

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**

**SUPPLEMENTARY EVIDENCE OF MICHELLE RUSKE-ANDERSON
IN RESPONSE TO OFFICER REPORT
ON BEHALF OF BELLGROVE RANGIORA LIMITED
REGARDING STREAM 12E**

DATED: 2 August 2024

INTRODUCTION

- 1 My name is Michelle Ruske-Anderson.
- 2 I have prepared a statement of evidence dated 30 April 2024 (**EIC**) and a supplementary statement dated 27 June 2024 (**SE#1**) in support of the submissions of Bellgrove Rangiora Limited (**BRL** or **the Submitters**) to (generally):
 - (a) rezone approximately 63.3ha (address – **Bellgrove North**) from Rural Lifestyle Zone (**RLZ**) to Medium Density Residential Zone (**MRZ**) subject to the North East Rangiora Outline Development Plan (**NER-ODP**)¹ (**Bellgrove North Proposal**); and
 - (b) rezone approximately 31.2 ha (inclusive of 3.3 ha of **Additional Land**) (address - **Bellgrove South**) from RLZ to MRZ subject to the South East Rangiora Outline Development Plan (**SER-ODP**)² (**Bellgrove South Proposal**).
- 3 My qualifications and experience are set out in that statement. I confirm that this supplementary statement of evidence is also prepared in accordance with the Environment Court’s Code of Conduct.
- 4 On 22 July 2024 the Waimakariri District Council (**Council**) released an Officer Report for Hearing Stream 12E prepared under section 42A of the RMA containing an analysis of submissions seeking residential rezonings in Rangiora, Kaiapoi and Woodend and recommendations in response to those submissions (**Officer Report A**). The Officer Report recommends that the Bellgrove North and South Proposals be accepted.
- 5 On 22 July 2024 the Council also released an Officer Report for Hearing Stream 12E prepared under section 42A of the RMA containing an analysis of rezoning submissions in Rangiora, Kaiapoi and Woodend received on Variation 1: Housing Intensification (**Officer Report B**). Officer Report B recommends that the Bellgrove North Proposal be accepted.
- 6 My supplementary evidence is filed in response to Officer Reports A and B.

SCOPE OF SUPPLEMENTARY EVIDENCE

- 7 In my supplementary evidence I address the following matters:

¹ Changes sought to the pWDP notified NER-ODP (as per the Variation 1 Submission dated 9 September 2022) are attached at Attachment 3C of my EIC.

² Changes sought to the pWDP notified SER-ODP by BRL are at Attachment 1 of my SE#1

- (a) those parts of Officer Reports A and B that address matters within scope of my expertise, with particular emphasis on matters where there is a difference of view between myself and the Officer.

8 In preparing my supplementary evidence I have:

- (a) reviewed Officer Reports A and B relevant to my area of expertise;
- (b) reviewed the evidence and supplementary evidence of other experts for the Submitters filed together with my evidence;
- (c) reviewed my EIC and SE#1 filed earlier on behalf of the Submitters; and
- (d) reviewed other materials specifically mentioned in my supplementary evidence discussed below.

CONTEXT AND APPROACH

9 As mentioned, Officer Reports A and B recommend the rezoning Proposals be accepted. I agree with the Officer in this regard.

10 The approach I have adopted in this supplementary statement of evidence is to identify those parts of the Officer Report where I disagree or seek to clarify matters of relevance to BRL and to explain my reasons for disagreement (primarily in relation to recommendations related to the NER-ODP and SER-ODP).

RESPONSE TO THE OFFICER REPORT

Statutory Considerations

11 At paragraph 58-63, Officer Report A refers to Policy 8 of the NPS-UD being a 'circuit breaker' for plan frameworks that fail to provide sufficient provision for future growth. It goes on to note in paragraph 119 that whilst the CRPS is considered responsive in the sense of the Policy 8 requirements of the NPS-UD in the context of the shaded areas³ of Map A of the CRPS, it is not responsive to Proposals outside of those areas given the CRPS provisions seek to avoid development within these areas. I agree with this interpretation⁴ that the NPS-UD provides for a more responsive approach than the CRPS in ensuring sufficient development capacity, and this is particularly applicable to the assessment of the area of Additional Land in Bellgrove South. I consequently agree with the Officer's use of interpretation approach 2 (paragraphs 120 to 131) when applying the CRPS and NPS-UD to the rezoning considerations.

³ Greenfield Priority Areas, Existing Urban Areas, and Future Development Areas

⁴ As recorded at paras 8-12, Joint Witness Statement (Planning) – Stream 12 Urban Environment, Day 2

Bellgrove South

- 12 As mentioned, Officer Report A supports the rezoning of Bellgrove South (inclusive of the Additional Land) from RLZ to MRZ.

Recommendations of Additional Land Inclusion

- 13 Paragraph 604 and Appendix A 15.5.1 present the Officer's recommendations for the South-East Rangiora Development Area (**SER-DA**) being that *'the entirety of the South-East Rangiora development area north of Northbrook Road is rezoned to PDP medium density residential.'* It goes on to explicitly mention that *'this includes the Thompson block, Leech block, the part of the Kelley block inside the development area with the additional land (about 2 ha), and part of the Beaufort Trustee block (4.2 ha).'*
- 14 For clarity I consider this recommendation should also refer to the Additional Land area (3.3ha) of Bellgrove South (something likely missed off in error) so that the recommendation is consistent with:
- (a) the conclusion in paragraph 577 that the current Map A boundary would result in an orphaned and non-complying balance parcel of 3.3 ha between the Cam/Ruataniwha and the current Map A Future Development Area (**FDA**) area boundary which would not result in an outcome equating to good urban form;
 - (b) the recommendation that the BRL submission (413.2) be accepted at paragraph 607; and
 - (c) the plan-enabled capacity discussion at paragraph 608 arising from the recommendation which refers to the inclusion of the Additional Land.

Eastern boundary green buffer

- 15 Paragraph 568 outlines that MKL advice is that the plan provisions alone (which require a 20m esplanade reserve) are not sufficient protection of the Cam / Ruataniwha River. The Officer also notes that based on their advice he considers that *"at least a 20m buffer should be provided, by a variety of mechanisms preferably enabling up to 40m of protection on both sides of the Cam/Ruataniwha."*
- 16 Paragraph 605 and Appendix A (15.5) 'Bellgrove South Area'⁵ recommend that an amendment occur to the SER-ODP to ensure that there is at least a 20m-wide open space

⁵ Appendix A (15.5.1) mistakenly refers to this as the Bellgrove North Area as opposed to Bellgrove South Area even though it is under the heading '15.5 – South East Rangiora'.

strip between any urban development on Bellgrove South and their property boundary, irrespective of the relationship with the Cam / Ruataniwha River.

- 17 I support this approach. Paragraphs 29-30 of my SE#1 confirmed that the 'Amended Revised SER-ODP' promoted by BRL (**SER ODP SE#1**) includes a green buffer comprising a mixture of esplanade reserve (adjacent to the Cam / Ruataniwha River), open space reserve, green link and stormwater reserve along the eastern boundary of the Site. The green buffer would combine to be a minimum width of 20m and given the eastern boundary is not a straight line (and future lot boundaries will not be parallel with the boundary), the green buffer will in some locations exceed a width of 20m. Further, due to the winding alignment of the Cam River and the width of the area to be set aside for stormwater reserve, in some areas I expect the buffer will be 40m and possibly wider.
- 18 A 20m-wide green buffer along the eastern boundary of Bellgrove South as shown on the SER-ODP SE#1 remains appropriate and fit for purpose (as opposed to 40m as suggested by paragraph 568) given:
- (a) The green buffer will provide an appropriate urban / rural boundary interface and will *'provide sufficient space alongside the Cam/Ruataniwha River for future pedestrian and cycle connections coupled with the protection, restoration and enhancement of the Cam/Ruataniwha's natural (ecological and habitat opportunities) and associative (cultural) values'*⁶;
 - (b) The proposed minimum 20m esplanade reserve adjacent to the Cam/Ruataniwha River is sufficient to maintain and enhance ecological values associated with the river⁷;
 - (c) The stormwater management strategy for the Site includes utilising the proposed green buffer along this boundary to direct overland flow paths in high rainfall events through this area, thus avoiding the proposed residential housing area⁸; and
 - (d) No buildings will be established within 20m from the Cam / Ruataniwha River or along the eastern boundary of Bellgrove South with Lot 1 DP 452196 (479 Rangiora Woodend Road) and Lot 2 DP 306045 (52 Northbrook Road). Thus, despite the NATC setback provisions which apply to structures only requiring a 10m setback in residential areas from the Cam/Ruataniwha River (NATC-S1,

⁶ Para 23, Supplementary evidence of Tony Milne

⁷ Para 21, Supplementary evidence of Della Bennet

⁸ Para 54, Evidence in Chief of David Delagarza

NATC-SCHD2), and the minimum boundary setback provisions for MRZ requiring a 1m (MRZ-BFS5) setback from internal boundaries there will be a 20m minimum boundary building setback along the eastern boundary of Bellgrove South. This will be enforced by Rule SUB-S4 'Areas subject to an ODP' which requires any subdivision to comply with the relevant ODP and rules for the ODP or be assessed as a full discretionary activity.

- 19 For completeness, **Attachment 1** comprises an Updated SER-ODP (**Updated SER-ODP**) which includes a notation and mark up showing that the green buffer should be 20m wide minimum to provide assurances that the updated SER-ODP would meet the intent of this recommendation. The legend notes '*Along the eastern boundary of Bellgrove with Lot 1 DP 452196 (479 Rangiora Woodend Road) and Lot 2 DP 306045 (52 Northbrook Road) there shall be a minimum 20m buffer comprising a mixture of esplanade reserve (adjacent to the Cam / Ruataniwha River), open space reserve, green link and stormwater reserve.*'

Transport

- 20 Paragraph 565 of Officer Report A refers to Mr Binder's advice being that the SER-ODP (which I assume refers to the Bellgrove SER-ODP SE#1) is missing an extension of the existing connection off Goodwin Street to Bellgrove South. Whilst Mr Collins agrees that there may be merits in providing this connection⁹ I note that the purpose of an ODP is to show the principal roading network of future development (not all local roads)¹⁰ and on this basis do not think it appropriate to include this level of detail on the SER-ODP.
- 21 Instead, the SER-ODP put forward by BRL shows only the primary and secondary road network. Any local road locations (such as an extension to or connection off Goodwin Street) will be shown at the time of subdivision consent.
- 22 Mr Collins has also commented on Mr Binder's recommendation at paragraph 565 that a roundabout should be constructed at the intersection of Devlin Avenue extension with Northbrook Road. Mr Collins agrees with this recommendation and includes an image demonstrating how this can be readily incorporated into the SER-ODP promoted by BRL.¹¹

⁹ Paras 12-14, Supplementary evidence of Mat Collins

¹⁰ As required by Policy 6.3.3 'Development in accordance with outline development plans' which requires at Clause 3(a) that "*principal through roads, connections with surrounding road networks*" be shown, not all roads (including local)

¹¹ Paras 23-24, Supplementary evidence of Mat Collins

Greenspace

23 Paragraph 566 of Officer Report A refers to Mr Read's advice that the indicative open space reserve (neighbourhood park) shown on the BRL SER-ODP SE#1 would need to comply with Council's Park Levels of Service guidelines¹². This detail will be addressed at subdivision stage with the area of reserve shown 'indicative' for the purpose of outline development planning. Subdivision of Bellgrove South can be designed to comply with the Council's guidelines for greenspace.

The SER-ODP

24 Since notification of the pWDP there have been several versions put forward of the SER-ODP. For completeness I note the following:

- (a) The '**Notified SER-ODP**' was included in the pWDP 18 September 2021 (contained at Attachment 3A of my EIC, hereby referred to as the **Notified SER-ODP**);
- (b) BRL sought changes to the SER-ODP in their submission on the pWDP and Variation 1. The '**BRL Submission SER-ODP**' dated 9 September 2022 was contained and summarised at Attachment 3B of my EIC;
- (c) BRL then put forward a '**Revised SER-ODP**' at Attachment 2 of my EIC (30 April), with key features summarised at paragraph 46;
- (d) An '**Amended Revised SER-ODP**' was included at Attachment 1 of my SES#1 dated 27 June showing an amendment to correct the legal extent of the eastern boundary of Bellgrove South (hereby referred to as the **SER-ODP SE#1**); and
- (e) Attachment 1 of this Supplementary Evidence dated 2 August 2024 provides further clarification of the eastern boundary 20m green buffer width minimum and is hereby referred to as the '**Updated SER-ODP**'.

25 Paragraph 605 sets out the amendments that the Officer recommends should occur to the Notified SER-ODP. It does not include a recommendation to adopt SER-ODP SE#1 (in full or in part) despite referring to its inclusion at Figure 40, in paragraph 576. The SER-ODP SE#1 (now superseded by the Updated SER-ODP at Attachment 1), was developed in conjunction with the relevant specialists for Bellgrove and aligns with the overall outcome sought by the Sparks to the SER-ODP¹³.

¹² Which require most residents to be within 500m, or a 10-minute walk, of a neighbourhood park; and 1.0ha of neighbourhood park space is to be provided per 1,000 residents (approx. 420 dwellings).

¹³ Para 31 of my SE#1.

- 26 Instead, paragraph 606 of Officer Report A introduces Figure 41 titled 'Recommended updates to SER-ODP', which is substantially different to the Updated SER-ODP promoted by BRL (Attachment 1) as shown by the side-by-side comparison of Figures 2 and 3.

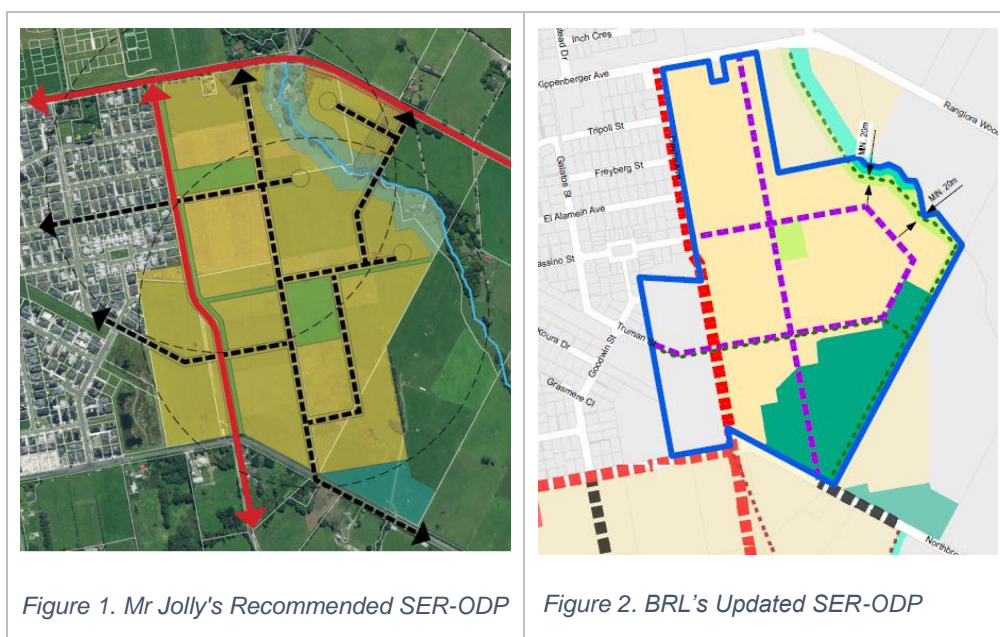


Figure 1. Mr Jolly's Recommended SER-ODP

Figure 2. BRL's Updated SER-ODP

- 27 No legend is provided alongside Mr Jolly's Recommended SER-ODP but I note the key differences within the Bellgrove South landholding as:
- (a) The absence of the large 6.5ha stormwater reserve within the south eastern corner of the Site required for stormwater management of Bellgrove South¹⁴ (Mr Delagarza inputted into the development of the Bellgrove updated SER-ODP and the Stormwater Reserve area shown has been sized to ensure that hydraulic neutrality is achieved for the Site)¹⁵;
 - (b) Changes to the internal road network within Bellgrove South, including the inclusion of a secondary road network within the required stormwater management area. These do not lead to better transport outcomes for the Site or a more well-functioning transport network than the Bellgrove Updated SER-ODP¹⁶;
 - (c) Changes to the number and location of the open space reserves and amendments to the green space approach which do not result in a better urban amenity outcome than that promoted by the Updated SER-ODP¹⁷;

¹⁴ Para 16, Supplementary evidence of David Delagarza

¹⁵ Paragraph 78 of my EIC

¹⁶ Paras 36-38, Supplementary evidence of Mat Collins

¹⁷ Para 17, Supplementary evidence of Tony Milne

- 28 For the reasons outlined above I consider that the Updated SER-ODP would result in a more appropriate and well-functioning urban environment than that put forward by Mr Jolly in Figure 41 of Officer Report A.
- 29 A discussion with Council Reporting Officer Mr Wilson¹⁸ has since confirmed that the intent of this image's inclusion was not to replace BRL's SER-ODP SE#1 or the notified SER-ODP as the title indicates. Instead, its purpose was to visually demonstrate several of the recommendations in paragraph 605 and at Appendix 15.5.1 (namely those related to green space along the Cam / Ruataniwha River, open space along the eastern boundary of Bellgrove South, increased setbacks for the Cam/ Ruataniwha River through the Leech property, and additional transport connections and a stream crossing). However, it remains unclear if these changes are to be in addition to the notified SER-ODP or the SER-ODP put forward by BRL.
- 30 Should the Panel be of a mind to adopt any or all of Mr Jolly's recommendations supported by the Officer then it would be most appropriate that these recommendations are made using the updated SER-ODP as the base template (not Figure 41 which at a minimum shows a substandard internal road network and does not provide adequate stormwater management reserve area), noting for the following reasons that BRL oppose some of those recommendations.

The Kelley Land – Transport Connections and Stream Crossing

- 31 Should the recommendation to rezone the Leech block and part of the Kelley block as MRZ as per Paragraph 604 be adopted, it should be noted the roading network shown in Figure 41 at paragraph 606 in Officer Report A is not necessary for the development of this land. This land is located north of the Cam/Ruataniwha River and can be suitably accessed from Rangiora / Woodend Road. As outlined by Mr Collins, a vehicle connection across the Cam / Ruataniwha River to Bellgrove South as shown in Figure 41 is not necessary for achieving the transport connections required¹⁹ to result in a well-functioning urban environment for this approximate 7 ha of land. In addition, the connection is not necessary to serve Bellgrove South.
- 32 The incorporation of a vehicle bridge over the Cam/Ruataniwha River would add substantial cost to the development of Bellgrove South. This is a significant piece of infrastructure not currently anticipated by BRL, the inclusion of it within Officer Report A

¹⁸ Phone correspondence from Council Reporting Officer, Mr Peter Wilson with Ms Michelle Ruske-Anderson (Aurecon) 26 June 2024 regarding Figure 41

¹⁹ Paras 30-34, Supplementary evidence of Mat Collins

being the first mention of any connection being required over the river from Bellgrove South.

- 33 Lastly, I note that the road network shown on Mr Jolly's figure introduces a new primary north-south road from Rangiora Woodend Road. The location of this piece of roading infrastructure on the edge of the SER-DA would essentially result in this being the rural / urban boundary interface along the northern portion of South-East Rangiora. This appears to directly contradict the effort being made further south to achieve an appropriate open buffer between the rural and urban land uses (for example BRL's proposed inclusion of a minimum 20m buffer along the eastern boundary).

Drains

- 34 Paragraph 605, Officer Report A recommends that the SER-ODP includes narrative text on drains and drain setbacks given most will be waterways. The recommendation is unclear as to whether the proposed narrative text would require more or less of a setback than that required by the notified PDP which already provides for unscheduled waterways in Table NATC-1 to have a 5m minimum freshwater body setback width. Discussion with Council Reporting Officer Mr Wilson²⁰ has confirmed that the intent for this recommendation is to make sure that that freshwater sensitive design occurs within the SER-DA. He does not intend for this notation to result in requirements more onerous than already required by Table NATC-1. On this basis, I do not consider additional notation text is necessary. The natural character provisions of the pWDP will already apply to any drains identified within the SER-DA that meet the definition of an unscheduled waterway in the pWDP.

Bellgrove North

- 35 At paragraph 461 and 464, Officer Report A recommends that the North East Rangiora Development Area (**NER-DA**) (inclusive of Bellgrove North) be rezoned to MRZ, and that BRL's further submission (FS 85) be accepted. I agree with this recommendation.

The NER-ODP

- 36 Paragraph 436 of Officer Report A notes that *"I consider that Bellgrove's requested changes to the NER ODP as contained in Appendix 3C of Ms Ruske-Anderson's EiC71, within their area of development are minor, reflect the approved subdivision consent ODPs for the various stages of Bellgrove North"*. Despite this, the Officer recommends at

²⁰ Phone correspondence from Council Reporting Officer, Mr Peter Wilson with Ms Michelle Ruske-Anderson (Aurecon) 26 June 2024 regarding the drain recommendation in paragraph 605

paragraph 439 that the ODP maps for the NER DA be updated to reflect only the 'approved Bellgrove subdivision consent ODP's'.

- 37 I disagree with this approach. Stage 1 of Bellgrove North has an approved subdivision consent (**Stage 1 Consent**), not an approved 'subdivision consent ODP'. I take from the wording in paragraph 439 that the Officer's recommendation is that that the changes sought to the NER ODP by BRL be accepted where these give effect to and recognise the Stage 1 Consent.
- 38 More fundamentally, BRL sought changes to the extent of stormwater reserve area and modifications to the alignment of the primary road movement network outside of the Stage 1 Consent area (within Stages 2-5)²¹. Whilst the Officer Report supports changes to the NER ODP maps to reflect the Stage 1 Consent, it does not appear to extend this recommendation to the balance of Bellgrove's land in the NER ODP.
- 39 Without amending this, any future subdivision proposed for Stages 2-5 of Bellgrove North will not be able to align with the NER-ODP in the pWDP and will not meet Subdivision Standard Sub-S4 'Areas subject to an ODP', resulting in a likely change in overall activity status from controlled to full discretionary. In addition, no reasons have been provided for why the changes sought by BRL to the NER-ODP are not appropriate and/or should not be adopted.
- 40 It is therefore important that the NER ODP be amended to include all the changes sought by BRL, including those beyond the Stage 1 Consent area. These changes not only reflect the Stage 1 Consent, but the level of additional work and development undertaken since input into the draft East Rangiora Structure Plan process to ensure that development of the entire North Block achieves a well-functioning urban environment.
- 41 Lastly, I note some minor matters of clarification in relation to Bellgrove North:
- (a) Paragraph 423 of Officer Report A refers to the remaining stages of Bellgrove North being on land owned by Bellgrove North, '*along with a parcel of land to the west owned by Waimakariri District Council and intended for a park associated with Bellgrove North (3.9ha)⁶⁵, and a potential access way from Coldstream Road (owned by Lindale Holdings, of 2ha)*'. This is not correct.

²¹ Amendments sought by BRL to the NER-ODP were covered off in paragraphs 25 to 31 of my Hearing Stream 10A evidence and referred to in paragraph 34 of my EIC (and contained within the marked-up plans at Attachment 3C of my EIC).

Bellgrove North Stages 2-5 is located solely within Lot 2 DP 583905 (42.05ha) and approximately 3.26ha of additional land currently owned by the Rangiora Golf Club²² required to establish a 22m wide road to Golf Links Road. Bellgrove North is not contingent on access to Coldstream Road (it will simply provide road connection to the Lindale block to facilitate future connection to Coldstream Road. In addition, the parcel of land to the west owned by Council is not required for the development of Bellgrove North. Instead, this parcel (154 East Belt) is intended to be incorporated into the Council's planned development of a second cricket oval and training facilities, with funding allocated for this purpose as part of the recently endorsed Long Term Plan 2024-2034²³.

- (b) Figure 28, which is referenced in paragraph 409 of Officer Report A does not correctly show the full extent of Bellgrove North. It excludes a portion of Lot 1 DP 24808 and some additional minor areas of Lot 2 DP 306045²⁴ and Lot 5001 DP 589532 (refer Figure 1).

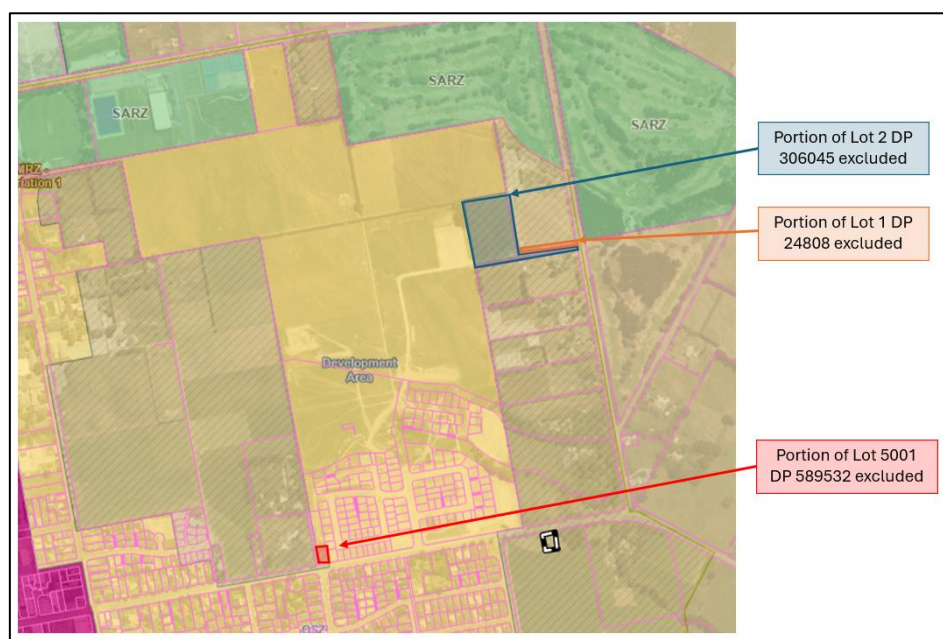


Figure 3. Extent of Bellgrove North not identified within Figure 28 of Officer Report A

Certification

- 42 Paragraphs 1084-1088 of Officer Report A outline that, based on the rezoning recommendations, there is no longer a need for certification or land release provisions

²² Lot 1 DP 24808

²³ https://www.waimakariri.govt.nz/_data/assets/pdf_file/0031/164596/Final-LTP-2024-2034-Full-Documents-WEB.pdf?v=0.1.0, pages 77 and 318

²⁴ A 12m-wide strip will be acquired from this property parallel to the access leg of BRL's Lot 2 DP 306045 to enable a 22m wide East West Collector Road to be established in accordance with the NER-ODP.

for the remaining small area of development area located within a future development area but not recommended to be rezoned.

- 43 I agree that that based on the rezoning recommendations for Bellgrove North and Bellgrove South there is no longer a need to retain the certification clause. Rezoning via Schedule 1 as part of the pWDP is the most appropriate process for releasing land for urban development and I consider this to be the most responsive approach to give effect to the Objective and Policies of the NPS-UD²⁵.
- 44 However, if the Panel is not of a mind to adopt these recommendations, then I consider retaining either certification or land release provisions is essential to enable the timely release of land within the future development areas for development to ensure the provisions of at least sufficient housing capacity.

Variation 1

- 45 Paragraph 187 of Officer Report B outlines the *overall recommendation is to rezone the area of land associated with Bellgrove North to V1 medium density residential, as set out in the notified variation, as well as the inclusion of the additional parcel that was left out in error*; consequently accepting BRL's V1 Submission # 79.
- 46 Whilst the Officer acknowledges a parcel of land in the development area was inadvertently left out of the Variation 1 maps at paragraph 176 (the area identified in blue on Figure 4 below) there remains some of the Bellgrove North land excluded.
- 47 This recommendation would leave two small areas of Bellgrove North land as PWDP MRZ as opposed to Variation 1 MRZ. These are shown in Figure 4 below and comprise:
- (a) **The Future East West Collector Road:** A portion of land 145 m long by 22m wide that will form the 22m wide East West Collector Road to be established in accordance with the NER-ODP and connecting Bellgrove North to Golf Links Road, which will comprise:
 - i. a 10m-wide access leg of Lot 2 DP 306045 that connects to Golf Links Road (shown in red in Figure 4); and
 - ii. a 12m-wide strip that will be acquired from Lot 1 DP 24808 to enable the required width to form the 22m wide East West Collector Road (shown in orange in Figure 4); and

²⁵ As recorded at para 39, Joint Witness Statement (Planning) – Stream 12 Urban Environment, Day 4

- (b) **Road 1:** A portion of Lot 5001 DP 589532 which has already been formed as Road 1 within Stage 1 (shown in purple in Figure 4).

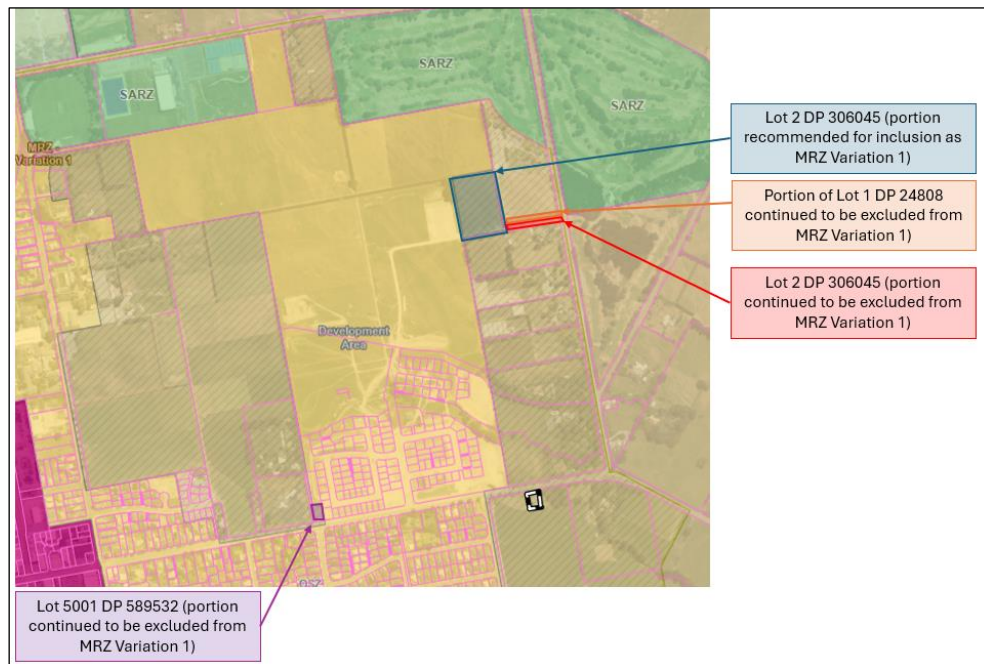


Figure 4. Bellgrove North Land recommended for inclusion for Variation 1 Medium Density Residential

- 48 The portion of Lot 5001 DP 589532 which has already been formed as Road 1 within Stage 1 was also shown for inclusion within the s32 Report for Variation 1²⁶ and consequently for the same reasons as the Officer outlines in paragraph 186 I consider that this should also be included to rectify the error.
- 49 The area of land which will form the Future East West Collector as the Officer notes will not be developed as housing. Despite this, I consider it an unusual approach to exclude it when all other roads and accesses associated with Bellgrove North are recommended to rezoned Variation 1 MRZ.

CONCLUSION

- 50 I have reviewed the planning-related matters raised in respect of the Proposal in Officer Reports A and B.
- 51 I agree with the recommendations to rezone both Bellgrove North and South MRZ in the pWDP and Bellgrove North V1 MRZ. I have presented amendments to the NER-ODP and SER-ODP as noted above.

²⁶ Page 5 of Section 32 Report Variation 1 – Housing Intensification (Rezoning land in North East and South West Rangiora) Prepared for the PWDP dated August 2022

52 I reaffirm my opinion that rezoning, with the corresponding changes sought to the NER-ODP and SER-ODP, will more efficiently and effectively deliver the outcomes sought by the higher order planning framework than the notified RLZ.

53 Thank you for the opportunity to present my evidence.

Michelle Ruske-Anderson

2 August 2024

ATTACHMENT 1: REVISED AMENDMENTS SOUGHT BY BRL TO THE SER ODP (UPDATED SER-ODP)

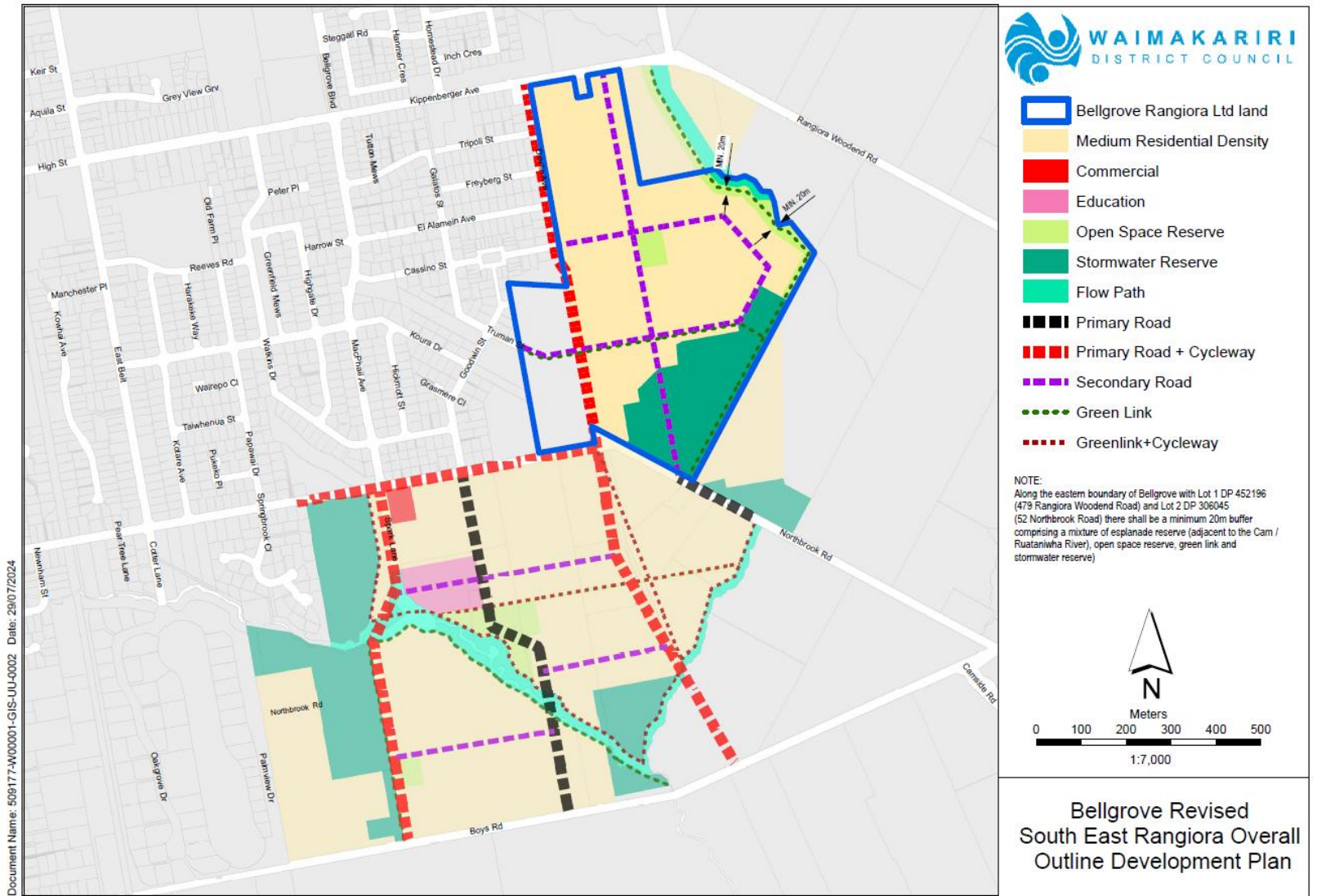


Figure 1A-1. Updated SER-ODP – 29 July 2024 DWG Reference: 509177-W00001-GIS-UU-0002