

**BEFORE THE INDEPENDENT HEARINGS PANEL APPOINTED BY THE WAIMAKARIRI
DISTRICT COUNCIL**

IN THE MATTER of the Resource Management Act 1991 (**the Act**)

AND

IN THE MATTER of hearing of submissions on the Proposed
Waimakariri District Plan

Hearing Stream 12A: Commercial Rezoning
- Pegasus Township

**INDUSTRY STATEMENT OF SEAN WIJANTO
FOR TEMPLETON GROUP (SUBMITTER 412)
Dated 5 March 2024**

INTRODUCTION

Qualifications, experience, and role

1. My full name is Sean Wijanto. I hold the position of Development Director and have held this position for 1.5 years. I have been employed by Templeton Group Limited (TG) for 1.5 years.
2. I hold the qualifications of Master of Architecture (Prof.) (Hons) from The University of Auckland. I am a NZRAB Registered Architect, member of the New Zealand Institute of Architects, and Green Star Accredited Professional.
3. My experience includes 10 years of commercial and residential experience in property development and architecture in New Zealand.
4. I am authorised to give this statement on behalf of Templeton Group Limited ("**Submitter**").

Statement Preparation

5. In preparing this statement I have discussed the submission of Templeton Group with Janice Carter of Barker & Associates Limited and members of the TG team.
6. My statement will address the following matters:
 - (a) Templeton Group Limited – who we are and what we do;
 - (b) Purchase of Business zoned land at Pegasus Township;
 - (c) Aspirations for the land; and
 - (d) Commercial need/demand for this development in the proposed location at Pegasus Township

SUMMARY OF EVIDENCE

7. Templeton Group Limited owns land at Pegasus Township that was previously zoned for business activities in the operative Waimakariri District Plan. The PDP proposes that the land be zoned Medium Residential Zone (MRZ). By zoning the land MRZ Templeton Group

considers that the PDP does not sufficiently and appropriately provide for the town centre masterplan it has developed for the area. A Local Centre Zone (LCZ) along with some specific residential provisions for Pegasus is considered to be more appropriate.

8. Commercial need/demand for this development in the proposed location at Pegasus Township has significant benefits for the wider community. It provides the opportunity to accommodate the ongoing growth, demand and provides flexible development opportunities for the long-term sustainability of the town centre.
9. Templeton Group Limited (TG) has developed several masterplan options which includes Community Centre, Hotel, Health and Wellness, Commercial and Retail tenancies.
10. The Woodend / Pegasus area is expected to grow by over 12,000 residents by 2048 according to Stats NZ. The community would require further commercial developments to accommodate the increase in population. Templeton's preferred zoning designation ensures sufficient planning flexibility to adequately cater for future growth / demand.
11. In March 2023, Templeton Group and Waimakariri District Council concluded community consultation for a new Community Centre to service the Pegasus Community. As part of this consultation, we have received large numbers of feedback from the community for additional commercial, food and beverage, and health / wellness operators.
12. Templeton Group has received numerous commercial enquiries from a wide variety of operator/owners ranging from health practitioners for an integrated multi – discipline medical / health clinic, hotel developers, convenience commercial and short stay accommodation. The community has similarly shown a strong preference for providing an expanded commercial offering / destination within the town centre.

TEMPLETON GROUP - WHO WE ARE AND WHAT WE DO

13. Templeton Group was established almost 10 years ago and is a New Zealand owned property developer and investor focused on bespoke design-led projects. Developments range from luxury homes, heritage

restorations, high quality apartment and terraced housing and mixed-use retail developments to large land developments, including student accommodation and hotels. More information can be found on Templeton Group at www.templetongroup.co.nz

PURCHASE OF BUSINESS ZONED LAND AT PEGASUS TOWNSHIP

The land subject to our Submission

14. The land primarily the focus of our submission is outlined in the table below. TG also own other land at Pegasus.

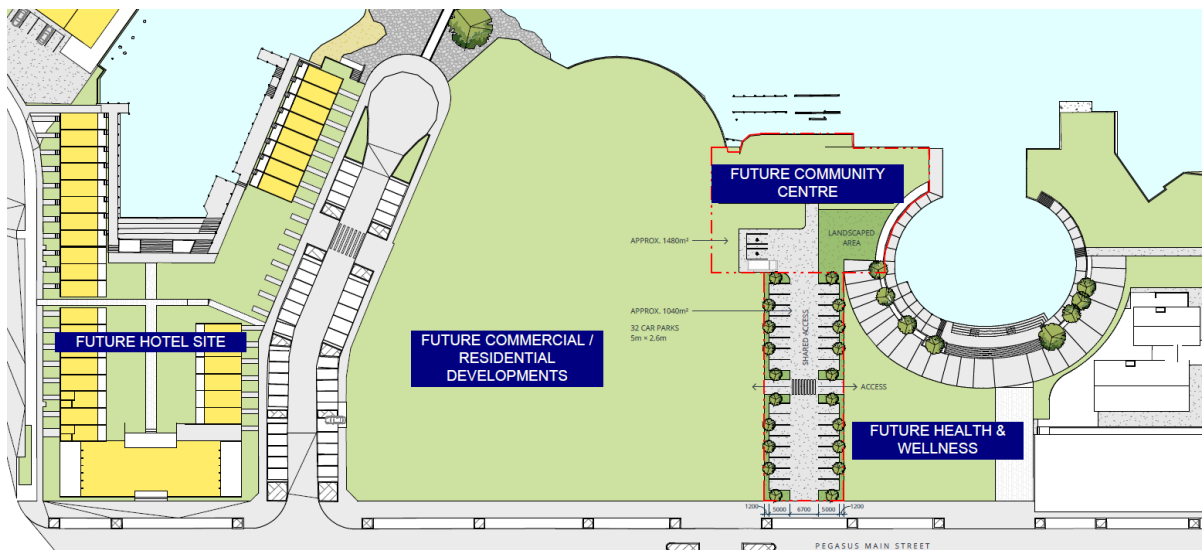
Address	Legal Description	Area (ha)
64 Pegasus Main Street	Lot 10 DP 517496	0.10
66 Pegasus Main Street	Lot 102 DP 517496	1.25
70 Pegasus Main Street	Lot 101 DP 505068	0.6

Background

15. In 2019 Templeton Group acquired the majority of assets of Todd Property Limited and owns master planned developments that include Long Bay, Pegasus and Stonefields. When it purchased the land it was predominantly zoned for business activity in the operative plan.
16. Master planning by Templeton Group for its land at Pegasus Township has been undertaken from 2021 to present.
17. In November 2021, Templeton Group sought changes to the PDP provisions to ensure a more flexible approach to local centre development and made a submission on the Proposed Waimakariri District Plan.
18. Templeton Group's submission focuses on rezoning its land at Pegasus township from Medium Residential Zone (MRZ) as per the notified PDP, back to a commercial zoning; Local Centre Zone (LCZ) being the equivalent zoning.

ASPIRATIONS FOR THE LAND AT PEGASUS TOWNSHIP

19. Templeton Group's aspirations for the lakefront land consists of:
- A proposed new Community Centre in collaboration with Waimakariri District Council with plenty of landscaping surrounds and off-street parking provision.
 - A boutique hotel, spa and associated amenities.
 - Additional destination community amenities including café / restaurant, general store, landscaping, health, and wellness offerings.
 - Mixtures of commercial and medium-high density residential developments.
 - Public transport connectivity and proximity to open space amenities.



COMMERCIAL NEED / DEMAND FOR THIS TYPE OF DEVELOPMENT IN THIS LOCATION AT PEGASUS TOWNSHIP

20. Pegasus township is located in close proximity to Christchurch and has significant number of strategic advantages, such as public transport connectivity, proximity to open space amenities, the lake setting, community facilities and schools. Templeton Group consider the

township has potential for various tourism and other commercial opportunities and implementing residential zoning within these sites would hinder the growth and the ability to create a vibrant town centre for the community.

21. With the proposed Community Centre being developed in conjunction with Waimakariri District Council, the balance of site would be best suited as a mixture of commercial and residential developments (with residential potentially located above the retail/commercial activities).

CONCLUSION

22. Templeton Group considers that Local Town Centre (LCZ) is the appropriate zoning for the future of Pegasus Town Centre.
23. The zoning in the PDP should be amended back to a commercial zoning (LCZ) to accommodate the anticipated growth of Pegasus / Woodend Community and fully optimise the development opportunities, vision, and outcomes it holds for the locality.
24. Templeton Group consider that a better design led outcome can be achieved, whilst providing for greater future flexibility and mixed-use activity to encourage more people to live in and around local centres.
25. Commercial demand for this development in the proposed location at Pegasus Township have significant benefits for the wider community. It provides the opportunity to accommodate the ongoing growth, demand and providing flexible development opportunities for the long-term sustainability of the town centre.
26. Templeton Group consider that building on the unique attributes of the Pegasus township and facilities, better design can be delivered given the scale of the landholding and ability to masterplan a large area.

Sean Wijanto

05 March 2024