

BEFORE THE HEARINGS PANEL

UNDER

the Resource Management Act 1991

IN THE MATTER

of proposed Plan Change 17 to the Waipā District Plan

STATEMENT OF EVIDENCE OF JOHN GUNDESEN

17 MARCH 2023

1. INTRODUCTION

1.1 My name is John Gundersen.

1.2 Bernice my wife and Lily my daughter and I purchased our property at 346 Peake Rd, Cambridge, directly behind the Boyds land (Kama Trust) in 23 February 2022. See the plan below.



Figure 1: Plan showing Property Location

1.3 We had been looking for some time to find a rural lifestyle property which was reasonably close to Cambridge and secondary school which was suitable for horses. Our teenage daughter is a keen rider. Our move to Cambridge was driven by the desire to have a quiet rural lifestyle with horses and for quality secondary schooling.

1.4 We were introduced to the property by a well-respected sales agent Steve Borland from PGG Wrightson who handles lifestyle and equestrian properties across the region.

1.5 Our purchase was an off-market transaction, we had been working with Steve and he knew the owners 'the Camerons' (who are part of the Hautapu Landowners Group / HLG). The Camerons wanted to be comfortable with any new owners as the two properties are adjacent and somewhat interrelated (races and water). There was a desire for us to be a good fit with the Camerons

as neighbours - a collaborative community makes country living that much easier and more enjoyable.

- 1.6 We had a generous amount of time to complete our due diligence. We were thorough in our research and rigorous in our checking - using publicly available information and conversations with locals. Having already explored numerous lifestyle properties in the area, some with issues that put us off purchase, we were careful about due diligence, which included the following:
- a) We ordered a property report on 12 January 2021.
 - b) We applied for a LIM report on 16 December 2021, which raised no prospect of, or proposal for, zoning changes. PC17 was not even mentioned.
 - c) We studied the Fonterra water reports on the property bore and commissioned independent advice about the risk of nitrates in the water and did research on the impact of nitrates on human health.
 - d) We investigated the proposed Fonterra waste-water treatment plant plans and potential impacts on the property.
 - e) My partner also conducted extensive desk research over this period. Bernice is a researcher and risk-averse when investing in property. She had reservations about the property's proximity to Fonterra, concerns with their wastewater treatment plant plans and the impact of nitrates in the bore water on the property. She was concerned about the land-use on the adjacent property – with Kiwifruit very close to the house and the potential health risks of sprays. Her research into the property and the area revealed the plans for industrial zoning in the Hautapu south area (Area 5). The dates on the public documents made it clear that there was no indication that this was proceeding faster than proposed or that the industrial zoning would cross Hautapu Road and extend further up Peake Road to impact the property we were interested in purchasing. The Boyd's land beside ours at 346 Peake Road was well-established for food production - with longstanding asparagus and a relatively new investment in Kiwifruit. Across the road there was the extensive equestrian land owned by Sir Patrick Hogan. Peake Road is recognised as a prime area for equestrian. There was no reason to suspect that the use of the land was being primed to become industrial.
 - f) We had extensive discussions with both the Cameron's and Steve Borland about the history of the area, the risks posed by Fonterra and the storm-

water, the impact of the existing industrial properties beyond the boundary in terms of both light, noise and visual pollution. We also discussed the future planning proposed in the area.

- 1.7 Our garage with sleep out and ensuite is one metre from the Boyds boundary and the house is about twenty metres from their boundary. Our small stables is approximately 6 metres from the boundary where we regularly handle our horses.
- 1.8 Once development gets underway, with large earth moving machinery and industrial construction noise and then ongoing industrial operators – the inevitable noise, and light pollution at night and visual impact will destroy the very life that we invested in when we purchased 346 Peake Rd – the rural lifestyle dream is over.
- 1.9 We will have loading and unloading heavy trucks, the noise generated from forklifts incessant beeping – it will not be country life, it will not be quiet or calm, it will not be suitable or safe for horses. It will not be safe for our daughter to be around her horse in this environment.
- 1.10 We have no confidence that the Council and the new industrial landowners will have any respect for mitigating the impacts on us as neighbours. The industrial noise is already bad enough from the Hautapu Welders operations who operate over 300m away, often 7 days a week often from 5am to 8pm at night despite their consent saying 7am to 7pm, 6 days a week. This sort of disregard for planning consents is the norm.
- 1.11 As immediately affected stakeholders we have been extremely disappointed with the process Waipa District Council have run with regards to this plan change. It has been in our view a 'fait accompli' from the beginning. The council have been complicit in the Kama Trust application due to the need for a storm water solution for the Hautapu area and have been closed minded to alternatives, as have Kama Trust. We were not aware of the plan change planning until it was too far advanced to be changed it seems.
- 1.12 Both Kama Trust and Waipa Council have not undertaken genuine consultation and have failed to acknowledge the implications of PC17 on our quality of life, not to mention the impact on the value of our property and the safety of our daughter and our horses.
- 1.13 It also concerns me that these decisions have been initially driven by a non-statutory body 'Future Proof' who I understand is not a decision maker in this

zone change process, but which seems to have heavily influenced Waipa District Council planning people and processes.

- 1.14 In summary, my family and I ask you to understand our situation. We have no options but to seek a fair outcome or oppose this zone change. We have operated in good faith, we have done all we reasonably could to ensure we bought in a safe and friendly location, relying on Council documents and reports. We did not seek to be part of an industrial precinct, but instead invested in what should have been a quiet safe rural location to live. We have tried our best to seek a fair outcome for all parties and have been excluded from all avenues of feedback or consideration to date.
- 1.15 I appreciate your time.

John Gundesen

17 March 2023