

**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 and
Variation 1 by **Bellgrove Rangiora Limited**

**EVIDENCE OF JASON ANTHONY TRIST
ON BEHALF OF BELLGROVE RANGIORA LIMITED
REGARDING STREAM 10A FUTURE DEVELOPMENT AREAS**

Dated: 2 February 2024

Presented for filing by:
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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 (**Bellgrove Rangiora Limited** 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 been in a similar role for a variety of large greenfield land development projects throughout Greater Christchurch over the last 20 years. This includes developments in Rangiora and surrounding areas with one of Bellgrove's directors.
- 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 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**);
 - (b) Provide the rationale on the changes sought by Bellgrove to the SER ODP; and
 - (c) Comment on roading, reserves, sewer, stormwater and water infrastructure for the site in relation to the inclusion of the Additional Land.
- 9 In preparing this statement of evidence I have considered the following documents:
- (a) Bellgrove Rangiora Limited's submissions on the PWDP and Variation 1 to the PWDP;
 - (b) WDC's s42A Report on Development Areas prepared by Peter Wilson (**s42A Report**);
 - (c) Infrastructure Acceleration Fund (**IAF**) agreements between Kainga Ora, the Council and Bellgrove Rangiora Limited; and
 - (d) The statement of evidence of Michelle Ruske-Anderson for Bellgrove in respect of planning matters.

SUMMARY OF MY EVIDENCE

- 10 The Additional Land requested for inclusion within the SER DA can be readily provided with roading connections and all services that are necessary to enable it to be developed for residential purposes. There are also no geotechnical issues that would prevent this land from being developed as part of the wider Bellgrove development.
- 11 Infrastructure Acceleration Funding (**IAF**) has been allocated to Bellgrove Rangiora Limited that recognises the Additional Land, so it is important they can complete the key infrastructure in the required time without any restrictions.

- 12 Bellgrove South will be developed in stages through the certification/consenting process, allowing the design and integration of infrastructure to be assessed at that time.
- 13 The proposed changes sought to the SER ODP represent a more practical and efficient framework for the development of Bellgrove South and integration with the Additional Land. The proposed changes to the Movement, Open Space and Stormwater Reserves, and Water and Wastewater layers of the SER ODP better reflect the development outcome, based on masterplanning undertaken by Bellgrove to date. Importantly, the proposed changes do not in any way compromise or restrict the development potential of other neighbouring properties within the SER DA as anticipated by the SER ODP.

CONTEXT

- 14 Bellgrove Rangiora Limited 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 36 ha largely within the SER DA south of Kippenberger Avenue (refer Attachment 1).
- 15 Bellgrove has already secured resource consents to subdivide and develop 198 residential lots within Stage 1 of Bellgrove North under the COVID-19 Recovery (Fast-track Consenting) Act 2020, which was approved 29 June 2022. Work is well underway with titles issued for Stage 1A and Stage 1B. All civil works for Stage 1C are completed and the civil works for Stage 1D are almost completed also. Bellgrove intends to apply for subdivision and land use consents for Stages 2-5 (balance of Bellgrove North) during the second quarter of 2024.
- 16 During 2021 and 2022 I was closely involved in development of the Infrastructure Acceleration Fund (**IAF**) Funding Agreements between Kainga Ora, WDC and Bellgrove. Full copies of the AIF Funding Agreements are attached as Attachment 5 to the evidence of Michelle Ruske-Anderson filed together with my evidence.

ADDITIONAL LAND

- 17 The Additional Land 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 4 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 Rural Lifestyle Zone (refer Figure 1 below, which is reproduced in Figure 1-2 in Attachment 1).

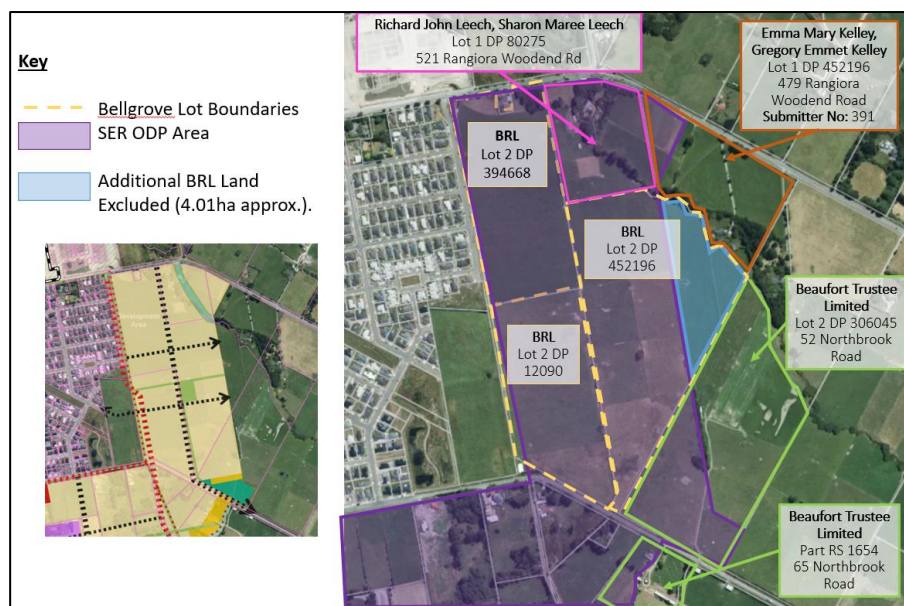


Figure 1. 'Additional Land' (shown in blue) within Lot 2 DP 452196 excluded from the SER DA

- 18 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.
- 19 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.
- 20 For the Bellgrove South land, funding has been allocated to a new sewer pump station and rising main that will service this land area.

- 21 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.
- 22 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. Applying a density of 15 hh/ha, the Additional Land will yield approximately 57 residential allotments.
- 23 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 the Bellgrove South land and will be sized to provide capacity to service the Additional Land (enabling approximately an additional 57 lots).
- 24 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 River providing a natural barrier with the adjoining landowners.
- 25 In the subsequent sections of my evidence I outline the changes sought to the SER ODP and how the Additional Land can be readily serviced.

MOVEMENT NETWORK

- 26 The Movement Network layer of the SER ODP in the PWDP (Figure 2A-3, Attachment 2) shows an extension of Devlin Avenue south to connect to Northbrook Road and further south to Boys Road, with a green link incorporating a cycling path adjoining the length of it. An additional

north/south primary road connection off Kippenberger Avenue is proposed to connect with Northbrook Road.

- 27 Figure 2 below shows the changes Bellgrove has sought to the primary roading elements. This includes providing a single main north/south primary road centrally located through the Bellgrove South landholding, slightly west of the proposed primary road shown on the notified SER ODP. Shared pedestrian and cycleways will be provided along this central road alignment.

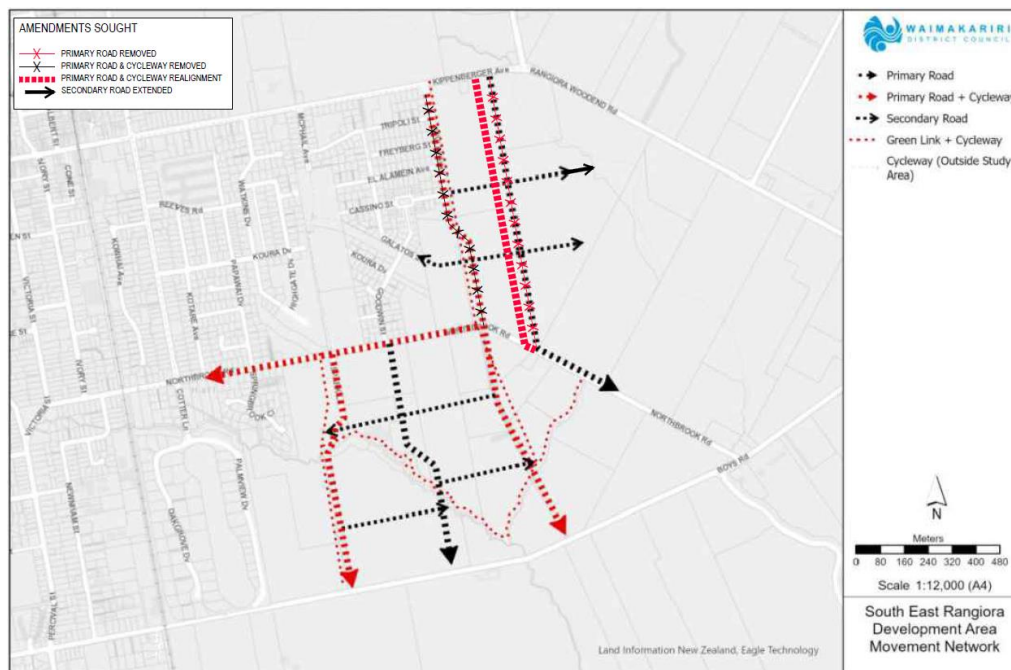


Figure 2. Changes Sought by Bellgrove to the SER ODP – Movement Network Layer

- 28 In addition, Bellgrove has sought the removal of the proposed primary road extension off Devlin Avenue on the basis that future allotments in Bellgrove South would retain the ability to be accessed directly off the existing Devlin Avenue and as one centralised collector road would be an efficient provision of infrastructure (not resulting in a duplication of the roading network). It also provides the opportunity for a more efficient allotment layout and accessing arrangement.

- 29 I note that the s42A Report includes commentary regarding the changes sought to the Movement Network ODP at para 327:

For the requests to update the roading and cycleway network on the Devlin Avenue extension, I note that the cycleway is partially on the Devlin Avenue extension and partially within the proposed green buffer between the existing residential houses and the proposed development. As the green buffer is a

separate component of the ODP I consider that there is no duplication of the cycleway provision in this area, as only part of the proposed road is required to have a cycleway alongside it – the rest of the cycleway is within the green space/buffer.

- 30 The removal of the proposed westernmost primary road (in line with Devlin Avenue) will not impede the ability for future development to extend this existing road network south to connect with Northbrook Road, noting Bellgrove own the 4.6ha parcel immediately west of Lot 2 DP 12090 and fronting Northbrook Road that is already zoned residential (refer Figure 1 above) However I note that continuing the alignment of Devlin Avenue to Northbrook Road would be reliant on an intervening parcel not owned by Bellgrove (3 Cassino Street, Lot 500 DP 459899).
- 31 It is most appropriate for cycleway provision to be provided alongside the primary road network, however I note that additional cycleway provision could also be provided as part of the road corridor for a Devlin Ave upgrade / extension. The SER ODP could be readily amended to ensure connectivity of the cycleway network throughout the SER DA.
- 32 No changes are sought to the proposed east/west roading links, except for a proposed extension of the secondary road shown through to the Additional Land. In this regard I note that two roading connections are shown on the SER ODP extending eastwards from the development area (including directly to the Additional Land), presumably in anticipation that good road connectivity will be provided to residential development within the area. Roding widths, footpaths and provision for cyclists can be readily provided for through subsequent subdivision design, without any restrictions.
- 33 The changes proposed to the roading and cycle network will not lessen the overall intent of the notified ODP and will not impede development further to the south.

OPEN SPACE AND STORMWATER RESERVES

- 34 The Open Space and Stormwater Reserves layer of the SER ODP in the PWDP (Figure 2A-3, Attachment 2) shows three open space reserve locations together with a network of stormwater management areas (none of which are located within Bellgrove South) and green corridors throughout.

- 35 Conceptual designs for Bellgrove South provide for and require a stormwater facility within the south eastern corner of Bellgrove South where it adjoins Northbrook Road (within Lot 2 DP 452196 – refer Figure 1 above).
- 36 Figure 3 below (and reproduced in Figure 2B-4, Attachment 2) shows the changes Bellgrove has sought to the SER ODP to provide an area for stormwater management at the southeastern extent of the Bellgrove South block. It is important that this is identified on the ODP so that it shows the intent of managing stormwater, and acknowledges that housing yield will not be achieved within this indicative area. The generous area assigned and shown for stormwater management, will provide additional open space amenity benefits to the SER DA.



Figure 3. Changes Sought by Bellgrove to the SER ODP – Open Space and Stormwater Reserves Layer

- 37 The southeastern corner of the Bellgrove South land is the best location for the stormwater management area because the topography of the land falls to this position. This makes it easier to convey the reticulated infrastructure from around the site to this lower landform location. Geotechnical investigations have also shown that the existing ground conditions are better suited to having the stormwater management in this location.
- 38 The stormwater facility would be sized to accommodate the entire Bellgrove South development area, including the Additional Land. Reticulated connections can be readily provided to the Additional Land as part of the

Bellgrove South development. Internal reticulation will be provided within the Additional Land that will provide individual stormwater connections to the allotments in this area.

- 39 inclusion of the Additional Land in the SER DA would provide the opportunity to coordinate Esplanade Reserve provision along the boundary with Cam/Ruaniwha River, which should be shown on the SER ODP. Additional reserve linkages would be provided at subdivision stage within the Additional Land to provide pedestrian access to this esplanade reserve.
- 40 The amendments seek the deletion of some of the proposed green links (the one running south along Devlin Avenue and continuing through to Northbrook Road and a further west/east link). The extensive stormwater facility will have a network of pathways and landscaping, which will more than replace the amenity and green links shown on the SER ODP that are sought to be removed. Connectivity will also continue to be provided through the roading network. It is more appropriate to have a green link along the alignment of the Cam River than down the eastern boundary through the stormwater facility. This will provide a pathway through a more natural environment that people will want to have access to and is consistent with the reserve status that this area will be assigned.
- 41 Bellgrove has requested the southern portion of the Recreation Reserve shown centrally on the ODP be deleted. This is to give some separation from the proposed stormwater facility which will be constructed to provide additional reserve amenity as well. Connections to this reserve will be provided for through the internal roading network. The size of the reserve will be determined through consultation with the Council at the time consents are being applied for.

WATER AND WASTEWATER

- 42 The provision of reticulated water supply within the SER ODP assumes a skeleton network and notes that the exact location of the reticulation may change when road layouts are confirmed. The notified ODP (Figure 2A-5, Attachment 2) outlines that the catchment directly east of Devlin Avenue and north of Northbrook Road (largely held by Bellgrove to be developed as Bellgrove South) requires a new pumpstation at the eastern point of the SER

DA at Northbrook Road and pumping into a new rising main to join onto a shared rising main for the north-eastern catchment (in the NER DA) to the Rangiora Wastewater Treatment Plant.

- 43 Figure 4 below (and reproduced in Figure 2B-5, Attachment 2) shows the changes Bellgrove has sought to the SER-ODP to reflect the location of the new pump station approved through Bellgrove's resource consent for Stage 1 of the Bellgrove North development. The s42A Report supports this amendment (para 327) and I acknowledge this acceptance.



Figure 4. Changes Sought by Bellgrove to the SER ODP – Water and Wastewater Layer

- 44 Bellgrove also seek an amendment to the location of the pump station shown on Northbrook Road which will be sized to accommodate the flow from the Additional Land. The rationale behind the location shift from the neighbouring property to the east so that it is located within Bellgrove South is to give control to Bellgrove to install this essential infrastructure in accordance with the IAF agreement, without any restrictions, e.g., a requirement to gain neighbour's consent. The pump station is to mainly service the Bellgrove South development as the primary landholder within the SER DA catchment and it is therefore more appropriate that it is located within the Bellgrove South area.
- 45 The Additional Land is to be serviced from a reticulated supply that will be provided from Bellgrove South. The pipes will be sized to accommodate this

additional flow. Internal reticulation within the Additional Land will provide individual service connections to each allotment.

- 46 The pump station located at Northbrook Road will be sized to accommodate the flow from the Additional Land. This pump station will have a rising main that will discharge to the Rangiora wastewater treatment plant located in Southbrook. The rising main will be sized to allow for the flow from Bellgrove South, including the Additional Land, plus any other adjoining properties within the SER DA. It is expected that the treatment plant will have the capacity to accommodate this additional flow.
- 47 IAF agreements provide funding to assist with some of the costs to supply and instal the sewer pump station and rising main. These items were seen as key enabling infrastructure to allow the development of more housing for the district.
- 48 The pump station will be located at the boundary with Northbrook Road and will be vested with Council. By having it in this location it will provide unrestricted access to adjoining properties that are zoned to be developed and are to connect to this pumpstation.

WATER

- 49 The notified SER ODP shows water connections to the Additional Land (Figure 2A-5, Attachment 2). This will be extended to provide an internal reticulated network that will give domestic and firefighting supply to the residential allotments.
- 50 The pipes will be sized to ensure adequate water flow and pressure is provided to the Additional Land.
- 51 Figure 4 above (and reproduced in Figure 2B-5, Attachment 2) shows the changes Bellgrove has sought to the SER-ODP in respect of the water network. The rationale for deleting some of the waterlines is to align with the centralised roading network and other future roading alignments within the Bellgrove South area. The requested amendments will not impede the development potential of other properties within the SER DA, including those to the south of Northbrook Road.

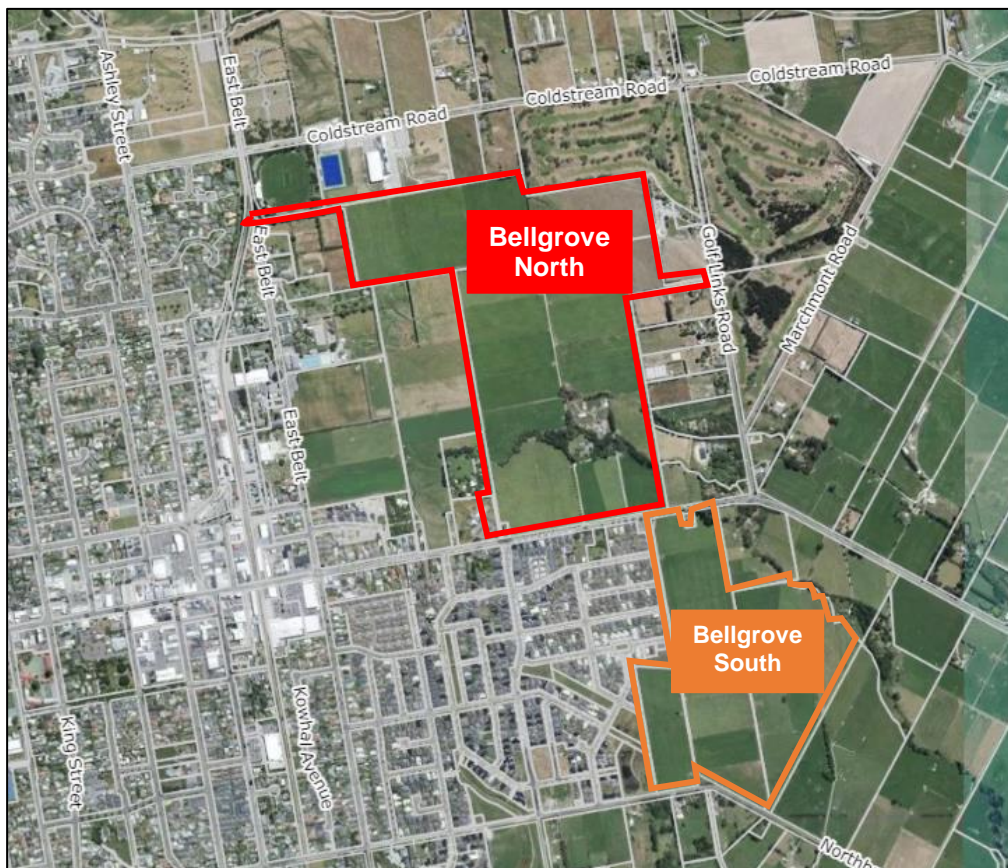
CONCLUSION

52 I consider the changes sought by Bellgrove to the SER DA and SER ODP provide a better overall roading network and servicing arrangement for the Bellgrove South site. They will not impede the development potential of other landholdings within the wider SER ODP. Inclusion of the Additional Land can be readily accommodated to achieve an improved outcome for the SER DA and will enable Bellgrove to deliver the housing outcomes required by the IAF agreements.

Jason Trist
2 February 2024

ATTACHMENT 1: DETAILS OF BELLGROVE RANGIORA LIMITED'S LANDHOLDINGS

1A: LOCALITY PLAN AND LEGAL DESCRIPTION



Address	Legal Description	Record of Title	Owner	Area (ha)
Bellgrove North				
Bellgrove Stage 1	Lot 5000 DP 589492	1134969	Bellgrove Rangiora Limited	14.98
	<i>Recently created residential allotments (Stage 1A and 1B of Subdivision Consent RC125579).</i>			
174 East Belt	Lot 2 DP 583905	1096755	Bellgrove Rangiora Limited	42.01
78 Kippenberger Avenue	Lot 1 DP 79128	CB45B/1204	Mark Darryn Hawker, Neil Ivan Hawker, Patricia Mary Hawker	0.0789*
73-77 Golf Links Road	Lot 1 DP 24808	CB8B/1426	Rangiora Golf Club Incorporated	0.1764**
<i>Total Bellgrove North Area</i>				63.27
Bellgrove South				

15 Kippenberger Avenue	Lot 2 DP 394668	577722	Bellgrove Rangiora Limited	8.79
74 Northbrook Road	Lot 2 DP 452196		Bellgrove Rangiora Limited	14.21
N/A	Lot 2 DP 12090	CB474/29	Bellgrove Rangiora Limited	8.20
100 Northbrook Road	Lot 4 DP 25508	CB7A/1261	Bellgrove Rangiora Limited	4.59
<i>Total Bellgrove South Area</i>				35.79
Total Bellgrove Landholding				99.06

Figure 1-1. Location and legal description of Bellgrove’s landholdings

*Bellgrove have purchased approximately 789 m² of Lot 1 DP 79128 (total site area of 2.53 ha) being the accessway for the lot which facilitates the construction of the Road 1 / Kippenberger Avenue / MacPhail Avenue Roundabout. A Caveat by Bellgrove (Ref 12342731.1) is listed on the Record of Title (CB45B/1204) giving effect to this.

** Bellgrove will enter an agreement with the Rangiora Golf Club to acquire a 12m-wide strip of land (approximately 0.1764 ha of the Club’s 3.26 ha site) to enable the establishment of a 22m-wide East –West Collector Road in accordance with the NER ODP. This will require a realignment and alteration to the existing Golf Course boundary, the exact area of which is to be determined.

1B: ADDITIONAL LAND

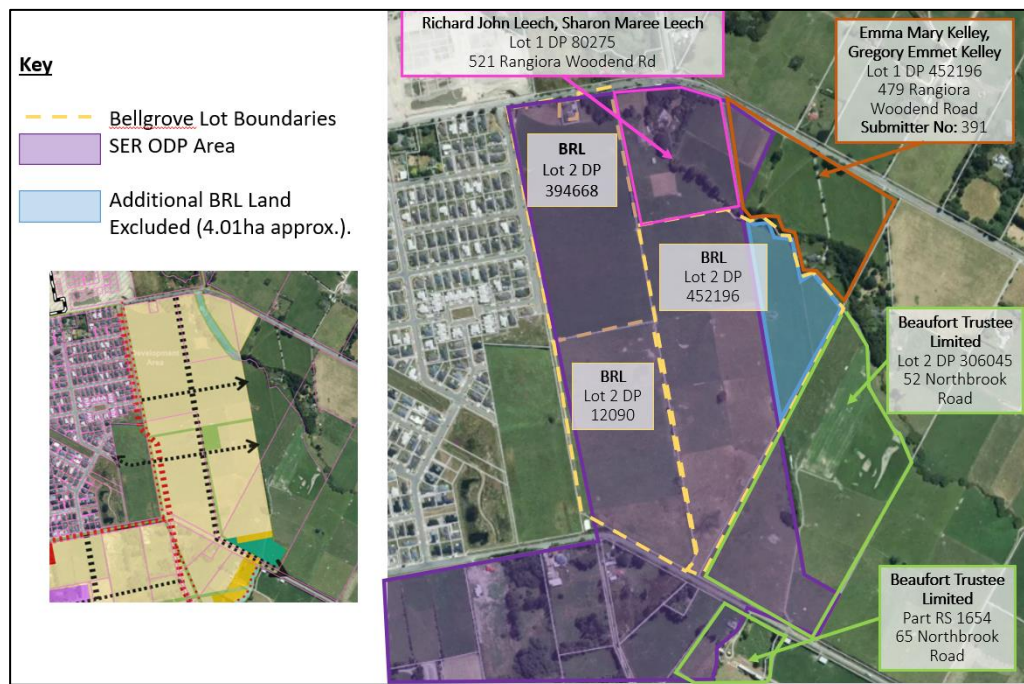


Figure 1-2. The ‘Additional Land’ (shown in blue) within Lot 2 DP 452196 excluded from the SER DA

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



Figure 1-3. '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

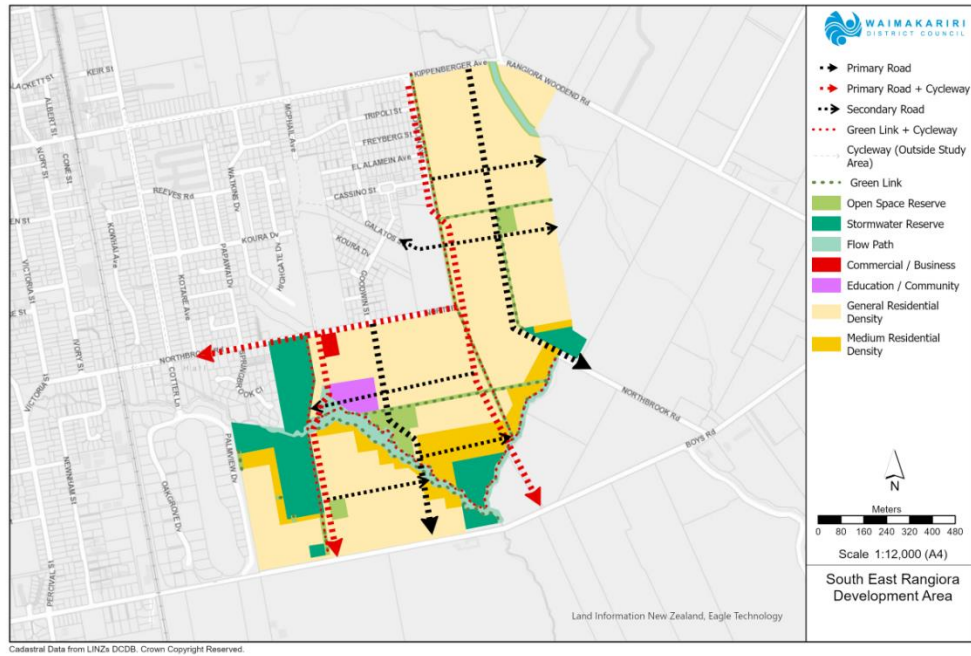


Figure 2A-1. SER ODP – Overall, PWDP

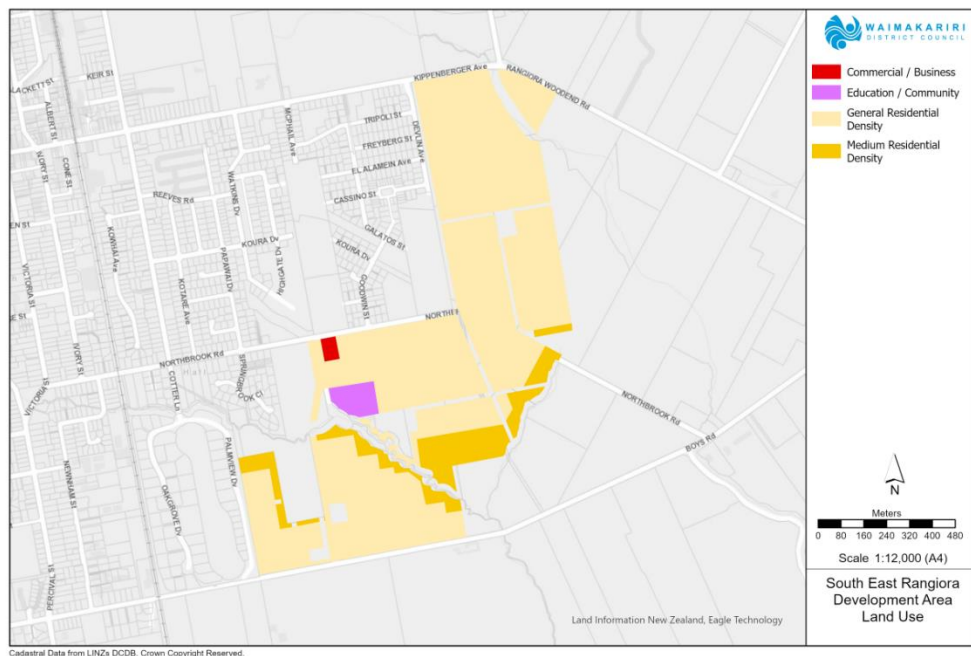


Figure 2A-2. SER-ODP – Land Use Layer, PWDP

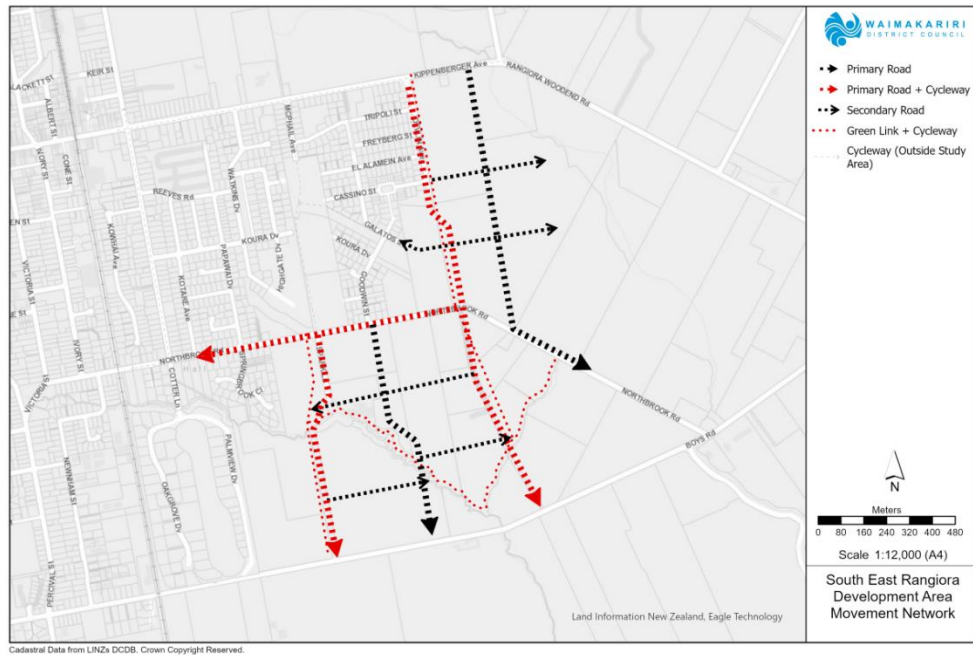


Figure 2A-3. SER ODP – Movement Network Layer, PWDP



Figure 2A-4. SER ODP – Open Space and Stormwater Reserves Layer, PWDP

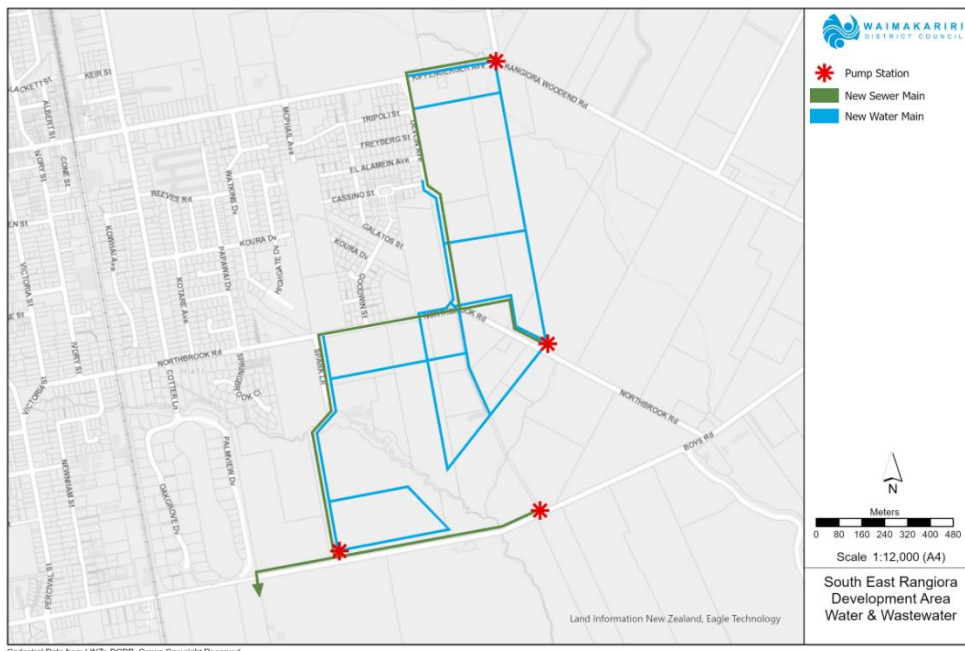


Figure 2A-5. SER ODP – Water and Wastewater Layer, PWDP

2B: CHANGES SOUGHT BY BELLGROVE TO THE PWDP NOTIFIED SOUTH-EAST RANGIORA OUTLINE DEVELOPMENT PLAN (AS PER VARIATION 1 SUBMISSION DATED 9 SEPTEMBER 2022)

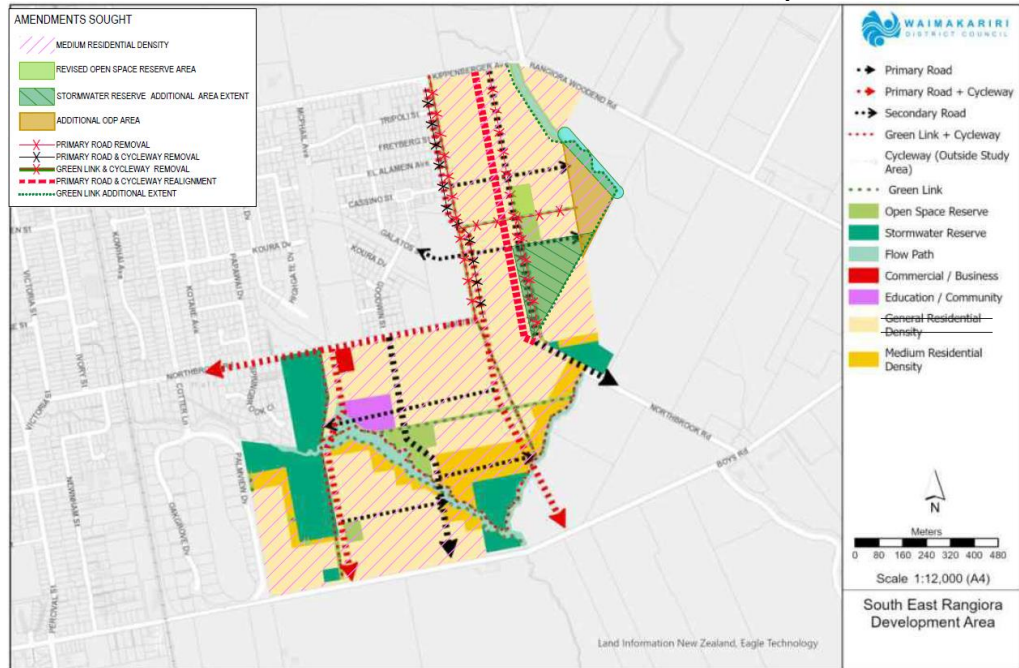


Figure 2B-1. Changes Sought by Bellgrove to the SER ODP – Overall

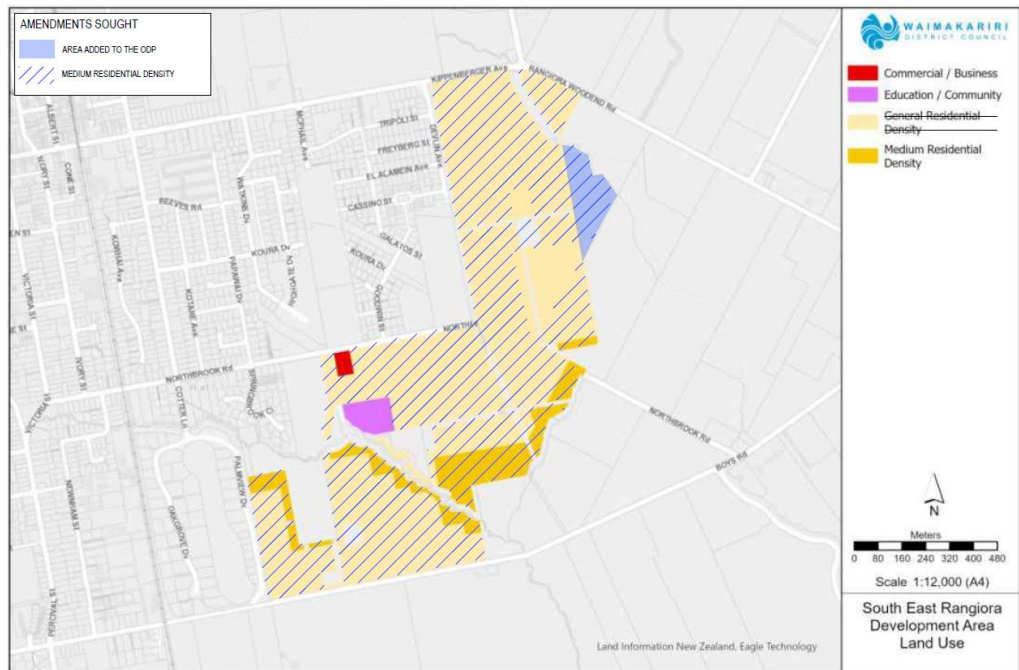


Figure 2B-2. Changes Sought by Bellgrove to the SER ODP – Land Use Layer

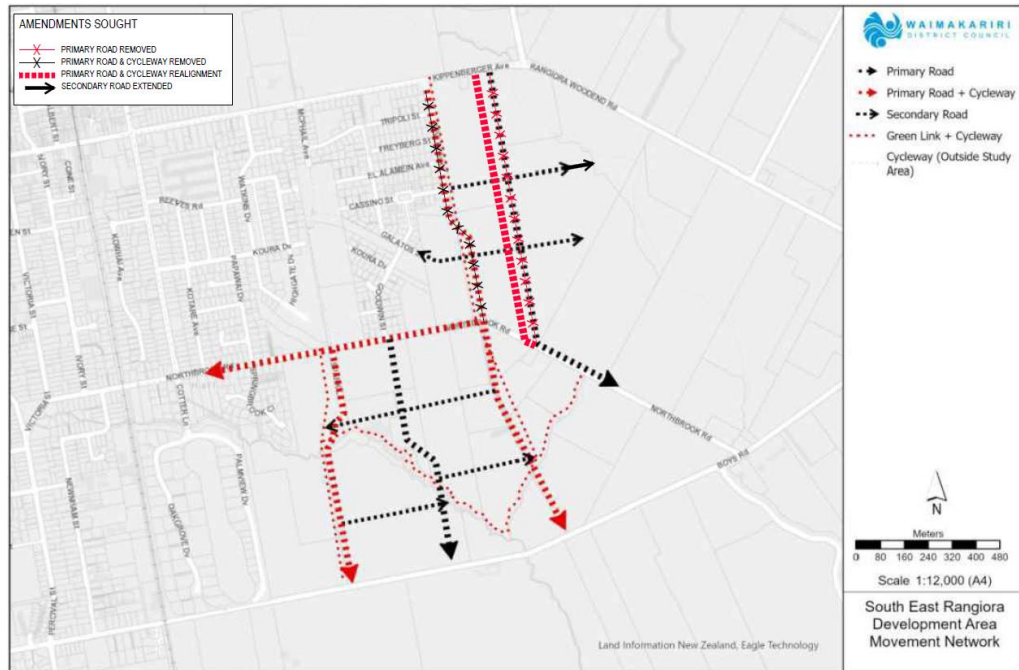


Figure 2B-3. Changes Sought by Bellgrove to the SER ODP – Movement Network Layer



Figure 2B-4. Changes Sought by Bellgrove to the SER ODP – Open Space and Stormwater Reserves Layer



Figure 2B-5. Changes Sought by Bellgrove to the SER ODP - Water and Wastewater Layer