

**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**

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**EVIDENCE OF JASON ANTONY TRIST  
ON BEHALF OF BELLGROVE RANGIORA LIMITED  
REGARDING HEARING STREAM 12E**

Dated: 30 April 2024

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Presented for filing by:  
Chris Fowler  
PO Box 18, Christchurch  
T 021 311 784 / 027 227 2026  
chris.fowler@saunders.co.nz

## INTRODUCTION

- 1 My name is Jason Anthony Trist.
- 2 I hold a BSurv (Hons) qualification with over 20 years' experience in land development work.
- 3 I have been employed by Aurecon since 2002 where I currently hold the position of Associate – Land Infrastructure. I am the project manager overseeing the planning, civil design, construction and legal survey for the Bellgrove residential development in Rangiora.
- 4 I have been involved with the master planning, engineering design and consenting of the Bellgrove development since the land was purchased by Bellgrove Rangiora Limited (**BRL** or **Bellgrove**) in 2020. This has included extensive consultation with the Waimakariri District Council (**the Council**) on servicing, roading layouts and planning matters.
- 5 I have experience in large greenfield land development projects within the Greater Christchurch area over the last 20 years. This includes developments in Rangiora and surrounding areas.
- 6 This evidence is provided in support of Bellgrove's submission on the Proposed Waimakariri District Plan (**pWDP**). My role has been to provide advice on the suitability of the Bellgrove land for development from an infrastructure and serviceability perspective.
- 7 Although this is not an Environment Court proceeding I have read the Environment Court's Code of Conduct and agree to comply with it. My qualifications as an expert are set out above. The matters addressed in my evidence are within my area of expertise, however where I make statements on issues that are not in my area of expertise, I will state whose evidence I have relied upon. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in my evidence.

## SCOPE OF EVIDENCE

- 8 In my evidence I address the following issues:
  - (a) The Proposal to rezone the Site (which includes the Additional Land) to Medium Density Residential (**MRZ**);

- (b) The inclusion of the full extent of Lot 2 DP 452196 (hereinafter referred to as the **Additional Land**) within the South East Rangiora Development Area (**SER-DA**) and South East Rangiora ODP (**SER-ODP**);
- (c) Provide further rationale on the changes sought by Bellgrove to the SER-ODP from my evidence that was submitted for the PWDP Hearing Stream 10A dated 2<sup>nd</sup> February 2024; and
- (d) Comment on roading, reserves, sewer, stormwater and water infrastructure for the site in relation to the inclusion of the Additional Land and the rezoning of the Bellgrove South landholding.

9 In preparing this statement of evidence I have considered the following documents:

- (a) The statement of evidence filed on behalf of Bellgrove by myself and by Michelle Ruske-Anderson in relation to hearing Stream 10A;
- (b) The Infrastructure Acceleration Fund (**IAF**) agreements between Kainga Ora, the Council and Bellgrove Rangiora Limited; at Attachment 5 of the above-mentioned statement of evidence of Michelle Ruske-Anderson, and
- (c) The statement of evidence provided by:
  - i) Michelle Ruske-Anderson (Aurecon) in respect of planning matters;
  - ii) Jan Kupec (Aurecon) in respect of geotechnical matters;
  - iii) David Delagarza (Aurecon) in respect to stormwater and flooding;
  - iv) Mathew Collins (Abley) in respect of transportation effects;
  - v) Tony Milne (Rough Milne Mitchell) in respect of landscape and visual character matters; and
  - vi) Morgan Lee Tracy-Mines (Wildlands) in respect of ecology.

- (d) The **revised SER ODP** shows the overall SER-ODP incorporating the changes sought by BRL (refer to Attached DWG: 509177-W00001-GIS-UU-004 dated 22 April 2024).

### **SUMMARY OF MY EVIDENCE**

- 10 Bellgrove seek to have the full extent of the Bellgrove South Site rezoned from Rural Lifestyle Zone (**RLZ**) to Medium Density Residential Zone (**MRZ**), an area of approximately 31.2 ha of land within South East Rangiora (**the Site**).
- 11 My evidence focuses of the Site's rezoning from a civil infrastructure and servicing potential perspective, primarily wastewater servicing and water provision.
- 12 Given this is a rezoning request, my evidence focuses on whether there are any insurmountable water and wastewater servicing reasons that might arise from the increased demand on the water and wastewater network that would impede the Site from being rezoned to MRZ under the pWDP. In my experience, I conclude that:
- (a) Water supply for the Site can be provided through connections to the existing infrastructure in Kippenberger Avenue, Devlin Avenue and Northbrook Road
- (b) Wastewater can be provided from the new pumpstation that is to be installed at Northbrook Road within Bellgrove. Reticulated supply will then be provided from this pumpstation to the residential allotments within Bellgrove, which also includes the Additional land.
- 13 As part of the rezoning Bellgrove seek the inclusion of 3.3ha of Additional Land within the SER-DA and SER-ODP to provide continuity of the development and additional housing capacity. The Additional Land can be provided with adequate roading connections, reserve linkages and services.
- 14 Changes sought to the SER-ODP include changes to the roading network including the classification of the north / south connections to Kippenberger Avenue and Northbrook Road; the inclusion of additional green space (especially stormwater reserve and esplanade reserve areas); and changes to the water and wastewater network.
- 15 Additional green space is proposed within the revised SER-ODP associated with stormwater management and the Cam/Ruataniwha River esplanade reserve.

Due to the ground conditions the stormwater facility is to be comprised of a series of wet first flush and attenuation basins and a wetland (with additional details related to the proposed stormwater strategy for the site contained within the stormwater evidence by Mr Delagarza).

- 16 Changes to the water and wastewater network from the notified SER-ODP generally seek to align the networks with the revised roading network. In addition, the northern pump station is to be relocated to reflect that already approved as part of Stage 1 of Bellgrove North. The pump station shown at the eastern point of the SER-DA at Northbrook Road is to be relocated within the Site (refer Figure 1 below, which is reproduced in Figure 2B-2 in Attachment 2).



**Figure 1.** Changes Sought by Bellgrove to the SER ODP – Water and Wastewater

- 17 The Kāinga Ora IAF agreement requires the full extent of the Bellgrove South site (including the Additional Land) to be developed. This agreement provides funding for the design and installation of critical infrastructure which is to enable the delivery of affordable housing. Within this agreement there are target delivery dates for the various infrastructure items and yield requirements. So, it is vital that the land is re-zoned to enable housing supply.
- 18 In summary, my infrastructure serviceability assessment concludes that a combination of existing infrastructure and new infrastructure, can accommodate future development within the Site and that the site is considered suitable to be rezoned for future medium density residential

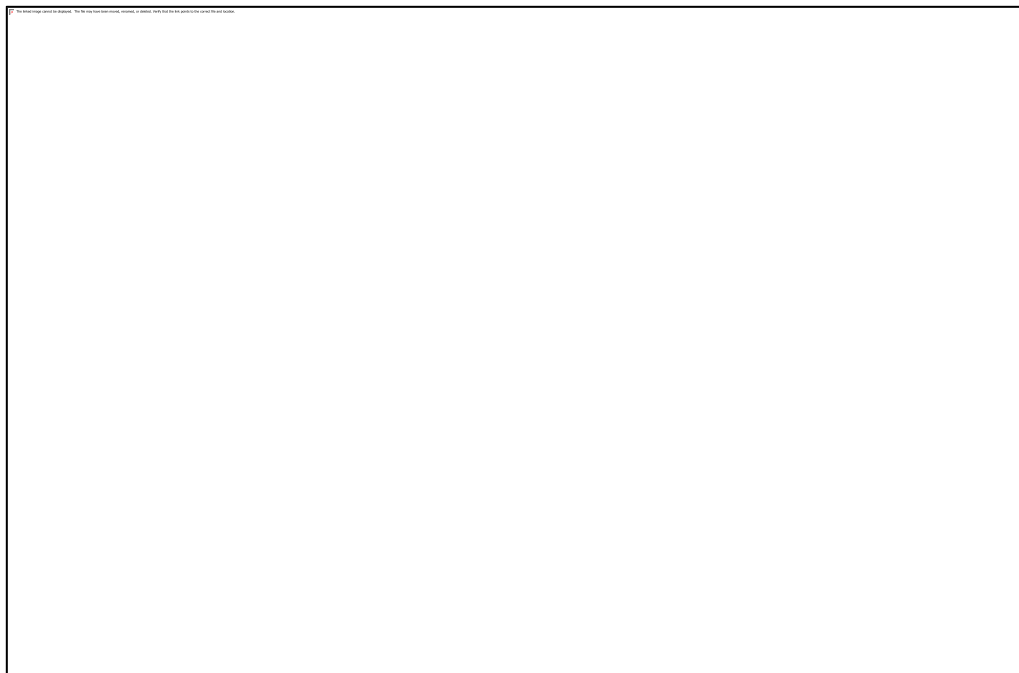
development, subject to further design, and planned WDC infrastructure upgrades being completed.

## **CONTEXT**

- 19 Bellgrove seek the rezoning of approximately 31.2 ha of land situated to the immediate south-east of Rangiora as part of the Waimakariri District Plan review.
- 20 The Site has been zoned RLZ in the pWDP with Bellgrove seeking it to be zoned MRZ.
- 21 I note that Bellgrove submitted evidence for the pWDP Hearing Stream 10A to seek changes to the SER-ODP and include the Additional Land (refer Figure 2) which was excluded from SER-DA so that Bellgrove's entire landholding was enabled for residential development in the pWDP. Bellgrove was also in support of the Certification process. I provided evidence for Bellgrove for Hearing Stream 10A suitability of the Bellgrove land for development from an infrastructure and serviceability perspective.
- 22 My evidence for Hearing Stream 12E focuses on the appropriateness of rezoning the Site MRZ from an infrastructure and serviceability perspective. I also comment on the appropriateness of the revised SER-ODP.

## **THE SITE**

- 23 BRL own approximately 100 ha of land on the eastern side of Rangiora, comprising approximately 63 ha within the North-East Rangiora Development Area (**NER-DA**) north of Kippenberger Avenue, and approximately 36 ha largely within the SER-DA south of Kippenberger Avenue (refer Attachment 1).
- 24 Bellgrove South extends from Kippenberger Avenue through to Northbrook Road. Devlin Avenue adjoins a portion of the western boundary. Bellgrove South is currently used for grazing purposes.
- 25 The Cam/Ruataniwha River, is located along the eastern boundary of the Additional Land (with both the Additional Land and the Cam/Ruataniwha River located outside the SER-DA) (refer Figure 2 below, which is reproduced in Figure 1b-1 in Attachment 1).



**Figure 2.** 'Additional Land' (shown in blue) within Lot 2 DP 452196 excluded from the SER-DA

- 26 Bellgrove South is abutted by residential land to the west (Devlin Avenue), land earmarked for future residential development to the south (also located within the SER-DA) and rural land use to the east.
- 27 To the immediate north of the site, on the other side of Kippenberger Avenue Bellgrove North (Stage 1) is currently under development in accordance with the consent approved under the COVID-19 Recovery (Fast-track Consenting) Act 2020 for 198 residential lots.
- 28 Stormwater, sewer and water reticulation has already been allowed for in the Council network for the development of the existing residential zoned land at 100 Northbrook Road (also owned by Bellgrove and forming part of Bellgrove South – refer Figure 2 above). Stormwater is to discharge to the existing Council facility located to the west (Lot 401 DP 456375, Lot 402 DP 456375 and Lot 403 DP 456375). Sewer and water are to connect to the existing mains in Northbrook Road and Truman Street.

### **THE PROPOSAL**

- 29 Bellgrove are seeking to rezone the full extent of Bellgrove South from RLZ to MRZ in the pWDP. Excluding Lot 4 DP 25508 (100 Northbrook Road) which is already proposed to be zoned MRZ as part of Variation 1, this is an area of approximately 31.2 ha (**the Site**).

- 30 No actual land use change, subdivision or soil disturbance is proposed as part of the rezoning.
- 31 Included within this rezoning request is a 3.3 ha area of 'Additional Land' currently located to the east of (outside) the notified SER-DA. This is part of Lot 2 DP 452196, a 14-ha lot held by Bellgrove and contained within Record of Title 577722. This title is partially included within the area identified as the SER DA in the PWDP. The exception to this is approximately 3.3 ha in the eastern portion of the lot, directly south of the Cam/Ruataniwha River, which is shown outside of the SER DA and within the RLZ.
- 32 Bellgrove also seek changes to the notified SER-ODP (refer Figure 2B-1 in Attachment 2 showing the revised SER-ODP) to provide a better development outcome with those of relevance to this evidence being:
- (a) Changes to the indicative road layout to comprise a single north/south primary road and extend the two secondary east/west roads east into the area of Additional Land;
  - (b) Changes to the open space network to include the provision of a stormwater facility within the southern portion and south-eastern corner of the Site (approximately 6.5 hectares in size);
  - (c) Identification of all the residential land as Medium Density Residential;
  - (d) Inclusion of the area of Additional Land, and;
  - (e) Changes to the water and wastewater network to generally follow the revised roading network sought and the relocation of the pump stations to reflect that already approved and constructed plus ensure the pump station located at Northbrook Road is within the Site Bellgrove South landholding.
- 33 The changes sought will not impede a minimum yield of 15hh/ha being achieved and are essential to ensure the IAF agreement terms and conditions are being satisfied for the development of this Site to provide affordable housing. The IAF agreement has 14 Eligible Projects (**EP**) that have been identified as key infrastructure which must be completed to accelerate the delivery of affordable housing to the market. Either the Council or Bellgrove are responsible for the delivery of each project, which has been determined by



agreement with both parties. The SER-DA has two sewer projects (EP11 & EP12) and two water projects (EP7 & EP8) that will enable the Bellgrove landholding to be developed in a shorter timeframe without any restrictions (refer Figure 3 below, which is reproduced in Figure 3-1 in Attachment 3).

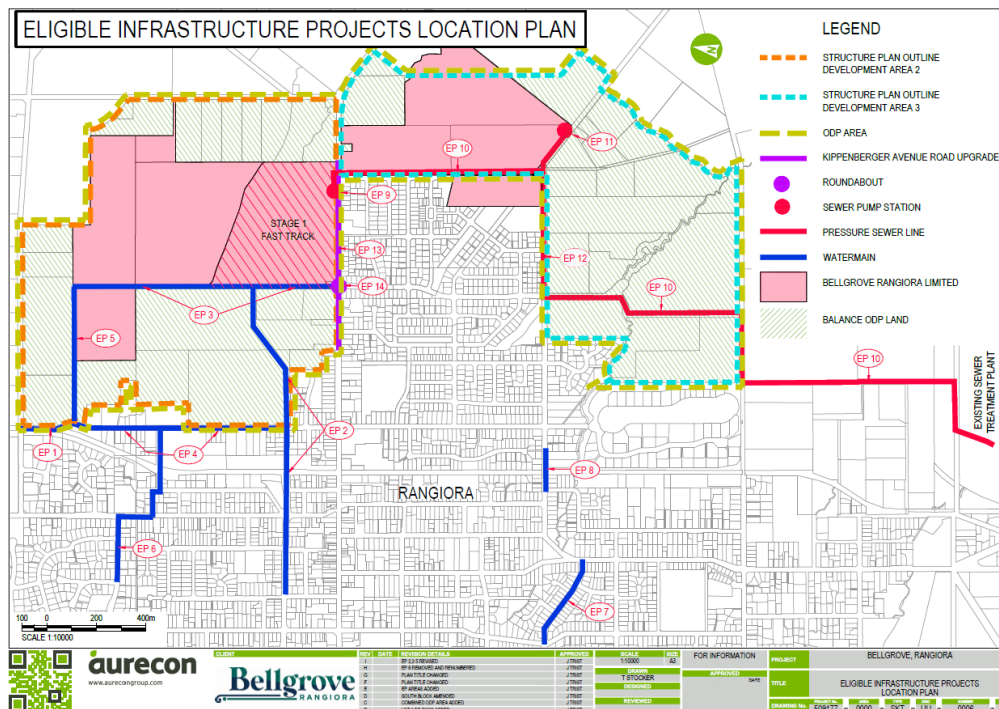


Figure 3. IAF Eligible Projects

**REZONING TO MRZ**

34 The following section outlines water and wastewater servicing for a rezoned MRZ Site.

**Wastewater**

35 The Council has indicated they can connect to existing Council infrastructure for the disposal of wastewater without any restrictions at the existing Northbrook Road pumpstation, enabling future urban development in accordance with that anticipated by the MRZ.

36 As identified in my Hearing Stream10A evidence a pump station is to be located within the Site which will connect to the existing Northbrook Road pumpstation via a new rising main (this is shown in Figure 1 and reproduced at Figure 2B-2 in Attachment 2). Wastewater will then be pumped to the existing wastewater treatment plant in Southbrook via a shared rising main. IAF funding has been allocated to cover a portion of the cost with the supply and installation of the

new pumpstation and rising main to the existing Northbrook Road pumpstation. The IAF agreement currently has the completion of this essential infrastructure for December 2026.

- 37 Installation of the new pumpstation within the Site will require dewatering (similar to that required to install the new pump station within Stage 1 of Bellgrove North, to the north of the Site). A specialist groundwater expert will be engaged prior to installation to assess and provide advice on construction management associated with this to ensure that any groundwater effects are appropriately managed.
- 38 In summary the Site (inclusive of the Additional Land) can be appropriately serviced from a wastewater perspective to enable future development in accordance with the outcomes anticipated by the MRZ.

### **Water**

- 39 Reticulated water to the Site would be provided via the internal roading network from the existing Council water mains located in Kippenberger Avenue, Devlin Avenue and Northbrook Road. There will be no restrictions with providing adequate water supply with the proposed changes to the roading network or additional land.
- 40 The Council has 13 growth water scheme projects for the NER-DA and SER-DA, refer Figure 3-2 in Attachment 3. From these 13 growth projects eight of them have IAF funding allocated with two being at the southern area of the Rangiora township identified as EP 7 and EP 8, refer to Figure 3 above, which is reproduced in Figure 3-1 in Attachment 3. These growth projects have been identified by Council as being needed to provide sufficient service to the NER & SER-DA areas. The current programmed completion date for these two projects is July 2026, however there is no restriction with them being able to be completed earlier.
- 41 The Council's Development Manager has identified the following further water upgrades:

*It is projected that Rangiora would require a source upgrade when the rating units exceed 9,000 connections, which is projected to occur in the LTP period (approximately 2024). This source upgrade is recommended to be an additional*

*70L/s from the Smith Street bores, bringing the total source capacity to 340L/s (with N+1). This upgrade is already in development. This source upgrade is required to supply the growth of the scheme and has an additional benefit in delaying the need for an additional reservoir.<sup>1</sup>*

42 From a rezoning perspective, the Site (including Additional Land) can be appropriately serviced from a water perspective to enable future development in accordance with the outcomes anticipated by the MRZ.

43 In addition, I note that the changes sought to the water network are appropriate and will not impede the development of other properties within the SER-DA. This includes the development areas to the east and south of the Bellgrove landholding.

#### **Power and Communication Services**

44 It is anticipated there is availability of supply for power from MainPower NZ Ltd. There is also an agreement between BRL and Enable dated 1 December 2021 to provide the supply of communication services, for the future development, refer to Attachment 5.

#### **CHANGES TO THE REVISED SER ODP**

##### **Movement Network**

45 In my Hearing Stream 10A evidence the intention was to have a single main north/south primary road centrally located through the Site that would provide a connection with Kippenberger Avenue and Northbrook Road. In addition to this it was sought to remove the westernmost primary road in line with Devlin Avenue, but still allow for the possibility for Delvin Avenue to be extended south through to Northbrook Road.

46 Since Hearing Stream 10A further expert transport evidence has been obtained. Following input from Mr Collins, BRL have revised the SER-ODP to include the retention of the 'Primary Road plus Cycleway' along Devlin Avenue and extending through to Northbrook Road as shown on the notified SER-ODP. This is to ensure adequate connectivity is provided to the development area to the south of the Bellgrove landholding and through to Boys Road.

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<sup>1</sup> Personal communication from Jennifer McSloy (WDC) to Jason Trist 21-03-2024

- 47 The development of Bellgrove South will provide key road connections through to Northbrook Road which will assist with the further development of the SER-DA on the southern side of Northbrook Road.

### Open Space and Stormwater Reserves

- 48 Bellgrove seek the inclusion of a 6.5 ha area of stormwater reserve within the southern portion of the Site. The notified SER-ODP did not contain any dedicated stormwater reserve area within Bellgrove South and I note that the stormwater reserve area shown has also increased in size from what was submitted by Bellgrove on the pWDP and discussed in the Stream 10A hearing evidence. This is due to further expert stormwater design modelling, the findings of which are covered in the stormwater evidence of Mr Delagarza.
- 49 The area of stormwater reserve shown on the revised SER-ODP has been sized to service both the Site (including the Additional Land) and approximately 2.6 ha of land not owned by Bellgrove adjoining the western bank of the Cam/Ruataniwha River at Kippenberger Avenue (refer Figure 4). As stated in Mr Delagarza's evidence, the south eastern corner of the Site as shown on the revised SER-ODP remains the optimal location for the stormwater management area.

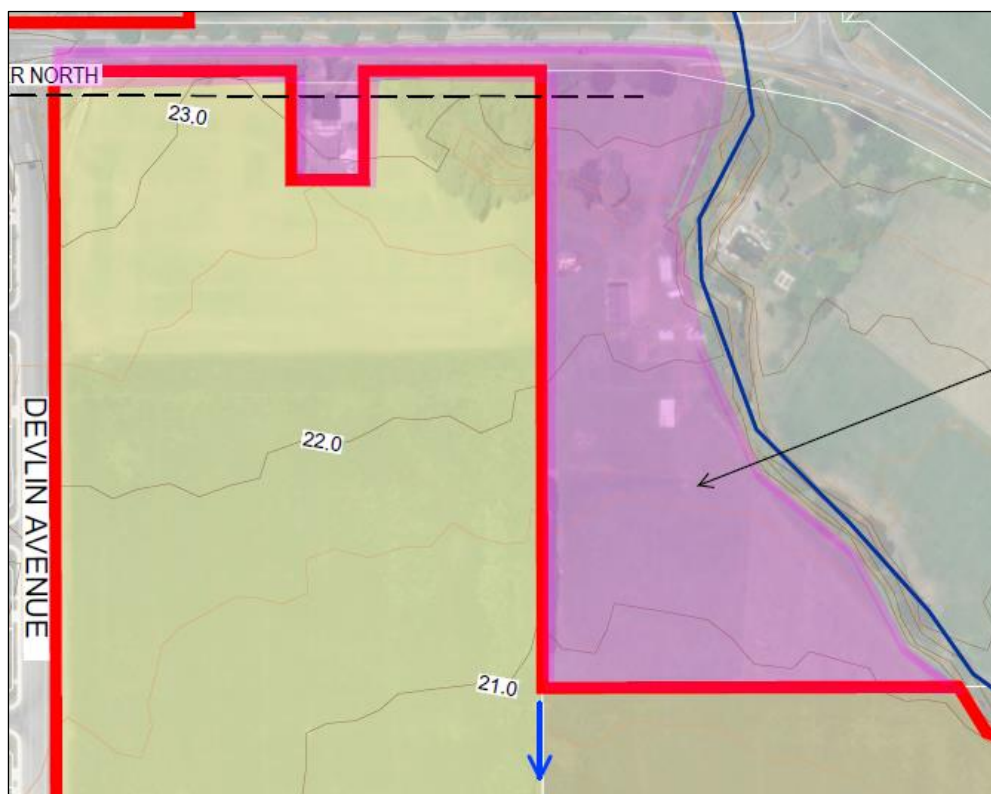
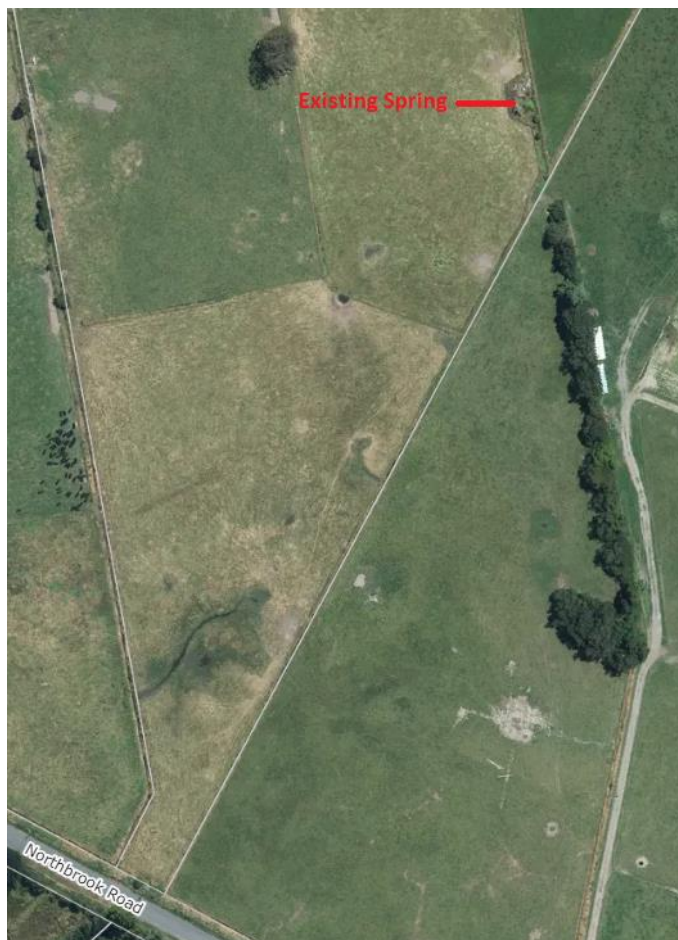


Figure 4. Extent of additional land outside the Site (shown in purple) that the stormwater reserve has been sized to accommodate stormwater runoff from

- 50 The existing spring located approximately halfway up the eastern boundary is to be protected and enhanced where appropriate. Refer to Figure 5 below showing the location of this spring. The spring will be located within the stormwater management area which is to be vested to Council.



**Figure 5.** Location of existing spring

### **Water and Wastewater Network**

- 51 The rationale for realigning some of the water and wastewater lines is to align with the centralised roading network and other future roading alignments within the Site. The requested amendments will not impede the development potential of other properties within the SER-DA, including those to the south of Northbrook Road.
- 52 The development of Bellgrove South will facilitate to providing water and sewer services to the wider SER-DA at Northbrook Road assisting further development.

**SERVICING AND DEVELOPMENT OF THE ADDITIONAL LAND**

- 53 From a Site servicing and master planning point of view, the Additional Land has always been considered as part of development of the entire Bellgrove landholding (Attachment 1). This includes roading, sewer, stormwater, water and geotechnical conditions to ensure the entire Bellgrove South, including the Additional Land, will be suitably serviced and appropriate for residential development. Yields and possible allotment arrangements have also been considered on this basis.
- 54 The entire Bellgrove landholding (inclusive of the Additional Land) has gone through an IAF process with Kainga Ora and the Council to provide financial assistance with relevant key infrastructure projects. Funding has been granted for enabling-infrastructure projects to service the Bellgrove landholding within the land shown on Attachment A: Land Map appended to the IAF Housing Outcomes Agreement between Kainga Ora, WDC and Bellgrove (11 October 2022). A copy of the document entitled "Attachment A: Land Map" is attached as Attachment 1C of my evidence.
- 55 For the Bellgrove South land, funding has been allocated to a new sewer pump station and rising main that will service this land area. The Funding Agreements commit Kainga Ora to pay \$5.7 million to WDC for transport and three waters projects that will help unlock housing development on land owned by Bellgrove. The Agreements also require Bellgrove to deliver 1,300 affordable and market homes to be completed on the Bellgrove land.
- 56 The Additional Land forms part of the housing development that is identified in the Funding Agreements. The yield figure of 1,300 homes referred to in the Agreements includes housing development to be located on the Additional Land. Based on indicative concept layouts prepared to date the Additional Land will yield approximately 28 residential allotments.
- 57 The Additional Land has the ability to be serviced as part of the Bellgrove South development and has to date been factored into all conceptual masterplan designs and layout considerations. Key infrastructure proposed to service the Bellgrove South development, such as stormwater treatment facilities and sewer pump stations, are intended to be located within Bellgrove South and will

be sized to provide capacity to service the Additional Land (enabling approximately an additional 28 allotments).

- 58 The Additional Land area can be easily developed in conjunction with the wider Bellgrove South landholding, aided by the fact that all the land is in Bellgrove's sole ownership. This will provide the opportunity for the future development of this land to be comprehensively designed and master planned to ensure good connectivity, integration and continuity with the wider development area, and assist the provision of housing in accordance with the IAF agreements. This also means the land can be developed without impeding on any other landowners because access can only be obtained through the Bellgrove landholding, with the Cam/Ruataniwha River providing a natural barrier with the adjoining landowners.

#### **MATTERS RAISED BY SUBMITTERS**

- 59 Whilst Submission 391 by Gregory Kelley did not specifically reference Bellgrove South it did raise concern regarding future urban development within the SER-DA and in particular expressed concerns regarding the effects of development on the ecological values and the hydrology of the Cam/Ruataniwha River.
- 60 In this regard I note that dewatering will be required for the construction of the new wastewater pump station and stormwater infrastructure within the Site. This is similar that required within Bellgrove North Stage 1 where sheet piling was used for the installation of the new pumpstation located just north of Kippenberger Avenue. I expect that a similar use of sheet piling would occur for the installation of the new pumpstation to minimise the effect on groundwater and reducing the dewatering pumping rate required.
- 61 I note that any dewatering undertaken to establish Bellgrove South will be undertaken in accordance with the appropriate regional plan requirements and / or dewatering consent conditions. A specialist groundwater engineer will be engaged to assess the effects of dewatering activities on any surrounding springs and wells to inform this. In addition, during dewatering
- 62 extensive monitoring will be undertaken to ensure any identified springs, wells or surface waterways are not being impacted (refer to Appendix 4 for a copy of

the ECan dewatering consent CRC215100 for Stage 1 of Bellgrove North which comprises several monitoring conditions and protocols).

- 63 Overall, I consider that impacts on groundwater from the development of the Site can be appropriately managed through a resource consent process with ECan prior to subdivision and that as with Stage 1 of Bellgrove North this is likely to include a combination of appropriate technical groundwater expertise and assessment, resource consent conditions and monitoring.

## **CONCLUSION**

- 64 I consider the revised SER-ODP will allow the more efficient delivery of the residential housing outcome sought and be more appropriate in providing the necessary supporting infrastructure.

- 65 In addition, the Additional land can be adequately serviced, providing a better outcome for the SER-DA and its inclusion will assist Bellgrove to meet the requirements of the IAF agreement to secure housing to the market under set timeframes.

- 66 Overall, I conclude that the Site (including the area of Additional Land) can be appropriately serviced from a water and wastewater perspective in accordance with the MRZ.

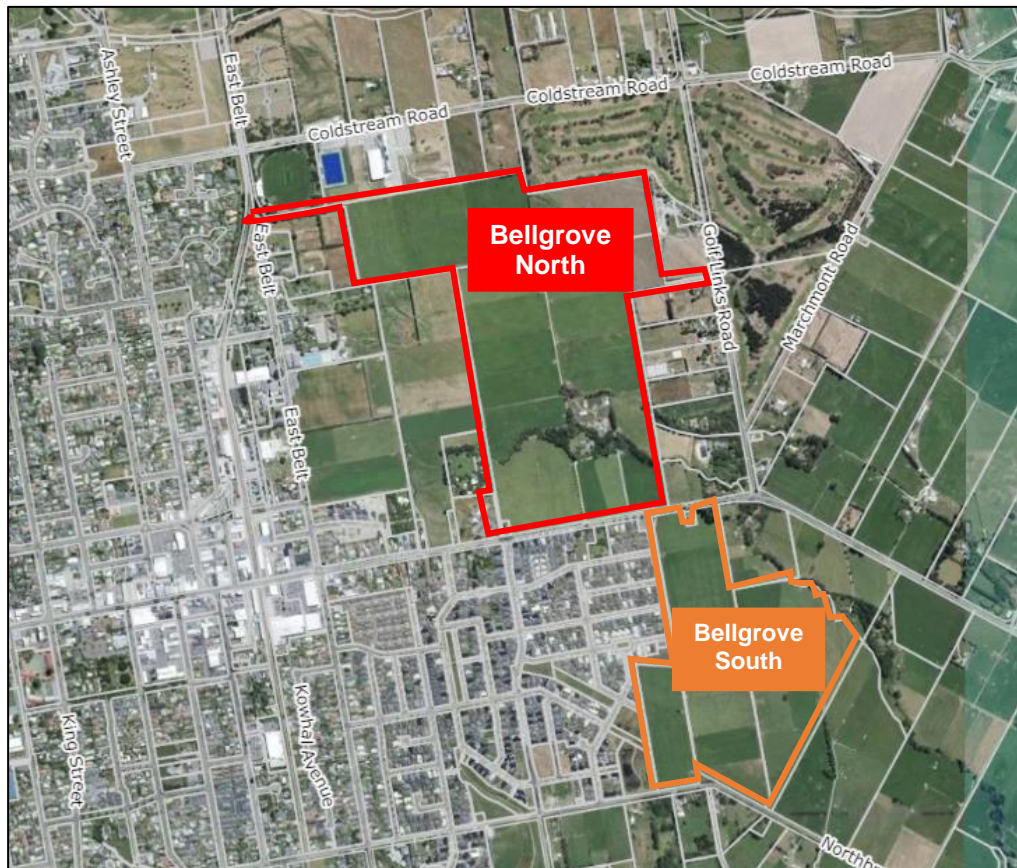
- 67 Thank you for the opportunity to present my evidence.

Jason Trist  
30 April 2024



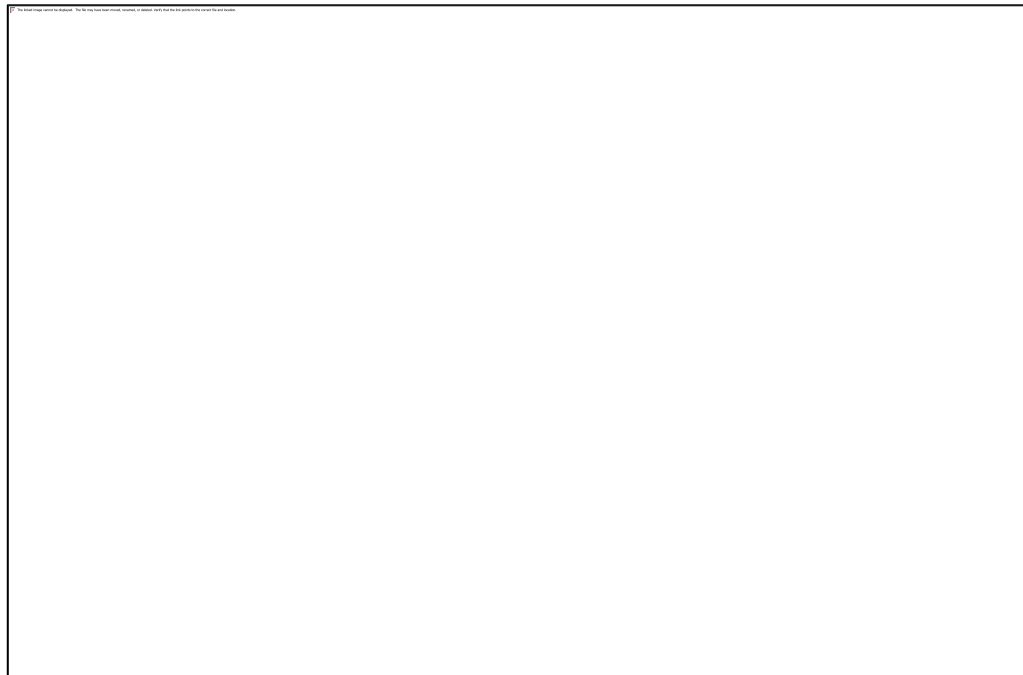
**ATTACHMENT 1: DETAILS OF BELLGROVE RANGIORA LIMITED'S  
LANDHOLDINGS**

**1A: LOCALITY PLAN AND LEGAL DESCRIPTION**



*Figure 1A-1. Location and legal description of Bellgrove's landholdings*

**1B: ADDITIONAL LAND**



Address	Legal Description	Record of Title	Owner	Area (ha)	Notified pWDP Zoning	Zoning Sought
15 Kippenberger Avenue	Lot 2 DP 394668	577722	BRL	8.79	Rural Lifestyle	MRZ
74 Northbrook Road	Lot 2 DP 452196		BRL	14.21	Rural Lifestyle	
N/A	Lot 2 DP 12090	CB474/29	BRL	8.20	Rural Lifestyle	
100 Northbrook Road	Lot 4 DP 25508	CB7A/1261	BRL	4.59	Medium Residential	N/A – retain MRZ
<i>Total Bellgrove South Area</i>				35.79		

**Figure 1B-1.** The 'Additional Land' (shown in blue) within Lot 2 DP 452196 excluded from the SER DA

**1C: "LAND MAP", ATTACHMENT A OF IAF AGREEMENT**

**Figure 1C-1.** 'Land Map' from Attachment A of the IAF Housing Outcomes Agreement between Kainga Ora, WDC and Bellgrove - dated October 2022

## ATTACHMENT 2: SOUTH-EAST RANGIORA OUTLINE DEVELOPMENT PLAN

### 2A: PWDP NOTIFIED SOUTH-EAST RANGIORA OUTLINE DEVELOPMENT PLAN

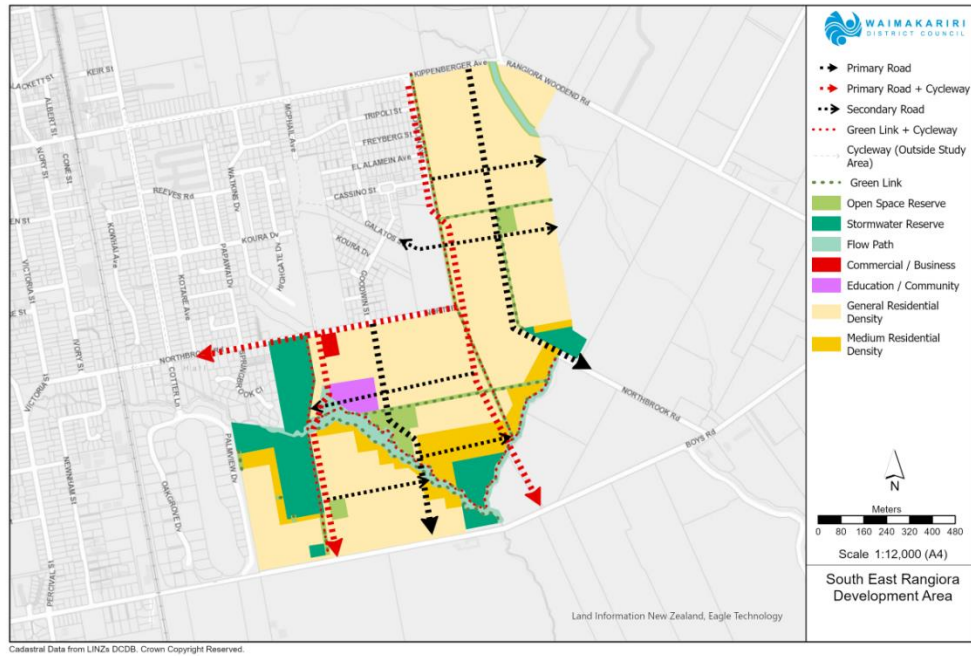


Figure 2A-1. SER ODP – Overall, PWDP

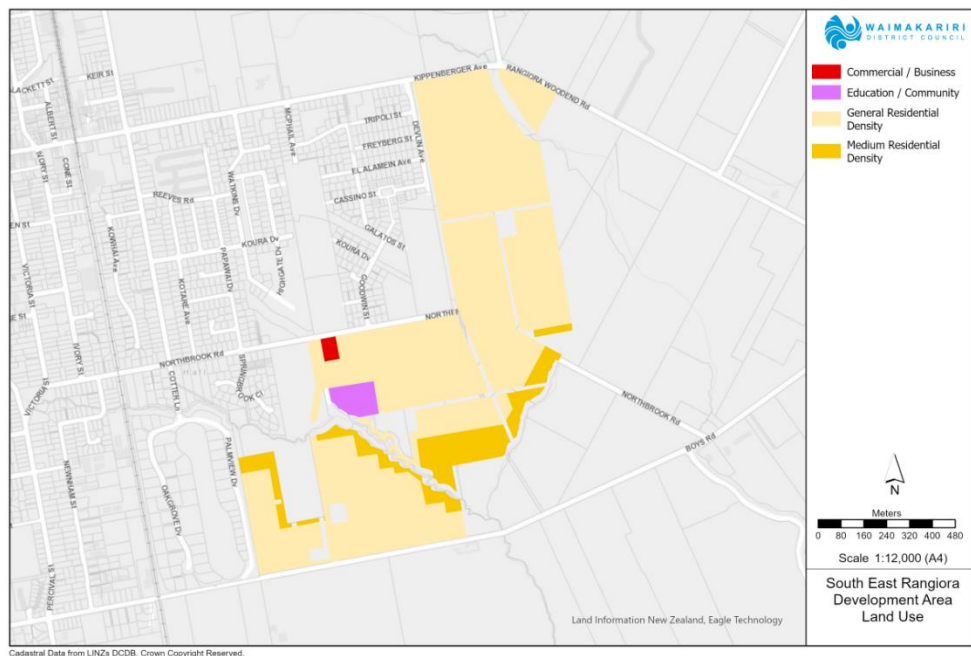


Figure 2A-2. SER-ODP – Land Use Layer, PWDP







**Figure 2A-5. SER ODP – Water and Wastewater Layer, PWDP**

## 2B: CHANGES SOUGHT BY BELLGROVE TO THE PWDP NOTIFIED SOUTH-EAST RANGIORA OUTLINE DEVELOPMENT PLAN

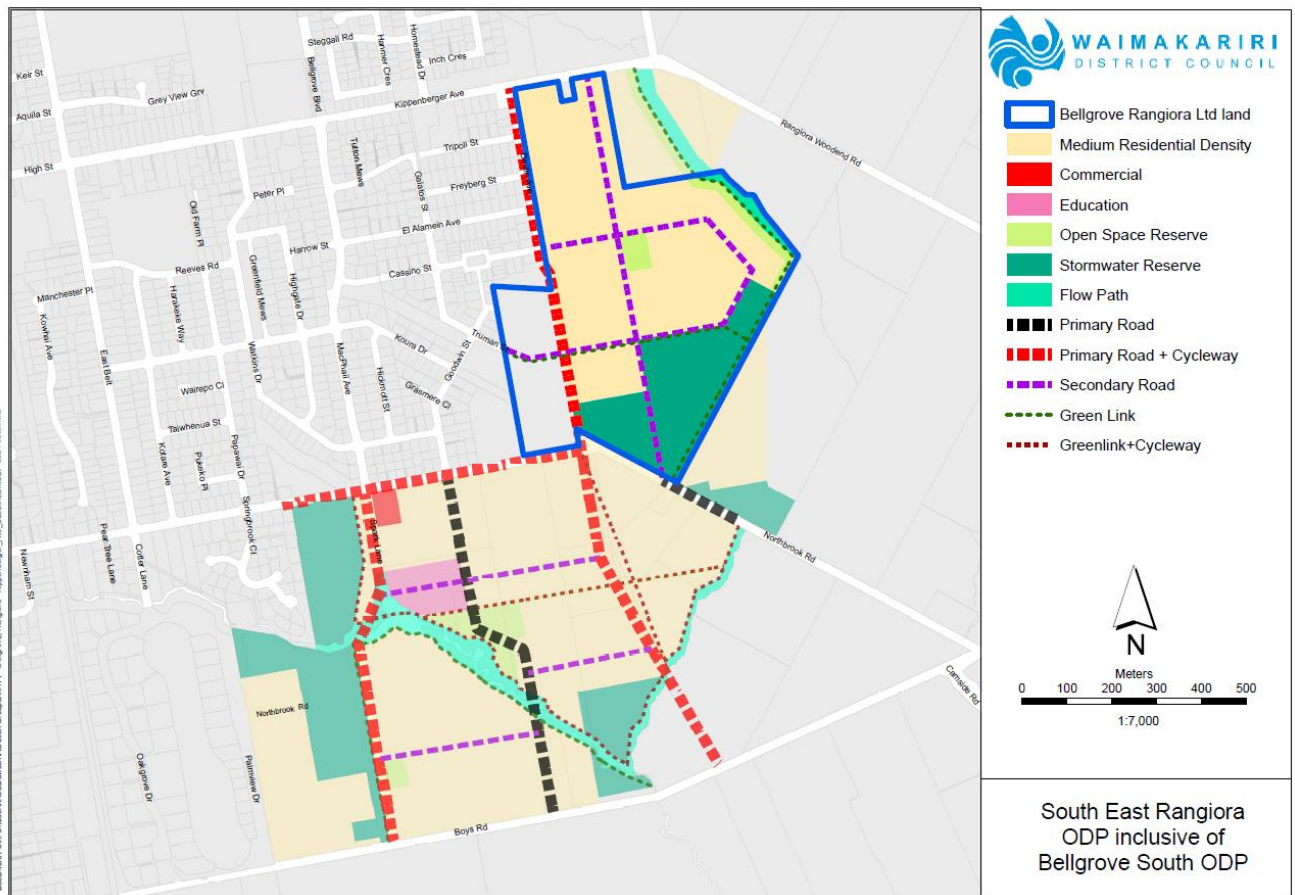


Figure 2B-1. Changes Sought by Bellgrove to the SER ODP – Overall

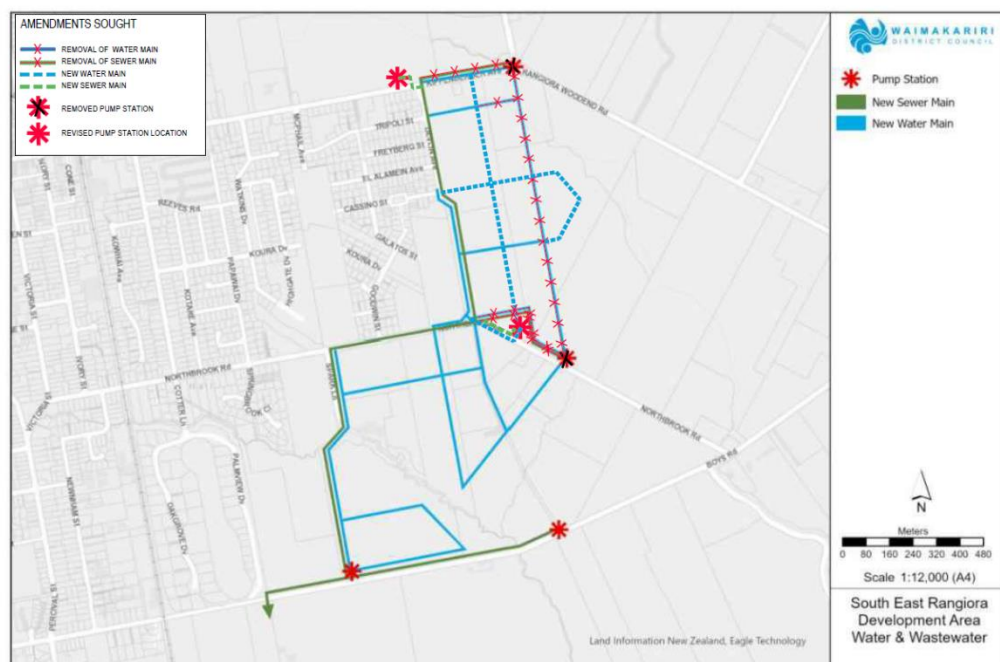


Figure 2B-2. Changes Sought by Bellgrove to the SER ODP – Water and Wastewater Layer



ATTACHMENT 3: SEWER AND WATER UPGRADE PROJECTS

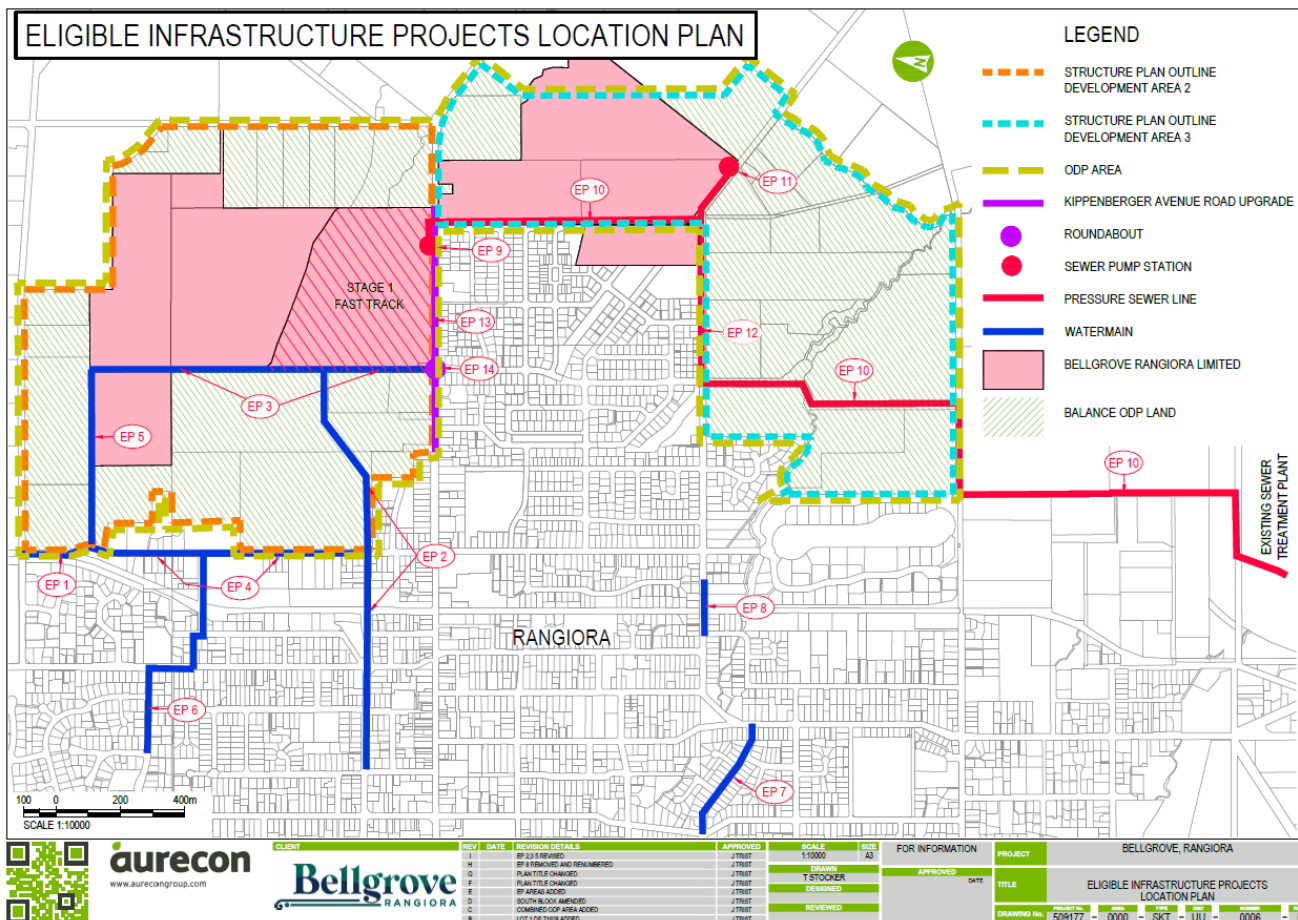


Figure 3-1. IAF Sewer, Water and Roding Eligible Projects – Overall



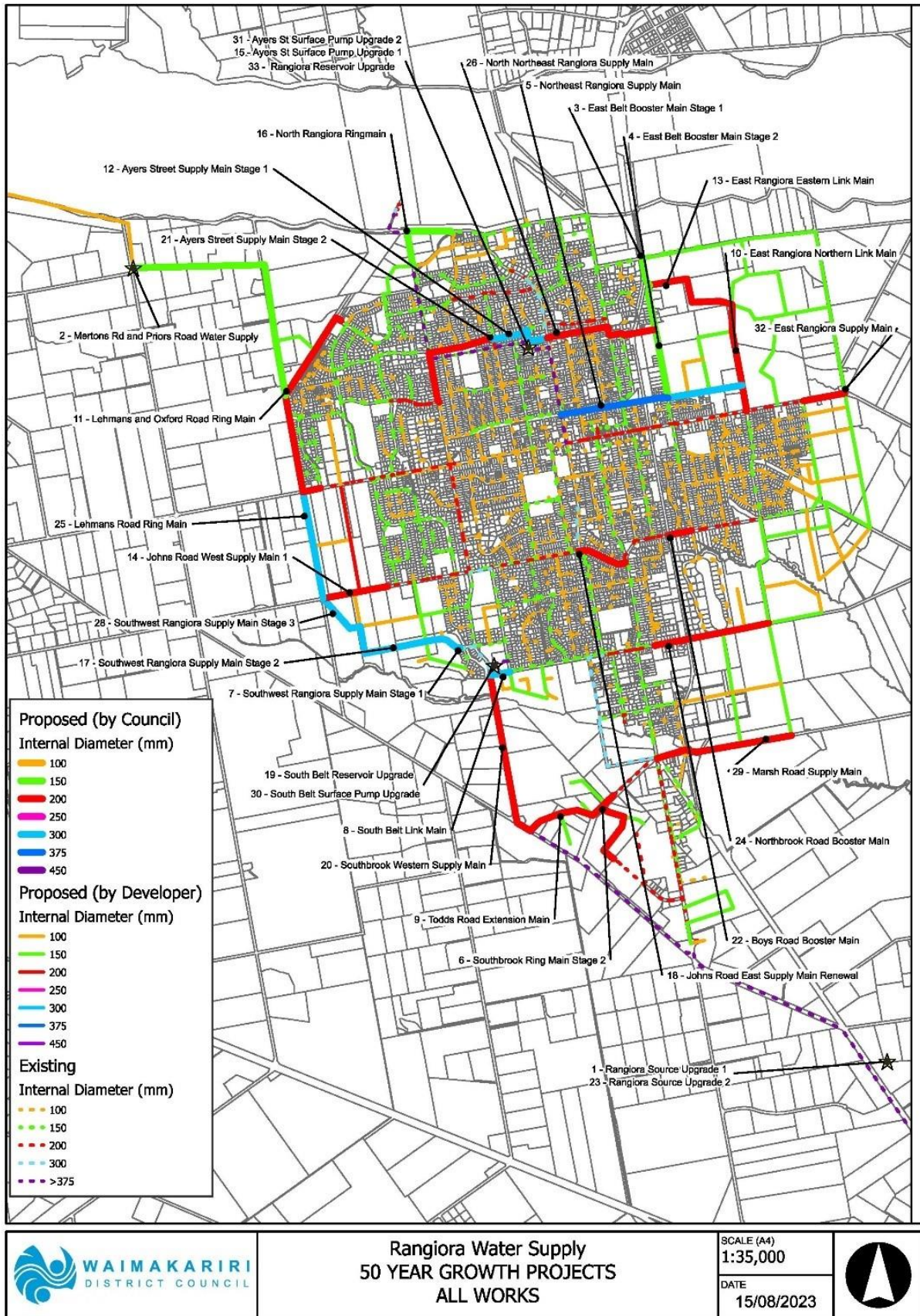


Figure 3-2. WDC Water Upgrade Projects – Overall

**APPENDIX 4: ECAN DEWATERING CONSENT CRC215100**

**ATTACHMENT 5: ENABLE SUPPLY AGREEMENT**

1 December 2021

Jason Trist  
Aurecon Group  
Christchurch

Dear Jason,

**UFB Fibre delivery to Bellgrove North and South Rangiora**

In response to your email of the 1<sup>st</sup> of December requesting confirmation from Enable of fibre delivery to the proposed lots at Bellgrove North and South Rangiora, I am pleased to be able to confirm the following:

The offer is based on all lots (over a 1000) being Enable fibre fed.

Enable offer both developments of Bellgrove [REDACTED] (commercial in confidence) and there is no cost to the developer for us to extend the network to the areas of Bellgrove as highlighted on the agreed location plans.

Stage 1 will still require the trench provided for the 190 metres to allow the network extension.

I trust that the above confirmation allows the developer to commit to the first stage contract with Enable. Please let me know if you require any other information.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Rob Armstrong".

Rob Armstrong  
Business Development Manager

**Our city of possibilities**

enable.net.nz

PO Box 9228  
Tower Junction  
Addington  
Christchurch 8149