

**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**

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

Dated: 19 February 2024

Presented for filing by:
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INTRODUCTION

- 1 My name is Jason Anthony Trist.
- 2 I prepared a statement of evidence dated 2 February 2024 in relation to the infrastructure within the Bellgrove Rangiora Limited (**Bellgrove**) landholding that is located in the South East Rangiora Development Area (**SER-DA**). My qualifications and experience are set out in that statement of evidence.
- 3 I repeat the confirmation given in that statement that I have read and agree to comply with the Code of Conduct for Expert Witnesses in the Environment Court.
- 4 I have been involved with the master planning, engineering design and consenting of the Bellgrove development in East Rangiora since the land was purchased by Bellgrove in 2020.
- 5 My role in relation to Bellgrove's submission on the Proposed Waimakariri District Plan (**PWDP**) has been to provide advice on the suitability of the Bellgrove land for development from an infrastructure and serviceability perspective.

SUMMARY

Inclusion of the Additional Land

- 6 The Additional Land (refer Figure 1, Attachment 1) can be adequately serviced by essential infrastructure that is necessary to support the Bellgrove residential development. Roading links will be provided to the western boundary of this land (as already indicated on the SER ODP), along with stormwater and sewer reticulation, potable water supply, power and fibre in conjunction with the development of Bellgrove South.
- 7 Geotechnical investigations completed over the Bellgrove South land provide a sound understanding of the ground conditions, which has indicated the Additional Land is suitable for residential development.
- 8 The Additional Land will provide good public connectivity to the Cam/Ruaniwha River, plus the stormwater reserve area that will be constructed at the southeastern corner of Bellgrove South. These two items present an opportunity to enhance the ecological and amenity values within

the development of Bellgrove South, as evident from the interface of Stage 1 Bellgrove North with the Cam/Ruaniwha River and stormwater management areas.

Infrastructure Acceleration Funding (IAF)

- 9 The IAF funding that has been allocated to the sewer pumpstation and rising main was provided with the provision that the entire Bellgrove South land holding would be developed, as shown by the 'Land Map' in Figure 2, Attachment 1. Yields and infrastructure costings that formed the basis of the IAF agreements were determined with the inclusion of the Additional Land.
- 10 The IAF agreements between Kainga Ora, Council and Bellgrove include critical delivery dates for the installation of the essential infrastructure items as well as the delivery of housing outcomes. The Additional Land is required to ensure the terms of the IAF agreements are achieved.

Changes Sought to the SER ODP

- 11 The changes Bellgrove has sought to the SER ODP appropriately reflect how the land is intended to be developed. From the time the land was purchased by Bellgrove consideration has been given to how the land will be serviced and roading networks established to ensure the land is developed in an efficient and practical way.
- 12 As the sole landowner of Bellgrove South, Bellgrove has the ability to ensure essential infrastructure is installed at the required time and in the most efficient layout and configuration. Adjoining landowners within the wider SER DA will still be provided unrestricted access to key infrastructure as anticipated by the SER ODP.
- 13 The changes sought to the roading network will provide adequate connections to Northbrook Road and Kippenberger Avenue, without compromising development to the south of Northbrook Road. Safe intersection design and connectivity can still be maintained.

CONCLUSION

- 14 The inclusion of the Additional Land and changes sought to the SER ODP will provide a more appropriate outcome for the Bellgrove South development area that is in accordance with the IAF agreements.

Jason Trist

19 February 2024

ATTACHMENT 1: DETAILS OF BELLGROVE RANGIORA LIMITED'S LANDHOLDINGS

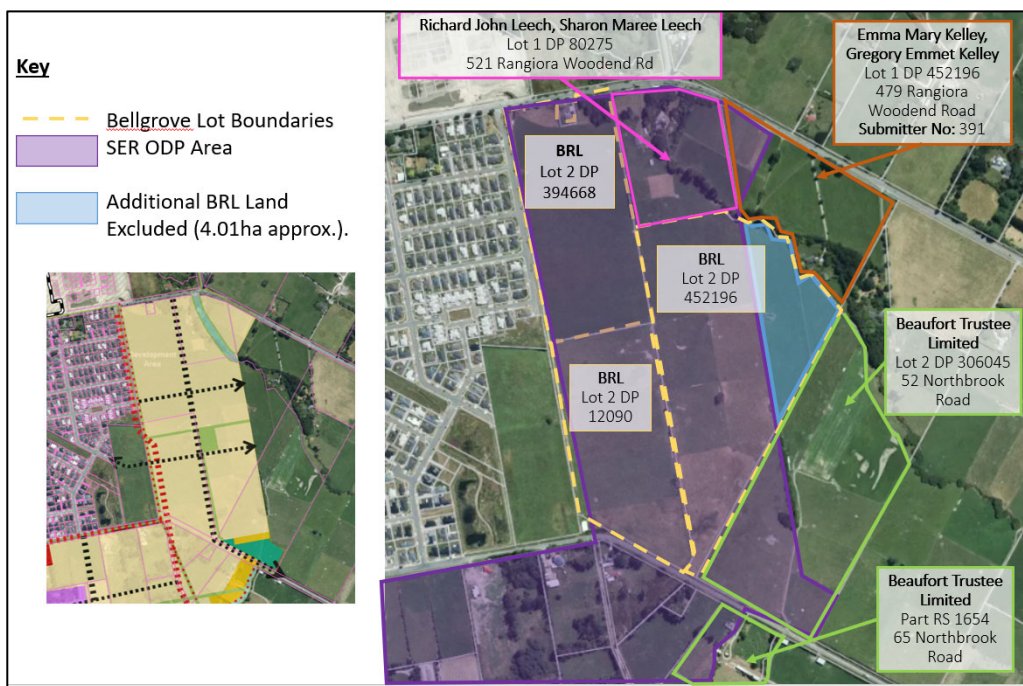


Figure 1. The ‘Additional Land’ (shown in blue) within Lot 2 DP 452196 excluded from the SER DA



Figure 2. ‘Land Map’ from Attachment A of the IAF Housing Outcomes Agreement between Kainga Ora, WDC and Bellgrove - dated October 2022