arising from the rezoning of the Site can be appropriately managed and this is provided for by the Revised SER-ODP with the green interface along the eastern boundary physically and visually separating future development from the rural land to the immediate east and the neighbouring dwelling near the eastern boundary of the Additional Land.

CONFIDENTIAL FOR WDC USE ONLY NOT FOR PUBLICATION





	EXISTING RESIDENTIAL ZONED LAND -	74 LOTS
	OOP DEVELOPMENT AREA (BRL) -	334 LOTS
	ADDITIONAL OOP AREA -	24 LOTS
		<b>432 LOTS TOTAL</b>
	SUBCATCHMENT BOUNDARY	
	FLOW DIRECTION	
	SPRING 10m SETBACK	
	* FOOTPRINT AREAS WITHOUT MAINTENANCE BUFFER	



**aurecon**  
www.aurecongroup.com

**Bellgrove**  
RANGIORA

CLIENT	DATE	REVISION/DESCRIPTION	APPROVED	SCALE	SHEET	NOT FOR CONSTRUCTION	PROJECT
A	2024-03	ISSUE FOR DISCUSSION	J. HART	1:2000	01		BELLGROVE, RANGIORA
						APPROVED	CONCEPT STORMWATER TREATMENT LAYOUT BELLGROVE SOUTH
						REVISED	

PROJECT NO.	509177	DATE	0000	SCALE	SKT	CC	1010	REV	A
-------------	--------	------	------	-------	-----	----	------	-----	---

CONFIDENTIAL