

21 November 2022

Proposed District Plan Further Submission  
Waimakariri District Council  
Private Bag 1005  
**RANGIORA 7440**

Attention: Proposed Waimakariri District Plan Submission

**Submission by email to:** [developmentplanning@wmk.govt.nz](mailto:developmentplanning@wmk.govt.nz)

**RE: Further Submission on the Proposed Waimakariri District Plan by Templeton Group**

1. Templeton Group makes this further submission on the Proposed Waimakariri District Plan ("PDP) in support of/in opposition to original submissions to the PDP.
2. An overview of Templeton Group's interests in the Waimakariri District is set out in the Templeton Group primary submission on the PDP.
3. Templeton Group makes this further submission in respect of submissions by other parties to the Proposed Waimakariri District Plan.
4. The relief sought by Templeton Group in respect of each Primary Submission is set out in **Attachment 1**.
5. Templeton Group does not consider it can gain an advantage in trade competition through this submission.
6. Templeton Group wishes to be heard in support of this further submission.
7. If others make a similar submission, Templeton Group will consider presenting a joint case with them at a hearing.

Dated this 21 November 2022,

signed on behalf of

**TEMPLETON GROUP** by



Senior Associate

Barker & Associates

ADDRESS FOR SERVICE:

Attention: Janice Carter  
Barker & Associates  
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**CHRISTCHURCH, 8011**

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Copy to:

Attn: Paul Gunn  
Templeton Group  
PO Box 106-102  
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**AUCKLAND 1143**  
Email: [paul.gunn@templetongroup.co.nz](mailto:paul.gunn@templetongroup.co.nz)

## Attachment 1: Templeton Group – Further Submission on the Proposed Waimakariri District Plan

Submitter Name	Submission Point Number	Section/ Provision	Submission Position	Summary of Decision Requested (Decision Sought)	Templeton Group Response	Templeton Group Decision(s) Sought
Waimakariri District Council - Jim Harland	367.18	Planning Maps	Oppose	Amend the Planning Map to change the following road locations from Local Road to Collector Road:  a. Pegasus Main Street from Pegasus to Lakeside Drive.	Oppose	Templeton Group opposes amending Pegasus Main Street including relevant adjoining roads, from a Local Road to a Collector Road as it has not had time to consider the implications of this change on its development proposals and seeks at this stage that submission point 367.18 is rejected.
Rhonda Mather	95.1	HH - Taonga o onamata - Historic heritage	Amend	Add 'Bob's Bridge' (the swing-bridge over Lake Pegasus) and the Pou at the entrance to Pegasus Town to the heritage list to be protected and preserved for future generations. This protection to include the areas around the bridge and pou and sightlines to ensure they remain visible and accessible.	Oppose	Templeton Group opposes the introduction of heritage protection of the bridge insofar as it may affect development proposals by Templeton Group including sightlines. Templeton Group therefore seeks that submission point 95.1 at this stage is rejected.
Woodend-Sefton Community Board - Kaye Rabe	155.14	HH - Taonga o onamata - Historic heritage	Amend	Modern features and structures such as the Woodend War Memorial, Bob's Bridge in Pegasus, and the Pegasus Pou need recognition so that they can be protected as future historic heritage.	Oppose	Templeton Group opposes the introduction of heritage protection of Bob's Bridge in Pegasus, insofar as it may affect development proposals and considers that sufficient evidence has not been presented to establish that this item qualifies as historic heritage. Templeton Group therefore seeks at this stage that submission point 155.14 is rejected.
Woodend-Sefton Community Board - Kaye Rabe	155.4	SUB-S17	Amend	Add in Pegasus Lake to table Table Sub-2 or an easement to provide an open space zone along the lakefront at 64, 66 and 70 Pegasus Main Street (from Bob's Bridge to existing commercial area) to allow public access around the entire lakefront.	Oppose	Templeton Group opposes the creation of any esplanade strip or open space zone over sites it owns at 64, 66 and 70 Pegasus Main St. Templeton Group therefore seeks that submission point 155.4 is rejected.
Rhonda Mather	95.2	PEG - Pegasus – General	Oppose	Rezone the areas of 64, 66 and 70 Pegasus Main St to enable a mixture of activities such as retail, community facilities and open space (sporting and other community events), plus some type of accommodation facility (such as a motel).	Oppose in part	Templeton Group supports rezoning the sites it owns at 64, 66 and 70 Pegasus Main St to Local Centre Zone but is opposed to introducing a requirement to provide open space zoning on these sites.