

**BEFORE INDEPENDENT HEARING COMMISSIONERS APPOINTED BY THE
WAIMAKARIRI DISTRICT COUNCIL**

IN THE MATTER OF

The Resource Management Act 1991 (**RMA** or
the Act)

AND

IN THE MATTER OF

Hearing of Submissions and Further
Submissions on the Proposed Waimakariri
District Plan (**PWDP** or **the Proposed Plan**)

AND

IN THE MATTER OF

Hearing of Submissions and Further
Submissions on Variations 1 and 2 to the
Proposed Waimakariri District Plan

AND

IN THE MATTER OF

Submissions and Further Submissions on the
Proposed Waimakariri District Plan by
Bellgrove Rangiora Limited

**SUPPLEMENTARY EVIDENCE OF DAVID DELAGARZA
IN RESPONSE TO OFFICER REPORT
ON BEHALF OF BELLGROVE RANGIORA LIMITED
REGARDING HEARING STREAM 12E**

DATED: 2 August 2024

Presented for filing by:
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INTRODUCTION

- 1 My name is David Delagarza.
- 2 I have prepared a statement of evidence regarding Hearing Stream 12E in support of the submissions of Bellgrove Rangiora Limited (**Bellgrove** or **BRL**). Bellgrove seeks to rezone approximately 36 ha of Land south of Kippenberger located largely within the South East Rangiora Development Area (**SER DA**), known as Bellgrove South.
- 3 Bellgrove seek to rezone the land from Rural Lifestyle Zone (**RLZ**) to Medium Density Residential Zone (**MRZ**) subject to an Outline Development Plan (**ODP**) through the Proposed Waimakariri District Plan (**PWDP**) and Variation 1 to the PWDP.
- 4 My qualifications and experience are set out in that statement. I confirm that this supplementary statement of evidence is also prepared in accordance with the Environment Court's Code of Conduct.
- 5 On 22 July 2024 the Waimakariri District Council (**Council**) released an Officer Report for Hearing Stream 12E prepared under section 42A of the RMA containing an analysis of submissions seeking residential rezoning and recommendations in response to those submissions (**Officer Report**).
- 6 The Officer Report recommends that the Bellgrove rezoning submission be accepted. My supplementary evidence is filed in response to that Report.

SCOPE OF SUPPLEMENTARY EVIDENCE

- 7 In my supplementary evidence I address the following matters:
 - (a) those parts of the Officer Report that address matters within scope of my expertise, with particular emphasis on matters where there is a difference of view between myself and the Officer Report.
- 8 In preparing my supplementary evidence I have:
 - (a) Reviewed the Officer Report and the Appendices to that Report relevant to my area of expertise;
 - (b) Reviewed my evidence in chief filed earlier on behalf of the Submitters;

Supplementary evidence of David Delagarza in response to Officer Report on behalf of Bellgrove dated 2 August July 2024

- (c) Reviewed other materials specifically mentioned in my supplementary evidence discussed below.

CONTEXT AND APPROACH

- 9 As mentioned, the Officer Report recommends acceptance of the Bellgrove rezoning submission. A range of reasons are given for this recommendation, some of which relate to my area of expertise.
- 10 The approach I have adopted in this supplementary statement of evidence is to identify those parts of the Officer Report (including Appendices attached to that Report) where I disagree with the Officer Report and to explain my reasons for disagreement.

RESPONSE TO OFFICER REPORT

Flood Management

- 11 **Paragraph 563** Officer Report states that indicative flood modelling has been carried out of the site development by Fraser Thomas (**FT**) on behalf of WDC. The results indicated "*effects in a 200yr event will result in increased flood depth of less than 60mm to paddocks, not more than 20mm to existing houses*".
- 12 Subsequent to my evidence in chief, Aurecon has also carried out indicative flood modelling of the proposed development to assess the effects on flood flows originating from the Cam / Ruataniwha River from filling up to 1 metre of the site. This model considered flows in the Cam / Ruataniwha River resulting from an Ashley River breakout scenario as described in my evidence in chief.
- 13 The initial results of the flood modelling were similar to those described by the FT report, with minor increases on sections adjacent to the Cam / Ruataniwha River. However, subsequent runs with diversion channels on the northern and eastern sides of the development, which route a portion of the flood flows through the proposed stormwater management area were able to successfully mitigate these effects, resulting in no increase in flood levels to properties downstream of the site. This outcome is shown in Figure 1, below.

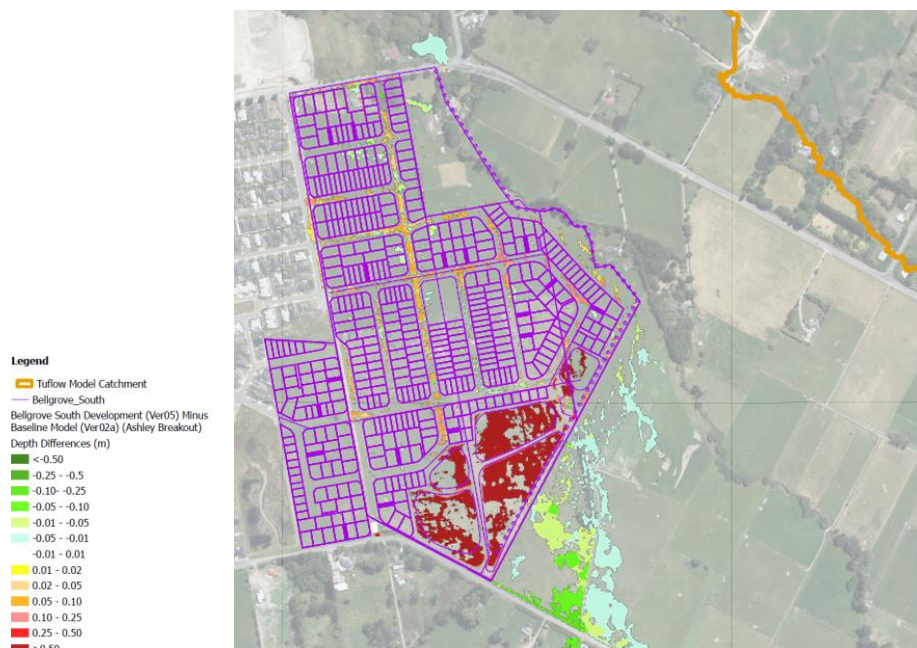


Figure 1: Indicative flood modelling of the Cam River peak flows in the 200-year Ashley River breakout scenario

- 14 As the engineering design for the site progresses, additional modelling will be undertaken as needed to confirm this outcome with the final design.

ODP Revisions

- 15 **Paragraph 606** of the Officer Report recommends a revised SER-ODP layout for the Site.
- 16 I note that in the officer's recommended layout, the stormwater management area (**SMA**) footprint has been considerably reduced from the SMA footprint shown in the Bellgrove submitted ODP. Based on my assessment of area needed to facilitate stormwater treatment and attenuation, the revised SMA footprint is significantly undersized in the ODP shown at paragraph 606.
- 17 Inclusion of the SMA as identified in this revised ODP would conflict with paragraph 428 of the Officer Report which recommends that, '*The ODP should allow flexibility for sizing of stormwater management areas to be confirmed through detailed design at subdivision stage.*'

CONCLUSION

- 18 Indicative flood modelling has shown that it is possible to manage flood flows from the Cam / Ruataniwha River using engineered diversion channels around the site without adverse offsite impact to adjacent properties. This is

consistent with the Officer Report which concludes that adverse flood impacts can likely be managed through careful engineering.

- 19 I do not recommend revising the ODP as shown in paragraph 606 of the officer's report, as this would not provide sufficient space for stormwater management.
- 20 Thank you for the opportunity to present my evidence.

David Delagarza
2 August 2024