

SUMMARY OF EVIDENCE OF MICHELLE RAEWYN RUSKE-ANDERSON ON BEHALF OF BELLGROVE RANGIORA LIMITED (BRL)

INTRODUCTION

1. My full name is Michelle Raewyn Ruske-Anderson.
2. My role in relation to these proceedings has been to provide planning advice on the appropriateness of BRL's request to (generally):
 - (a) rezone approximately 63.3ha from Rural Lifestyle Zone (**RLZ**) to Medium Density Residential Zone (**MRZ**) subject to the North East Rangiora Outline Development Plan (**NER-ODP**) (**Bellgrove North Proposal**); and
 - (b) rezone approximately 31.2 ha (inclusive of 3.3 ha of Additional Land)) from RLZ to MRZ subject to the South East Rangiora Outline Development Plan (**SER-ODP**) (**Bellgrove South Proposal**).
3. This Summary of Evidence sets out the key points within my Evidence in Chief (**EIC**) dated 30 April 2024 and supplementary statements of evidence dated 27 June 2024 (**SE#1**) and 2 August 2024 (**SE#2**) related to the planning aspects of the Proposals. My qualifications and experience are set out in my EIC.

SUMMARY OF EVIDENCE

Bellgrove South

4. The Bellgrove South Proposal is readily anticipated by the higher order planning documents, located within an area identified for future greenfield residential development by Our Space, the Canterbury Regional Policy Statement (**CRPS**), the Proposed Waimakariri District Plan (**PWDP**) and the Greater Christchurch Spatial Plan.
5. I consider the Bellgrove South Proposal is appropriate given:
 - (a) Additional greenfield residential land is required to meet the projected residential demand in the Waimakariri District¹;
 - (b) East Rangiora is identified as an appropriate location for future residential development in the higher order planning documents;
 - (c) The Site is suitable from a geotechnical and contamination perspective²; does not contain highly productive land, has good internal and external transport connections across multiple modes³.

¹ Economic Evidence of Mr Colegrave, para 36 and 74.

² Geotechnical Evidence of Mr Kupec, para 29 and Contaminated Land Evidence of Ms Whitley, para 30

³ Transport Evidence of Mr Collins (para 75-76)

- can be serviced with all the necessary infrastructure and is infrastructure-ready⁴; and future subdivision and stormwater management design and mitigation can ensure that development of the Site does not worsen flooding beyond the Site⁵; and
- (d) the Site is adjacent to established residential development with which the updated SER-ODP ensures appropriate integration⁶.
6. MRZ better gives effect to the higher order statutory framework compared with RLZ because it:
- (a) will enable a form of development that gives effect to the National Policy Statement (**NPS**) for Freshwater Management 2020, the NPS for Indigenous Biodiversity 2023⁷, and the National Environmental Standards for Freshwater as outlined in my EIC⁸;
- (b) is in accordance with the CRPS, being located within a Future Development Area of Map A (acknowledging the Additional Land is not) and in accordance with Policy 6.3.12;
- (c) is consistent with the NPS for Urban Development (**NPS-UD**) and will help fulfil its purpose of achieving high quality, well-functioning urban environments in a manner that will contribute to housing affordability;
- (d) aligns with the notified PWDP Strategic Directions.
7. Overall, MRZ and the Updated SER-ODP is a more efficient, effective, and appropriate way to give effect to the higher order statutory framework, compared to the notified RLZ and SER-ODP.
8. Officer Report A recommends that the Bellgrove South Proposal be accepted. I agree with the Officer, however consider that:
- (a) The recommendation for the SER-DA⁹ should explicitly note that the Additional Land area (3.3ha) of Bellgrove South is also included; and
- (b) The Updated SER-ODP would ensure a more well-functioning urban environment than that of Figure 41 in Officer Report A.

⁴ Infrastructure and Serviceability Evidence of Mr Trist (para 58) and the Transport Evidence of Mr Collins (para 63)

⁵ Stormwater Evidence of Mr Delagarza, para 65

⁶ Landscape and Visual Character Evidence of Mr Milne, para 101

⁷ Future MRZ development can be undertaken in a manner that ensures there is at least no net loss of biodiversity, and likely a gain (Ecological Evidence of Dr Tracy-Mines, para 105).

⁸ The Site is proposed to be rezoned RLZ in the pWDP and as such the NPS for Highly Productive Land does not apply (Cl. 3.5(7)(b)(ii));

⁹ Paragraph 604 and Appendix A 15.5.1 of Officer Report A

9. I also note that a 20m-wide green buffer along the eastern boundary of Bellgrove South¹⁰ remains appropriate and fit for purpose.

Bellgrove North

10. Officer Reports A and B both recommend the Bellgrove North Proposal be accepted. I agree with the Officer in this regard. However, I consider that:
- (a) The recommendations in respect of the NER-ODP should be extended north to include all changes sought by BRL (including those changes to the stormwater reserve area and the alignment of the primary road movement network north of Stage 1). No reasons have been provided for why the changes sought by BRL are not appropriate and/or should not be adopted; and the revisions to the NER-ODP will ensure future subdivision aligns with the NER-ODP; and
 - (b) The full extent of Bellgrove North (Figure 1 at **Attachment 1**) should be rezoned Variation 1 MRZ for consistency and to ensure two small areas within Bellgrove North are not zoned differently (PWDP MRZ).

CONCLUSION

11. I consider the technical evidence for BRL demonstrates that the Bellgrove North and South Proposals will contribute to a well-functioning urban environment, will supply significant development capacity and, on their merits, are a more efficient and effective way to give effect to the NPS-UD and the CRPS, and will also achieve consistency with the relevant objectives and policies of the PWDP.
12. Thank you again for the opportunity to present my evidence and I am happy to address any questions.

Michelle Ruske-Anderson

16 August 2024

¹⁰ refer Updated SER-ODP, SE#2

ATTACHMENT 1: BELLGROVE NORTH LAND EXCLUDED FROM THE VARIATION 1 MRZ RECOMMENDATION

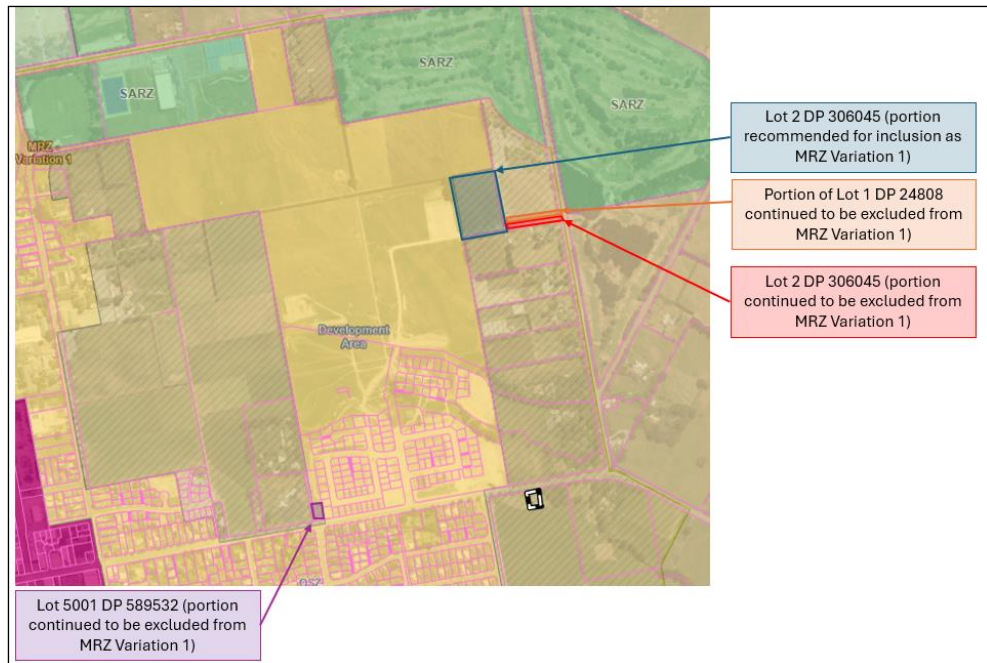


Figure 1. Bellgrove North Land recommended for inclusion for Variation 1 Medium Density Residential shown in yellow