

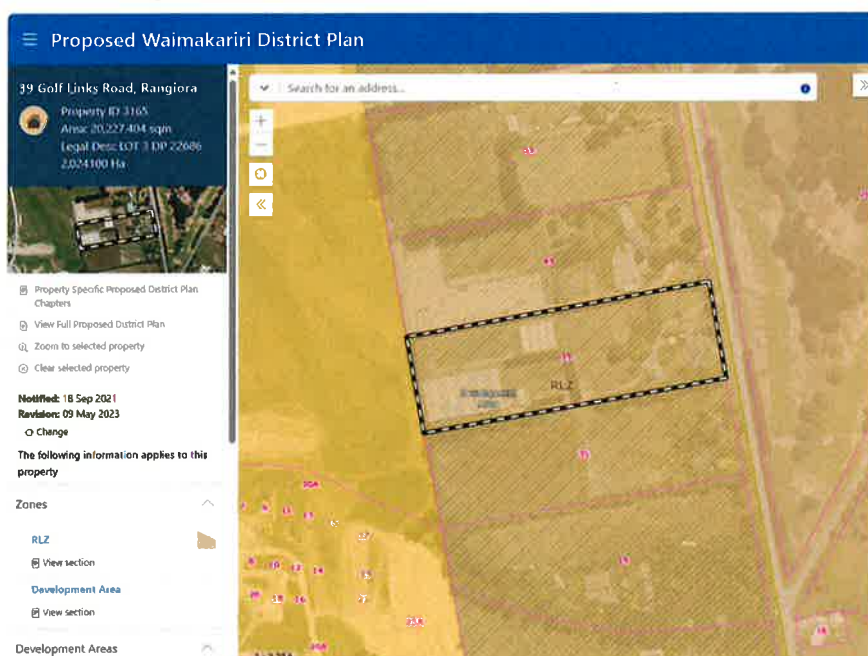
David and Ellenor Whitfield
39 Golf Links Rd
Rangiora
+64 29 273 9343

25 July 2024

To Audrey Benbrook, Development Planning Administrator
Development Planning Unit
Waimakariri District Council

We are Ellenor and David Whitfield and we own the property at 39 Golf Links Road, Rangiora, and we request a speaking slot in the Stream 12 Rezoning Hearing, to request that our property be rezoned from development area to medium density residential zone. Also we request that a rates increase be deferred until such time that the property is either sold to a developer or developed.

I can present a signed letter from the property owners of 19, 35, 49 and 59 Golf Links Road, stating that they also want their land rezoned medium density residential zone, with rates increase exemptions.

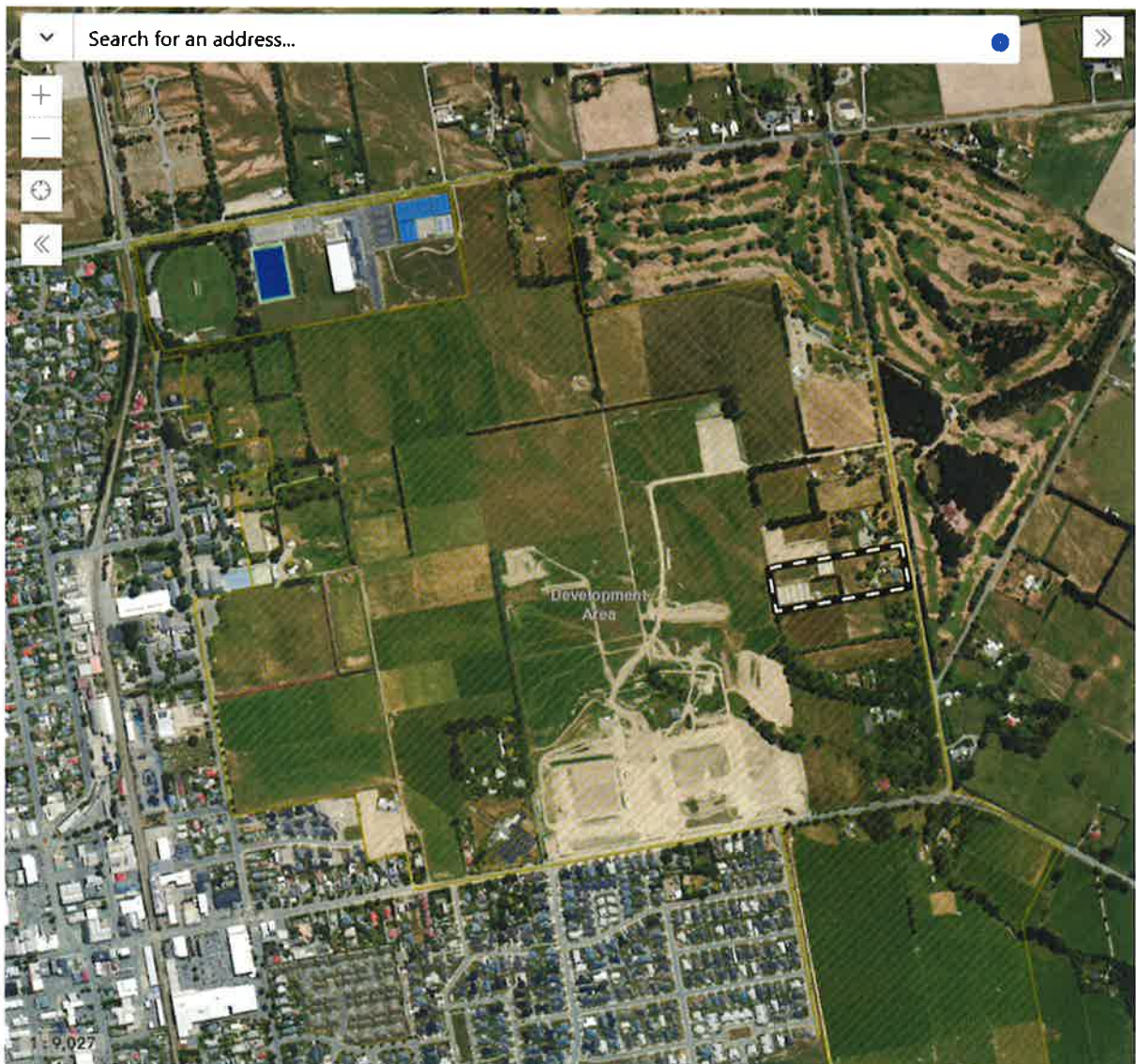


The evidence points we will talk to about, is the humanistic reasons why we made the 96.1 submission to the Proposed District Pan

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Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary
96.1	David Whitfield	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Water, wastewater, stormwater	EI-R45	Amend	Oppose the proposal of water, sewage and storm water provision to Golf Links Road.

In the 96.1 submission we requested that 3 Waters was available on our boundary with Bellgrove Estate, as we need the option to be able to sell and realise the value, we paid for our commercial Freesia flower growing business and the improvements we have made over the last 17 years. This business has been in operation for a total of 40 years.



Ellenor and I brought this business and property in January 2007, with the intention that this would set us up for retirement and provide income while we were retired and when we no longer could work, to be able to sell a viable business. We have employed 2 people almost full time and sometimes we peaked at having 3 employees and we would grow up to 230,000 plants annually.

With our back neighbours selling, which was a dairy farm, to become a residential estate (Bellgrove), we asked the council what this would mean for us.

We were advised that that our business rights would be grand parented, if we could keep the noise inside of our tunnel houses, which are on the boundary of Bellgrove.

This is not possible, as the tunnel houses act as a large amplifier and the predominate wind is a NE, which carries noise, dust, and smells right into Bellgrove.

Examples of the issues

- Our employees had the radio on in a tunnel house and one day a visitor arrived at the neighbouring dairy farm milking shed, which is a good 500 metres from our tunnel houses and commented that the radio was on. It was pointed out that the radio was on at the flower growers.
- Growing flowers, requires continual tractor work that can start at 6am and continue till 10.30pm at night depending on what part of the growing session we are in.
- When we are in the planting season, we also sterilize the soil with steam. This means a steam boiler is started up at 6am and can run till 10.30pm at night. From 6am when the steam steriliser is started and once up to steam pressure, it then goes through the daily safety blow down process, where 8 valves are opened up one by one to enable steam under pressure to escape, which then cleans out all the scale around the valves and inside the boiler, not only is there the noise of high pressure steam escaping, the boiler alarms are also going off. This process makes a lot of noise. Sterilizing takes around 8 weeks to completed and sometimes we can do this twice a year.
When we asked the council what would happen, they advised they would come around and measure the noise, which puts us into conflict straight away.
- We grow flowers out of season, so we were picking them from February till October and Freesias need to have dry well drained soil, and a dry atmosphere inside the tunnel houses. The tunnel house sides while the temperature is above 6 degrees are automatically kept open to ensure good air circulation, as otherwise mould and disease will destroy our crop. We also need to spray for mould, disease, and insects. When we spray, we have the tunnel house sides down, though soon as we stop spraying, we must open the sides up to dry out the plants as otherwise we introduce mould and disease. Due to the predominate wind, any smells will be directed towards Bellgrove.
- As mentioned, Freesias need to grow in dry soil as otherwise, they will die of disease and the new subdivision is going to put a stormwater pond right across our back boundary, which I assume is to try and mitigate any conflict between people wanting a residential lifestyle and a commercial flower growing business. The developers have assured us that our soil should be dryer, though this is a major concern.
- Our well water which we use for drinking is another concern, as our water table is only around 4-6metres deep, and with the new storm water pond being on our boundary it could include every containment that comes off the roads, houses and what every has been put down stormwater drains. We know now when the Ashley River is in flood, as our well water taste changes to a muddy flavour, so all this storm water could end up in our drinking water.
- We used to burn our old plants and corms annually, which we will no longer be able to do, as people will complain and report smoke to ECAN/Fire Brigade, so this causes new extra expenses, as we would have to pay for extra labour and cartage fees to send all our green waste to the Recycling Centre.

Growing flowers has high cost, high risk, with a small rate of return, and adding extra expense and the known position that we would conflict with our neighbours and the council, that we had to question the economics of continuing to invest in the business, as this money was not going to be an investment.

It will also be very hard now to sell this business or to try and expand and improve.

We cannot afford to finance 3 Waters to our property, and it would be uneconomic for a developer to put in 3 water infrastructure along Golf Links Rd just for our property, so our lives have been on hold while this district plan has been in progress.

We don't want to be the people in the local papers conflicting with our community. The best option we now have is to be able to sell up, recouped our investment and move on, hence why we are asking at this hearing to be rezoned.

I thank you for the time to hear the humanistic impact that this development has had on our lives and future, and why we need our property to be attractive to sell.

Yours faithfully
David and Ellenor Whitfield



Ellenor and David Whitfield
39 Golf Links Rd
Rangiora
+64 29 273 9343

25 July 2024

To The Hearing Panel Stream 12E
Waimakariri District Council

We are Ellenor and David Whitfield and we are the owners of the property at 39 Golf Links Road, Rangiora
We will be requesting via the Stream 12E Rezoning Hearings, that our property be rezoned from development area to medium density residential zone. We also request that a rates increase be deferred until such time that the property is either sold to a developer or developed.

Yours faithfully

Ellenor Whitfield



David Whitfield



Momokai Investments Limited
c/-Randal Inch
1305 Birch hill Road,
Rangiora, 7473
Ph: 021 1722 186

22 July 2024

Attn: The Hearing Panel, **Stream 12E**
Waimakariri District Council

Dear Councilors,

I am requesting that our property at 19 Golf Links Road, Rangiora, be considered to be rezoned for urban development to medium density residential - through the **Stream 12 rezoning hearings**.

I would also request that any rates increase be deferred until such time that the property is either sold to a developer or developed.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Randal Inch', written in a cursive style.

Randal Inch

James Lennox
328 Cones Road
RD2 Rangiora
(Owner of 59 Golf Links Road)

24 July 2024

Attn the Hearing Panel, Stream 10a.

When we purchased our place at Golf Links a few years back it was with the intention that it would be our lifetime home. The Bellgrove development changed all that. It was obviously no longer going to be the ideal rural property we had purchased, so we moved away at the first opportunity.

We have since been renting it out, but have lost tenants after the access road went in and heavy machinery began shaking the house. My point is, the development has impacted us severely, and continues to do so.

That said, I realise opposing any development is pretty pointless, and would want the property to be as attractive as possible for future developers. For this reason, I support rezoning to Residential under Stream 12, if we can get a rates exemption until the time comes when development occurs.

Regards,

A handwritten signature in black ink, appearing to be 'James Lennox', with a long horizontal flourish extending to the right.

James Lennox.