

**Before an Independent Hearings
Panel Appointed by the
Waimakariri District Council**

Under the Resource Management Act
1991

In the matter of submissions and further
submissions in relation to the
proposed Waimakariri District Plan

And

In the matter of Hearing Stream 12A: Special
Purpose Zone Pegasus Resort

And submission by DEXIN Investments
Ltd (**DEXIN**)

**Statement of Evidence of
Mike Moore
for DEXIN (Submitter 377)**

Dated: 20 May 2024

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INTRODUCTION

1. My full name is Mike Moore. I am a landscape architect and principal of Mike Moore Landscape Architects. I have held this position since 1994.
2. I am a registered NZILA Landscape Architect with over 35 years of professional experience. I hold a Bachelor of Science, Diploma in Landscape Architecture, and a Master of Regional and Resource Planning.
3. I prepared a report entitled "Proposed Zone Change Pegasus Makete Landscape Effects Assessment" and dated 15 November 2022 (**Landscape Assessment**). I understand this was provided to the Council as part of DEXIN's submission and further submission to rezone 1250 Main North Road to SPZ(PR) known as the Pegasus Māketete proposal.

CODE OF CONDUCT STATEMENT

4. While this is not an Environment Court hearing, I nonetheless confirm that I have read and agree to comply with the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023.
5. I am satisfied that the matters which I address in my evidence are within my field of expertise. I am not aware of any material facts that I have omitted which might alter or detract from the opinions I express in my evidence.

RESPONSE TO UPDATED OUTLINE DEVELOPMENT PLAN

6. Since my Landscape Assessment was prepared an updated Outline Development Plan (**ODP**) and Master Plan have been prepared by James Lunday of Common Ground Southern for the Pegasus Māketete Proposal.
7. I have reviewed and considered the updated ODP, Master Plan, as well as consequential amendments to the SPZ(PR) Chapter, and in particular the Pegasus Urban Design Guidelines. The updates have amended the layout and some design elements of the Proposal (proposed Activity Areas 7B and 8) and reduced maximum building height from 12m to 10m in Activity Area 7B.
8. Whilst the updated plans and design guidelines will result in changes to effects described from specific viewpoints assessed in my Landscape

Assessment, I can confirm that they have not altered any overall conclusions.

9. I consider the Proposal can be supported from a landscape perspective for the following reasons:
- (a) Other than for the reduced maximum building height (from 12m to 10m) in Activity Area 7B, the provisions controlling building heights, setbacks and recession planes remain unaltered. The height reduction in Activity Area 7B will be positive relative to what was originally proposed.
 - (b) The landscape setbacks are retained.
 - (c) Natural character enhancement is still provided for alongside Taranaki Stream.
 - (d) Provisions to ensure urban and landscape design quality are unchanged.



Mike Moore

20 May 2024