

**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
XiangMing (Sam) Huo
for DEXIN (Submitter 377)**

Dated: 20 May 2024

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INTRODUCTION

1. My full name is XiangMing (Sam) Huo.
2. I hold a Bachelors Degree in Economics and have a wealth of experience in business management and property development gained through 30 years as an international entrepreneur.
3. I am the sole director of DEXIN Investment Limited, which owns 1250 Main North Road. DEXIN made a submission to rezone this property Special Purpose Zone Pegasus Resort (**SPZ(PR)**) to extend the resort zone to include what has become known as the Māketete site.
4. I note that DEXIN also owns a small allotment to the east which provides access to Burntwood Lane and an allotment to the south that provides access to Pegasus Boulevard and already zoned SPZ(PR).
5. I am also a director of Pegasus Golf Ltd which owns the land associated with the Pegasus Golf and Sports Club. This includes the golf course land to the north, east and south of the Māketete site and also zoned SPZ (PR).
6. For completeness I note that I am a director of Sports and Education Corporation which was responsible for the Resort zone concept and filed submissions on this zone and is the parent company of DEXIN and Pegasus Golf Ltd.

PEGASUS GOLF AND SPORTS CLUB.

7. I have been a keen golfer for over 25 years and I visited the Golf Club when it was for sale. I immediately loved the course and its surrounds as well as its location. I was also very much aware of its potential to be so much more given these factors.
8. After a period of due diligence, I purchased the Golf Club in 2017.
9. For those of the Panel who are not familiar with the Golf Club or its history I provide that now for your background information and to provide context for Māketete rezoning request.
10. The Golf Club is located close to the centre of Pegasus Town and accessed off the now Ravenswood/ SH1 roundabout just north of Woodend

approximately 45 minutes from Christchurch. The Golf Course currently encompasses an existing parklands-style par 72 – 18-hole world championship golf course adjoined by privately owned, high end, low density residential development.

11. It is known for its superb views from every tee, where golfers of every level can enjoy an excellent challenge and a game to remember. It is a venue for corporate golf days, particularly those with a charity component.
12. The Golf Club opened in December 2009 after approximately 12 years of planning by the original developer of Pegasus, Bob Robertson. The NZ Women's Open was held there in 2009 & 2010. I understand this was considered to be a huge coup as the course wasn't even open when the first event was held.
13. The Golf Club provides a golf driving range with a pop-up tee system, practice greens, pro shop including an on-site Golf Professional for lessons, four tennis courts, a boutique gymnasium, bar and cafe. which is open 6 days for golfers, visitors and functions.
14. Currently the Golf Club has 363 Golf Members and 131 Gym Pass holders. Members enjoy guest rates at sister clubs Harewood, Christchurch and Russley. It is also part of the international network of clubs, Links2Golf, which allows reciprocal rights across the globe at significantly reduced rates.
15. Approximate 24,340 rounds of golf were played in the last financial year with the majority of players being local or NZ based.

PEGASUS GOLF AND TOURISM RESORT

16. While Pegasus Golf Course ranks in the top 10 courses in New Zealand, in itself a golf course has limited appeal and many already exist throughout New Zealand.
17. Pegasus Resort is an opportunity to establish a world class visitor and holiday destination which will also become a springboard to enjoy everything else that Canterbury offers.
18. It is proposed that Pegasus Resort will include a number of visitor attractions - Golf, Hot Pools, wellbeing, conferencing, village life (cafe, bars, artisans and Māketē (which I describe in more detail below). All these facilities are to

be stitched together by a series of paths, cycleways and golf buggy tracks that then extend beyond the resort to Pegasus Lake, the coast and wetland environments. It is envisaged as a barefoot community - Arrive, park and leave the car.

19. In 2018 I began working with Joseph & Associates to realise this vision for the Golf Course to transform it into a high-quality tourist destination resort retaining its parklands-style, 18-hole championship golf course whilst developing a Spa/Wellness and Hot Pool facility alongside visitor accommodation.
20. I asked Tony Joseph to assemble, develop and co-ordinate a project team, working closely with designers to prepare reports, concepts, master planning and design guidelines. The aim was to articulate and enable this vision through a new special purpose zone including a new Outline Development Plan as part of the District Plan review which the Council was in the process of undertaking.
21. As part of this process members of the project team and I met on a number of occasions with Council staff. This included a combined meeting with Council staff at the Golf Club as part of stakeholder meetings about the Master Plan.
22. Ultimately the Golf Club and adjacent residential properties were included in a new special purpose zone in the Proposed District Plan when it was publicly notified setting the scene for the Resort's ongoing development into a high quality regional tourism destination with additional development areas for the Spa Village, Hotel, hot water pools complex.
23. I obtained resource consent for a Hotel on Activity Area 4 in January 2020. The consented hotel is three-storey and comprises 50 rooms, a restaurant and conference centre, and associated carparking.
24. As part of the ongoing preparation for the future of the Resort I have also subdivided the Golf Club land into 4 large allotments. The Titles issued in February 2024 align with the activity areas for the golf course, spa and wellness centre, hot pools facility and hotel/ visitor accommodation. This is designed to facilitate development within the activity areas where development is planned over the next three years.

25. I have recently put the Golf Club land on the market for sale. I note that this does not include the land where development of the resort is planned as explained above (facilitated by the subdivision).
26. I am looking for a buyer who shares my vision for the resort as a whole. The sale will assist in providing capital to facilitate the new development planned within the resort, namely the spa and wellness centre, hot pools facility and hotel/ visitor accommodation as well as the Māketete proposal.
27. Phase 1 of my development plans include the boutique Hotel including meeting and function facilities which as described above is already consented, a high-end Hot Pools and Spa facility and the Māketete proposal which is the subject of this hearing.

PURCHASE OF MĀKETE SITE

28. After I purchased the Golf Course I was keen to purchase the land on the corner of SH1 and Pegasus Boulevard. From my perspective, this land should be the gateway to the Golf Club and the Resort.
29. The land is in a great location to attract passing motorists as well as planned visitors. It is surrounded by the golf course on three sides, it includes a much degraded Taranaki Stream corridor which can be restored and made a feature of the proposal and there is also potential for the remains of the original flour mill for the district to be a feature of any development as well honouring its Maori history.
30. I tried to purchase the land for a number of years, but the elderly owners did not want to sell. It was not until September 2021 that I was able to buy it from the estate of the former owners around the same time the proposed District Plan was notified.
31. I would like to note that before I purchased the land and as part of discussions regarding the new resort zone, Council staff encouraged me to include this land in the new resort zone but without owning it at the time this was not able to be progressed.
32. However, as soon as the land was purchased I asked Tony and his team to urgently prepare a submission seeking the rezoning of the land to enable the Māketete proposal. In the very limited time available this request was

necessarily very broad in its nature with the intention to refine and flesh out the proposal as the district plan review process progressed.

33. After the submission was filed numerous meetings were had with Council staff to discuss the project and address any technical concerns. These meetings were collaborative in their approach and a continuation of how we approached the Pegasus Resort special purpose zone.
34. During this time, it was Council staff who suggested that the residential component should be medium density residential and I was keen to comply with what Council required for the residential component and agreed to let the MDRS drive the built form standards. for Activity Area 7B.
35. More detailed information including technical reports about the proposal were put together after this consultation with the Council and was lodged in November 2022, at the time of further submissions.
36. The Māketete proposal is designed to be an integral part of the Resort as well as forming an important gateway function and attractor given its location on the State Highway.
37. As part of the Resort it is intended to become a major Waimakariri visitor attraction that will include a farmers market, wine tasting centre, artisan and craft workshops, and other tourist focussed activities together with a village green and commons all bounded in the future by village style residential on the northern and eastern sides. The stream will be naturalised and enhanced by appropriate planting adding to an open area for enjoying local hospitality, massage, yoga and craft classes and the like.

CONSULTATION WITH THE COMMUNITY

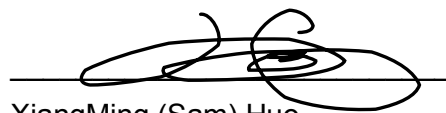
38. As part of our planning for the new resort zone I consulted with the community including in particular the owners of property with frontage to the golf course and the Pegasus Community Association and Residents Group, This community consultation was alongside the consultation undertaken by Council when notifying the proposed new resort zone.
39. I think that effort is reflected in that fact that SPZ-PR zone did not receive any submissions in opposition but received two submissions in support and three neutral submissions from an adjacent landowner seeking to add their

land into the zone, a developer seeking clarification about a definition and the Canterbury Regional Council seeking a minor wording amendment to a policy.

40. The submission to add in the Pegasus Māketē site into the SPZ-PR likewise did not receive any submissions in opposition.
41. I have also consulted with local iwi throughout this process and this consultation is ongoing. I recognise the specialness of the area to Maori and have endeavoured to include provisions in the new zone provisions that recognise that relationship.

COUNCIL OFFICERS REPORT FOR THIS HEARING

42. More recently as part of the preparation of Council reports for this hearing, Council staff who were not involved in the earlier consultation with Council raised some material concerns about the proposal. These are reflected in the Council Officers Reports and in particular relate to transportation and the medium density housing component of the proposal.
43. Despite these concerns coming as a surprise given earlier discussions with Council staff, my project team has worked hard to meet these concerns and the changes to the proposal are outlined in detail in the experts' evidence filed on behalf of DEXIN.
44. In terms of the residential component of Makete, I am not so much concerned about the actual density or type of residential. What I want to ensure is that both activities areas feed off each other to create a village atmosphere and urban design benefits described in Mr Lundy's evidence.
45. I can confirm that I am happy with the changes proposed in the evidence.



XiangMing (Sam) Huo

20 May 2024