

WAIMAKARIRI DISTRICT COUNCIL

MEMO

FILE NO AND TRIM NO: DDS-06-10-02-04-04-01 / 240624102162

DATE: 26 June 2024

MEMO TO: Proposed District Plan Hearing Panel

FROM: Hearing Stream 12A Rezoning requests – Whitua motuhaka Special Purpose Zone – Pegasus Resort (SPZ(PR)) Chapter Author – Jessica Manhire

SUBJECT: Hearing Stream 12A Rezoning requests – SPZ(PR) Reply Report due date

1. The Hearing Panel has requested in Minute 28 that the Reply Reports for Hearing Stream 12A are responded to by no later than 4pm, Friday 5th July 2024. With regards to the Whitua motuhaka Special Purpose Zone – Pegasus Resort (SPZ(PR)) Chapter, there are a number of matters that I consider would be beneficial to allow more time to resolve so that the right of reply provides a complete response to the issues in contention. I consider these include:
 - a. Integration with recommendations on other hearing streams, including Hearing Stream 12C and Hearing Stream 12E in relation to evidence related to 'urban environment' matters.
 - b. Integration with Hearing Stream 12E and any evidence presented to inform questions related to development capacity.
 - c. Integration with the commercial and industrial rezoning requests, in particular the potential effects of the DEXIN proposal on town centres such as Ravenswood.
 - d. Urban design review of the DEXIN proposal to ensure the ODP and associated provisions achieve a consolidated and well-integrated environment.
 - e. Engagement with Runanga on cultural values.
 - f. Review and address any remaining transportation matters.
 2. The matters listed above come from evidence presented at the hearing or are relevant to the Hearing Panel questions. Consideration of these matters is considered appropriate to assist the panel in the event the panel is of the mind to accept the rezoning requests and regardless of my final recommendations on the subject submissions.
 3. A time extension would allow further consideration of expert advice and for conferencing to occur in respect of future provisions to address any remaining matters of contention. It
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would also provide time for integration with other rezoning request officer reports. I have spoken to both submitters (DEXIN and Howard Stone) and they are supportive of the extension and they have raised no concerns. I consider there to be no prejudice to other parties if the panel agreed with the extension.

4. Accordingly, I seek that the Hearing Panel consider this request to provide an extension of two months to submit the right of reply. A suggested due date would be 4pm, Thursday 5th September, to give enough time for conferencing and to review evidence on urban environment and capacity following Hearing Stream 12E.