

**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

---

**PRELIMINARY PLANNING EVIDENCE OF JANICE CARTER  
FOR TEMPLETON GROUP (SUBMITTER 412)  
Dated 5 March 2024**

---

## TABLE OF CONTENTS

INTRODUCTION .....	1
Qualifications, experience and role .....	1
Evidence Preparation.....	1
SCOPE OF EVIDENCE .....	2
OVERVIEW .....	2
SECTION 32 REPORT & DISCUSSIONS WITH S42A REPORTING PLANNER .....	3
APPENDIX 1 Operative Plan Zoning.....	1
APPENDIX 2: Rezoning to LCZ sought in submission .....	1

## **INTRODUCTION**

### **Qualifications, experience and role**

1. My full name is Janice Carter. I hold the position of Senior Associate at Barker and Associates. I have been in this position since September 2019.
2. I hold the qualifications of Bachelor of Science in Geology and Geography from the University of Canterbury and a MSc (Hons) (Resource Management) from the University of Canterbury.
3. I am a Full Member of the New Zealand Planning Institute.
4. My experience includes both planning in a local authority environment and in private practice. A large proportion of my work has involved regional and district plan drafting, and preparing submissions on a variety of projects. I also have experience in resource consent processing and managing resource consent processing contracts for local authorities, and preparing resource consent applications and assessments of environmental effects for a variety of developments. I am an accredited Hearings Commissioner.
5. I am familiar with Pegasus Township and its environs, having visited the site on a number of occasions.
6. I was involved on behalf of Templeton Group (TG) in drafting its original submissions and further submission to the Proposed Waimakariri District Plan.
7. Whilst this is not an Environment Court hearing, I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023. I have complied with it in preparing this evidence and I agree to comply with it in presenting evidence at this hearing. The evidence I give is within my area of expertise except where I state that my evidence is given in reliance on another person's evidence. I have considered all material facts that are known to me that might alter or detract from the opinions that I express in this evidence.

### **Evidence Preparation**

8. In preparing this evidence I have discussed the submissions and further submissions with Seam Wijanto who has also provided a statement for

this hearing. I have also had discussions with Andrew Willis, the Councils Reporting Planner for this topic.

## SCOPE OF EVIDENCE

9. My brief evidence will address the following:
  1. Overview of submission
  2. the Section 32 report & consultation with the Reporting Officer
  3. LCZ – the most appropriate zone

## OVERVIEW OF SUBMISSION

10. Templeton Group was established 10 years ago and is a New Zealand owned property developer and investor focused on bespoke design-led projects. TG business is described in the statement by Sean Wijanto dated 5 march 2024.
11. TG own land at Pegasus Township that was previously zoned Business 1 and Residential 6 in the operative Waimakariri District Plan (Operative Plan) (see Appendix 1). The Proposed Waimakariri District Plan (PDP) proposes that the land be zoned Medium Residential Zone (MRZ). TG's submission focusses on rezoning its land at Pegasus Township from MRZ to Local Centre Zone (LCZ), see Appendix 2. Templeton Group considers that the PDP does not sufficiently or appropriately provide for the town centre masterplan it is developing for the area (see statement by Sean Wijanto dated 5 March 2024).
12. The land which is the focus of TG's submission is outlined below:

Address	Legal Description	Area (ha)	Operative Plan Zone	Notified PDP Zone	Zone sought in submission
64 Pegasus Main Street	Lot 10 DP 517496	0.10	Business 1 and Res 6	MRZ	LCZ
66 Pegasus Main Street	Lot 102 DP 517496	1.25	Business 1 and Res 6	MRZ	LCZ
70 Pegasus Main Street	Lot 101 DP 505068	0.6	Business 1 and Res 6	MRZ	LCZ

## SECTION 32 REPORT & CONSULTATION WITH THE S42A REPORTING PLANNER

13. TG are primarily concerned its land had been zoned MRZ in the PDP. The land was predominantly zoned for business activities in the Operative Plan and TG has progressed plans for town centre development. Recent implementation of its plan has included developing a community centre in conjunction with the Council and in consultation with the community (see statement from Sean Wijanto).
14. The Commercial and Industrial section 32 Report accompanying the PDP discusses the Pegasus Commercial Area at page 35<sup>1</sup> as follows:

### **5.5.1.3 Pegasus Commercial Area**

*The majority of the business-zoned area of the Pegasus local centre has either been developed (or is in the process of being developed) for residential units (via resource consents) or remains vacant. Only a small area has been developed for commercial activities (fronting Pegasus Main Street). In addition, as can be seen on the zone map excerpt below the current zoning pattern does not follow the land form, road or parcel boundaries in the areas fronting the lake, especially around Barnes Street, Moto Quay, Lakeside Drive, Kawari Drive / Capital Lane, Athena Street and the circular lake area in the zoned business centre. In these areas the zoning is split between Business 1 and Residential 6 or Residential 6a.*

*Because of these issues the zoning has been amended in the town centre to better align with the existing and consented development (residential, business and open space) and to address the inaccurate business / residential zone boundary (by aligning it with the 'as built' road and landforms and making it Medium Density Residential or Open Space Zone).*

***It should be noted that these zone changes have been made in the absence of advice from the main land owner, despite direct Council correspondence requesting this. As such, further zone changes through the submission process to better match the aspirations of the landowners and community are not unexpected.*** [bold my emphasis]

15. TG lodged a submission clarifying and confirming its intentions and aspirations for the land. Prior to and since lodging the submission discussions have been had with the Reporting Planner for this topic. In

---

<sup>1</sup> Commercial and Industrial Section 32 Report – Waimakariri District Plan Review, page 35

particular, I sought clarification of the evidence that would be required to assist the reporting planner in preparing his s42A report in respect to the proposed zoning of the land<sup>2</sup> given the timetable and directions from the panel. Whilst the planner was careful to express that the panel may take a different view at the hearing, he advised that the *'main evidence required would be around commercial demand and the land owner's aspirations, with a light touch planning statement as to why the LCZ is the most appropriate zone.'*

### **LCZ - THE MOST APPROPRIATE ZONE**

16. In my opinion it is appropriate to rezone the land to LCZ as requested by TG. This will 'revert' the land back to a commercial zone and at the same time tidy up the unusual zoning pattern that was previously in the Operative Plan (see Appendix 1). The Local Centre Zone most closely aligns with the aspirations of the land owner. The LCZ also fits the hierarchy in the PDP in respect to commercial activities in smaller township areas such as Pegasus. It is therefore the most appropriate zone to enable TG to put in place its town centre master plan.
17. Pegasus township has plentiful supply of medium density residential land; the small scale of the proposed rezoning is such that it will have insignificant effects on residential land supply. The location of this land adjacent to the existing LCZ is an appropriate position to develop the town centre as a local commercial focal area for the township. I further note that the lake front location for commercial and community activities was part of the original plan for Pegasus town.
18. Overall, I consider that the notified PDP MRZ zoning for this land adjacent to the existing proposed Pegasus Local Centre Zone will not enable a vibrant town centre for the Pegasus community to develop in the longer term. The zoning proposed by TG will better meet the needs of the community and its expectations for more commercial, food and beverage, and health/wellness operators in this location.

---

<sup>2</sup> Discussions between Janice Carter and Andrew Willis dated 15 February 2024 and subsequent email dated 15 February 2024 clarifying information requirements.

*Janice*

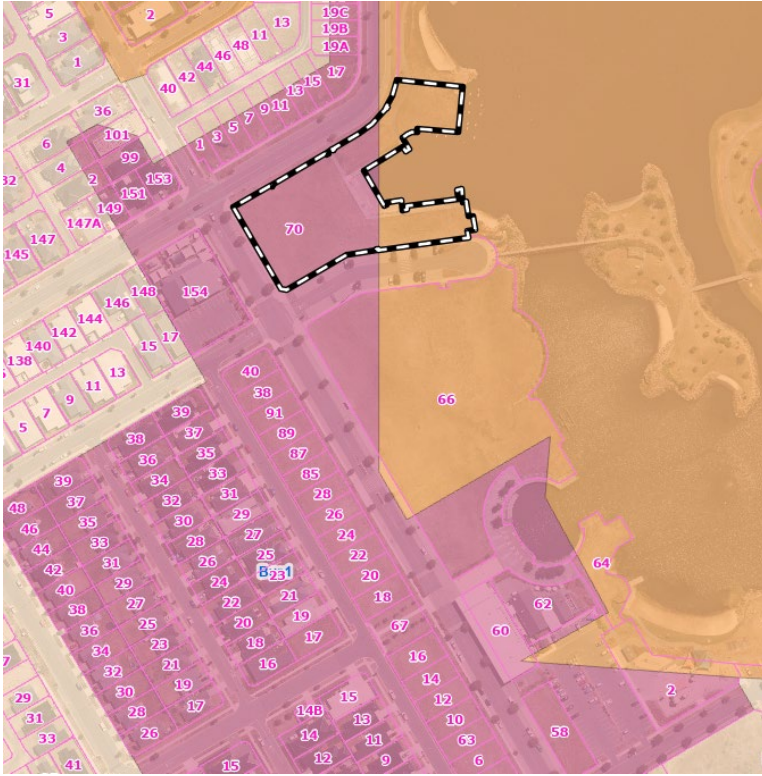
Janice Carter

5 March 2024

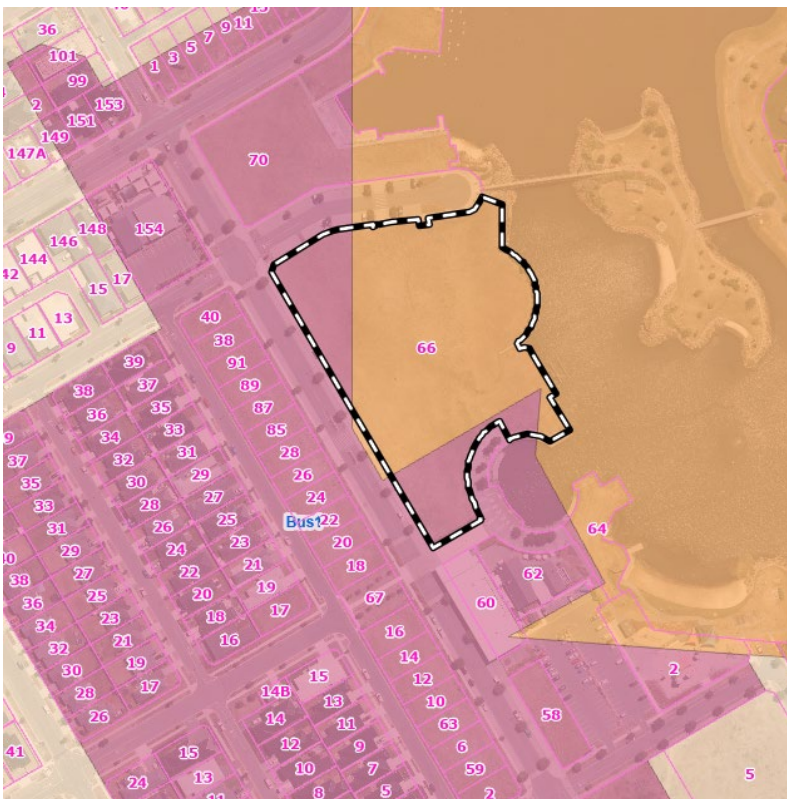
## APPENDIX 1 Operative Plan Zoning

Business 1 (pink shading) and Residential 6 (orange shading)

70 Pegasus Main Road (dotted line)

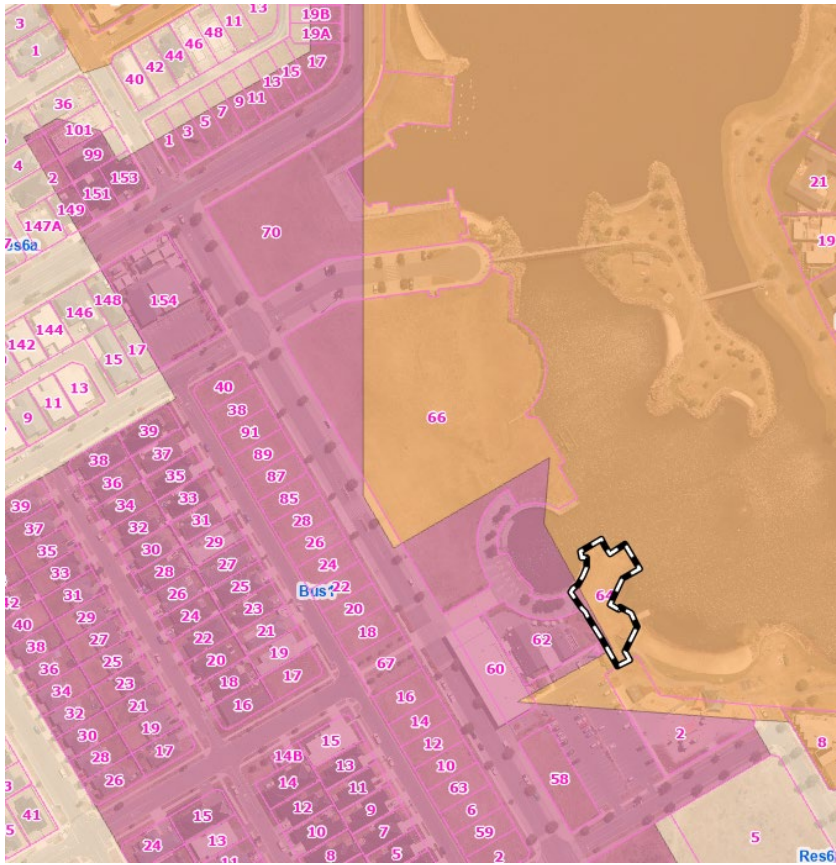


66 Pegasus Main Road (dotted line)





64 Pegasus Main Road (dotted line)



**APPENDIX 2: Rezoning to LCZ sought in submission (stripped area)**

