

**Before the Hearings Panel
At Waimakariri District Council**

Under Schedule 1 of the Resource Management Act 1991

In the matter of the Proposed Waimakariri District Plan

Between **Various**

Submitters

And **Waimakariri District Council**

Respondent

**Council Officer's Summary Statement on the Rezoning Requests - Whitua
motuhaka - Special Purpose Zone – Pegasus Resort on behalf of Waimakariri
District Council**

Date: 4 June 2024

Introduction

- 1 My name is Jessica Manhire. I am a Policy Planner for Waimakariri District Council. I prepared the s42A report on the rezoning requests for the Special Purpose Zone – Pegasus Resort and can confirm that I have read the submitter evidence and legal submissions relevant to the report. As the reporting planner, I understand that my role in this hearing is to be of assistance to the Hearings Panel.

- 2 As I have already provided a background to the Special Purpose Zone – Pegasus Resort at the chapter hearing as part of Hearing Stream 10, I will go straight into providing the panel with a quick summary of the rezoning requests and the s42A report. I will then highlight the matters covered in evidence by the submitters. Then I will go through the questions from the hearings panel and my preliminary written responses. After which, I will be happy to take questions on the s42A report.

S42A Report – Key Points

- 3 There were two rezoning requests to rezone rural zoned land to be included in the Special Purpose Zone – Pegasus Resort. For quick reference, the location of these are shown on page 15 of my s42A report. However, I will show you where they are located on the Proposed District Plan maps.
 - 3.1 DEXIN seeks rezoning of its site at 1250 Main North Road and amendments to provisions to provide for a range of agricultural tourism activities and medium density residential activities.

 - 3.2 Howard Stone seeks rezoning of land at 1188 Main North Road (20 Te Haunui Lane) to be included in Activity Area 7 - Residential.

- 4 The recommendations in the s42A Report were informed by the engineering statement of evidence. In particular, the transport advice provided by Senior Transportation Engineer Shane Binder. Mr Binder provided a memorandum which is attached to the s42A report as Appendix E and he will be in attendance to

answer any questions from the panel. Mr Binder will respond to the transportation evidence along with the Reply Report.

- 5 I also relied on the Waimakariri Residential Capacity and Demand Model prepared by Formative in regard to development capacity. Formative Director Rodney Yeoman, who was an author of the model, is in attendance via Teams to answer any questions.

S42A Report – recommendations

- 6 Upon weighing up all submissions, my recommended changes are contained within Appendix A of my s42A report.
- 7 I recommended the rezoning request for 1250 Main North Road be rejected as I considered the proposed development does not contribute to the development of a well-functioning urban environment. In my view, the proposal needed to address access to and from the site, and pedestrian connections. In my view, it did not achieve consolidated growth, and integrate with the surrounding environment.
- 8 I recommended the rezoning request for 1188 Main North Road (20 Te Haunui Lane) be rejected as I considered the proposal did not achieve a well-functioning urban environment. In my view, it did not provide for good accessibility to jobs and services by way of public or active transport, and therefore did not support reductions in greenhouse gas emissions. The proposal also has the potential to impact on cultural values.
- 9 I recommend amendment to SPZ(PR)-O2 and SPZ(PR)-P1 to provide for cultural values. These changes result from the cultural impact assessment provided by DEXIN.

Submitter evidence

- 10 I have read all the submitter evidence received on this topic.
- 11 Since, the finalisation of the s42A report, DEXIN and Howard Stone have provided additional evidence.

12 The evidence of both submitters have responded to the areas of contention I raised in my s42A report and both submitters have made changes to the proposals to respond to issues raised. I will consider this new information and provide a response in my Reply Report.

13 I note that Melissa Pearson, on behalf of DEXIN, has raised the matter of the zoning of 70 and 74 Mapleham Drive in paragraphs 95 and 96 of her evidence. These sites are subject to a residential rezoning request and I have passed on her comments to the reporting officer of Hearing Stream 12E.

Hearing panel questions

14 I will now address the hearing panel's preliminary questions, and I anticipate that there may be questions of clarification on my answers to your pre-circulated questions, so I will take a pause between my responses for this purpose.

15 **[Refer to STREAM 12A PEGASUS RESORT PRELIMINARY RESPONSE TO WRITTEN QUESTIONS JESSICA MANHIRE].**

Date: 4/06/2024