

**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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**SUPPLEMENTARY EVIDENCE OF PAUL DAVID MCGOWAN  
ON BEHALF OF BELLGROVE RANGIORA LIMITED  
REGARDING HEARING STREAM 12C**

DATED: 2 August 2024

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## **INTRODUCTION**

- 1 My name is Paul David McGowan.
- 2 I am a Director of Bellgrove Rangiora Limited (**BRL**).
- 3 I hold a B.E. ( Civil ) ( Hons) degree from University of Canterbury.
- 4 I have over 20 years of experience in the Property Development sector primarily in Land Development ranging from Rural Lifestyle to Residential Subdivisions.

## **SCOPE OF EVIDENCE**

- 5 In my evidence I address the following matters:
  - (a) My involvement in the rezoning proposal for Bellgrove South, Rangiora.
  - (b) My experience in undertaking land development projects.
  - (c) My support for the notified rezoning of the Bellgrove South Site from Rural Lifestyle Zone (**RLZ**) to Medium Density Residential Zone (**MDRZ**) under the PWDP; and
  - (d) My response to the s42A officers' report regarding the proposed rezoning of Bellgrove South, Rangiora.

## **CONTEXT**

- 6 Bellgrove Rangiora Limited (**Bellgrove**) is seeking to rezone approximately 31.2 Ha of land within South East Rangiora (**Site**) to MDRZ in the PWDP, with an Outline Development Plan (**ODP**) applied to the site.
- 7 The rezoning would enable an approximate yield of around 420 households based on achieving a yield of 15 lots / ha (gross area less Stormwater Management areas ) plus around an extra 60 households on the adjacent R2 Zoned 4.59 Ha block at 100 Northbrook Rd

## **INVOLVEMENT IN THE REZONING PROPOSAL FOR BELLGROVE SOUTH, RANGIORA**

- 8 Bellgrove purchased this land at South East Rangiora in February 2020 with the intention of developing the site when zoning allowed.

- 9 This land was part of the Inch Farm purchased which included the Bellgrove North East land of around 65ha (total land area = 99Ha approx.).
- 10 The North East Land (**Bellgrove North**) is currently being developed. Stage 1 of this block was consented through the Fast Track process under the COVID-19 Recovery (Fast Tract Consenting) legislation and we expect to move onto Stage 2 in early 2025 after land use and subdivisions consents are issued .
- 11 Stage 1 of the North East block has around 200 newly created lots including high density ( circa 250-350m<sup>2</sup> ), medium density ( circa 350-500m<sup>2</sup> ) and low density ( 500+m<sup>2</sup> ) to provide a wide range of living options for buyers. Stage 1 also includes a future preschool lot of around 2500m<sup>2</sup> and future commercial / shopping lot of over 5000m<sup>2</sup>.
- 12 Stage 1 is now around 80% sold and we are experiencing strong demand in spite of the current market conditions and expect demand to significantly increase in 2025 when interest rates lower. We are ready to commence Stage 2 construction as soon as necessary consents are issued. These consents will cover stages 2-5 being all the balance land in the North Block. We are ready to progress development of these stages as quickly as the market requires.
- 13 I am confident BRL has the experience and financial capability to undertake a high-quality residential development on this Site, which is shown and evident in the completed stage 1.

#### **EXPERIENCE IN UNDERTAKING LAND DEVELOPMENT PROJECTS**

- 14 Bellgrove Rangiora Limited shareholders include Westpark Rangiora Ltd, Mike Greer Homes North Canterbury Ltd, Paul McGowan and Bellgrove Investments Ltd. Since April 2023 the development is a 50% joint venture with Ngai Tahu Development Holdings Limited (**Ngai Tahu Property**). Each of these parties has extensive property, infrastructure and housing development experience, as noted below.

#### **Westpark Rangiora Limited**

- 15 Westpark Rangiora – around 150 dwellings on greenfield rural land that was rezoned through a private plan change. Once RMA resource consents issued the subdivision including infrastructure (roading, three waters, power and communications) was completed within 18 months. This was a 50/50 joint venture between myself and Mike Greer Homes North Canterbury Ltd.

**Mike Greer Homes North Canterbury Ltd**

- 16 Beach Grove, Kaiapoi – over 400 houses over the past 7 years (ongoing). Mike Greer Homes is an investor in the project and has built a considerable number of houses within the development.
- 17 Spring Grove, Belfast – over 250 houses completed (ongoing including an over 55's village). Mike Greer Homes' involvement is as a house builder within the development.
- 18 Westpark Rangiora – see above.
- 19 Johns Road, Belfast – 60 lot subdivision developed and built (including all houses) by Mike Greer Homes.
- 20 Styx Mill Park, Christchurch - 80 lot subdivision developed and built (including all houses) by Mike Greer Homes.

**Paul McGowan**

- 21 North Rangiora – around 100 new lots on greenfield rural land that was rezoned through a private plan change. Once RMA resource consents issued the subdivision including infrastructure (roading, three waters, power and communications) was completed within nine months. The project was post-Canterbury Earthquakes and therefore dwellings required quickly to meet the overwhelming demand for housing North Canterbury.
- 22 Westpark Rangiora – see above.
- 23 Mandeville Park, Mandeville, North Canterbury - 50 rural residential lots on greenfield rural land that was rezoned through a private plan change. Once RMA resource consents issued the subdivision including infrastructure (roading, three waters, power and communications) was completed within 18 months. The project was post-Canterbury Earthquakes and therefore dwellings required quickly to meet the overwhelming demand for housing in North Canterbury.
- 24 Multiple Lifestyle Developments in North Canterbury from 2004 to 2014

**Ngai Tahu Property**

- 25 Multiple Residential developments in Canterbury and throughout the wider South Island area.

## RESPONSE TO THE S42A OFFICERS REPORT

### Point 565 - Transport

- 26 Advice from Mr Shane Binder (WDC).
- 27 I agree that the extension from Goodwin St to the Devlin Ave extension (highlighted in blue on Figure 41 image below) should occur but it doesn't need to be included in the ODP.
- 28 I agree that Devlin Ave extension / Northbrook Rd intersection should have a roundabout constructed and would like Northbrook Rd to the east from this roundabout retained (highlighted in dark purple on Figure 41 image below). Provision in the future of a fourth roundabout entry / exit to the continuation south would be possible.
- 29 In regard to connectivity to the East from Bellgrove South to 479 & 521 Rangiora Woodend Rd (Kelly & Leech properties) highlighted in magenta on Figure 41 image below , I disagree that any vehicular connection (bridge) over the Cam River is required – the proposed zoned area of these two properties is small and will allow for a small number of future lots. In my view access to these future lots can be provided easily off Rangiora-Woodend Rd with minor traffic safety issues . Provision of a vehicular connection ( bridge ) would be expensive and unnecessary .
- 30 I do support a pedestrian / cycle bridge connection over the Cam to link with the Kelly & Leech properties. Bridges like this have been provided at multiple location in the Bellgrove North stage 1 development.

### Point 566 – Greenspace

- 31 Advice from Jon Read (WDC).
- 32 I agree with this advice – Open Space Reserve can be provided via one larger reserve or two smaller reserve areas which will be done in consultation with WDC Greenspace to optimize the outcome at the time of subdivision. In my view there is no need to specify location in the ODP.

### Points 596, 599, 605, 606 - Urban Design and & Figure 41

- 33 Point 565 - my comments above in regard to vehicular connection (bridge) over the Cam River are reiterated. As mentioned above, I do support a

pedestrian / cycle bridge connection over the Cam to link with the Kelly & Leech properties.

- 34 In regard to the SER ODP changes regarding road connections as suggested by Mr Jolly I disagree as per my comments above.
- 35 Further the SER ODP Road connections in the SE portion of the Bellgrove South land as indicated in Figure 41 (highlighted in green in Figure 41 image below) are not possible – most of this land has been designated in our design and engineering work to date as the location for the stormwater management areas and the black line in Figure 41 (see below) showing a connection to Northbrook Road is not feasible.



**Figure 41 Recommended updates to SER ODP**

*Image of Figure 41 with highlighted areas added*

### **Points 1089 – 1117 – Economic assessment**

#### Capacity and Growth

- 36 I refer mainly to the evidence of Rodney Yeoman and his points 2.32 – 2.51 specifically in regard to greenfield capacity in Rangiora and potential development densities.

- 37 Mr Yeoman's evidence suggests that new development in greenfield areas will achieve densities much greater than 15 dwellings per hectare and that simple density methods used by the Plan Change 31 spatial analyst is flawed.
- 38 In regard to Rangiora and more specifically Bellgrove, I disagree with this view for the reasons discussed below.
- 39 Rangiora is a Rural Township, the demand for sections covers a wide range of section sizes from high density to low density which the Bellgrove development provides while still achieving the required 15 Lots / Ha target.
- 40 Mr Yeoman's figure 2.3 shows the Bellgrove development achieving 24 dwellings / ha. I advise this is incorrect.
- 41 Bellgrove (North & South blocks) is a 99 ha development with a targeted yield of around 1300 new lots. The Bellgrove development provides on-site stormwater management, roading , reserves , preschool site, commercial shopping site and as Ill accommodates the historic homestead retained om around 3000m<sup>2</sup>, Cam & Taranaki esplanade reserves and an extensive pedestrian / cycleway network.
- 42 Using the 99 ha land measure (less 12.5% for stormwater management area) I get a density of 99 ha less 12.5 % = 87 ha / 1300 Lots = 15 Lots / ha
- 43 This actual projected density of 15 dwellings / ha contrasts with Mr Yeoman's evidence stating 24 dwellings / ha in Fig 2.3 and his evidence is clearly flawed.
- 44 Further I note that the other higher density examples in Fig 2.3 are rather irrelevant as they are high density retirement developments.
- 45 In my view any larger scale greenfield developments in Rangiora (and presumably other Waimakariri towns) require a comprehensive roading network, reserve spaces and stormwater management areas making a density of 15 dwellings / ha achievable using a mix of low / medium / high density lot typologies .
- 46 The comments by Mr Yeoman that developments are already exceeding 15 dwellings / ha is simplistic and clearly not reflective of the general developments offered in Rangiora.
- 47 I do not expect developments in Rangiora to exceed the required 15 dwellings / ha in the near to medium term and any demand for higher density dwellings is primarily driven by price at the present time.

48 Bellgrove aims to provide a balanced mix of low to high density lots to meet market demand and provide an aesthetically pleasing living environment.

### **CONCLUSION**

49 BRL is fully committed to development of this Site. I consider the Site is well placed for medium density residential zoning. BRL has the capability and resources to undertake residential development of the Site.

50 I support the recommendations and comments in the s42A report except as outlined above.

51 Thank you for the opportunity to present my evidence.

Paul McGowan  
2 August 2024