

Submission on Waimakariri District Council - Proposed District Plan

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Waimakariri District Council - Development Planning Unit

Date received: 24/11/2021

Submission Reference Number #:95

This is a submission on the following proposed plan (the **proposal**): Waimakariri District Council - Proposed District Plan

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Attachments:

Pou_20090213_Paths.pdf

MotuQuaySign.jpg

New reserve & playground locations2014.pdf

POU_BlessingJun08.docx

swingbridge sunset.jpg

ponies and gazebos.jpg

I wish to be heard: Yes

I am willing to present a joint case: Yes

Could you gain an advantage in trade competition in making this submission?

- No

Are you directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- No

Submission points

Point 95.1

Section: HH - Taonga o onamata - Historic heritage

Sentiment: Amend

Submission:

With Pegasus being a town that is only 13 years old (since first residents moved in), it could easily be overlooked as not having any 'historic' or 'heritage' structures. It is important to consider structures that may be quite new, but will in time become historically significant. In the case of Pegasus Town, there are two structures in particular which I believe need to be protected in the short and long term. These structures are 'Bob's Bridge', the swingbridge over Lake Pegasus and the Pou (Maori carvings) at the SH1 entrance to Pegasus.

THE POU:

The Pou are notable cultural structures that need to be preserved and respected. Maintenance and preservation of them should include the ground around them.

Excerpt from Chris Brown's report to Council, 5 October 2021 (TRIM Ref: 210923153767): *"There are six pou – Te Tumu Herenga Waka, He Tētē Kura, Tiki, Te Toki a Raureka, Tuna Heke and Mere, which stand majestically at the entrance to Pegasus township. These pou were carved from wind-felled totara trees that once grew in Okiwi Valley near Kaikoura and were gifted to Pegasus by Te Runanga o Kaikoura on behalf of Ngati Kuri. It took carvers Fayne Robinson, Riki Manuel and Carl Tauwhare, eight months to carve the pou, representing the cultural heritage of North Canterbury and many of the environmental values on which Pegasus township is built. The pou were unveiled and blessed at a dawn ceremony in 2008.*

As a major feature to North Canterbury's newest town and of substantial cultural significance, the repair and restoration of the Pegasus pou is of great importance to the kainga (town/village), the Runanga and the wider Waimakariri District.

It needs to be noted that the six pou at the entrance to Pegasus town, are not on Council owned land, but rather land that is currently owned by the Pegasus Golf Club. There is currently no agreement between the Pegasus Golf Club and Council for the maintenance and preservation of the entryway to the township."

The minutes from the Council's 5 October meeting state: *"Councillor Atkinson noted that the pou were gifted to the Waimakariri community by the Kaikoura iwi and should be maintained and preserved. The pou were in public ownership and their continued maintenance therefore needed to be ensured"*

BOB'S BRIDGE:

Bob's Bridge is a structure of great significance to the history of Pegasus Town and to the late Bob Robertson, Founder of Pegasus Town. An example of a threat to this structure was the plan to erect a cellphone tower within a few metres of it a couple of years ago. This bridge would have to be one of the most photographed structures in the Waimakariri District. Having a cellphone tower erected so close would have impacted on the ability to get such beautiful photos of the bridge without a large ugly tower in the middle of it. Fortunately public intervention got the cellphone tower moved about 50 metres further away. The planning rules at the time permitted the building of the tower without public consultation. Protection of the bridge as a structure of local historic significance would prevent future mishaps and hopefully ensure the bridge's upkeep and longevity. I note that the bridge is currently in private ownership (Templeton Group), but that it will eventually be vested in Council along with the Lake.

In August 2020, the swingbridge was named 'Bob's Bridge', in honour of Bob Robertson and a sign erected. At that time Hetty Van Hale from Infinity Investment Group Wanaka stated: *"it (the swingbridge) really was one of his very special projects and a lot of his time and energy went into the design of this bridge. It was important to him that it was of very high quality and nothing like any other town in New Zealand had."* Bob Robertson passed away in November 2014.

Relief sought

Add 'Bob's Bridge' (the swingbridge 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.

Point 95.2

Section: PEG - Pegasus

Sentiment: Oppose

Submission:

This point relates to the zoning of 64, 66 & 70 Pegasus Main Street as MRZ. It is noted that these blocks of land are currently owned by Templeton Group.

It has been noted repeatedly at Council meetings and by Council staff that Council owned land in Pegasus is very limited, meaning it is difficult to find land for Council facilities, such as a community centre and youth park (be that skate park or other youth activity area). Council are currently investigating options for securing land for these two facilities in Pegasus. While there is a substantial amount of Council owned land at Gladstone Park, this area has been repeatedly ruled out for use for community facilities due to its isolation and lack of convenient access.

A zoning of MRZ would allow high density residential development in an area prized for its openness and Lake views. The areas of 66 & 70 Pegasus Main St host major events such as triathlons, multi-sports events, Pegasus parkrun and the Community Christmas by the Lake. There are no other sites remaining that would be large enough and in a suitable location for these types of events. As they say, once its gone, its gone.

It is my understanding that proposed changes being made by the government would allow 3-story houses to be built on sites zoned MRZ. For this to happen in any area around Pegasus Lake would destroy the atmosphere and expectation of a semi-rural township that has been carefully created for Pegasus by its founder, the late Bob Robertson (Infinity Investment Group). Maintaining access around the Lake is essential to the wellbeing of the community.

Until recently, it has been understood that a reserve area would be created near Bob's Bridge (the swingbridge over the Lake). See attached 'New reserve and playground locations' document. There is no mention of that in the current proposal.

It is well known that Pegasus town centre has never really 'taken off' in terms of commercial development or having a central community hub. Currently Council planners have the decision in their hands of creating a zoning that enables Pegasus to have a community hub and heart, a space where people want to gather and activities can and do happen. A space that makes people from throughout the Waimakariri and beyond want to spend time in Pegasus and patronise its businesses. Or, leaving the zoning as MRZ and killing the town dead with an ugly obstructive and uninviting block of multi-story residences. How the area of 64 Pegasus Main St can even be considered suitable for an MRZ zoning is beyond me. It is right beside The Good Home gastropub and on an awkward shaped section immediately adjacent to the Lake, beside a carpark and playground (and public toilets).

During the consultation process I was told that the decision to zone this land residential dates back to a request from previous Pegasus Town developer/owner Todd Property. My understanding is that the current owner/developer, Templeton Group, have plans for this area that do not fit with the MRZ zoning.

It should be noted that Pegasus is already well catered for in regards smaller sized sections and MRZ areas. The requirements of having MRZ zones close to town centre amenities is more than met by existing zoning.

Relief sought

Give the areas of 64, 66 and 70 Pegasus Main St a zoning that enables a mixture of activities such as retail, community facilities and open space, plus some type of accommodation facility (such as a motel). Ensure enough greenspace to allow for sporting and other community events. Protect this area from major residential development.

Pou

The six pou which stand at the entry to Pegasus town were carved from wind-felled totara trees that once grew in Okiwi Valley near Kaikoura – they were gifted by Te Runanga o Kaikoura on behalf of Ngati Kuri. It took carvers Fayne Robinson, Riki Manuel and Caine Tauwhare eight months to carve them and they represent the cultural heritage of North Canterbury and many of the environmental values on which the town is built. They were unveiled and blessed at a dawn ceremony in 2008.

1 TE TUMU HERENGA WAKA

This pou presents the form of a waka with a tekoteko (carved human form found either atop a traditional house, or at the bow of a canoe) standing in front.

Waka are a fundamental aspect of Māori identity, with all tribes proudly affiliating back to the original waka that brought their ancestors to these shores. Pākehā New Zealanders also arrived on ships to which many Cantabrians at least can still trace their heritage from. This pou therefore represents our common bonds to the ocean. The waka itself

represents adventure, exploration, arrival, settlement and accomplishment, and carries with it the message that a great feat has been achieved. The tekoteko figure has a human-like body, hands in the form of kūmara tubers, and a head based on the kāhu (native hawk). It represents the relationships between humans and their environment and draws upon elements of the ancestral landscape upon which Pegasus Town stands. In essence, therefore, this pou represents people working together to achieve their goals.

2 HE TĒTĒ KURA

He Tētē Kura depicts the native tree fern and embodies the traditional proverb “Mate atu he tētē kura. Ara mai rā he tētē kura. As one fern frond dies, another rises to take its place”. It is a metaphor for the cycle of life, and ties us to our past, present and future. The fronds represent whānau (extended families) – the fundamental building block of society – with each set of fronds sheltered in turn by the leaves around them. This acknowledges the traditional Māori world view that all elements of nature relate to, and are ultimately inter-dependent on, each other for their own health and well-being.

3 TIKI

Tiki is the form of the unborn child and thus represents development and potential. Tiki were often carved from used greenstone adzes. This pou therefore reflects the birth of a new town and the possibilities that this brings, while at the same time celebrating the strong heritage of this landscape associated with the manufacture and trade of pounamu greenstone tools and treasures.

4 TE TOKI A RAUREKA

Te Toki a Raureka commemorates the sacred gift from Raureka, an ancestor of the Wairangi people of Te Tai Poutini (West Coast). According to certain traditions, it was Raureka who first discovered a way across the Southern Alps to the east coast and, coming across some men of the Ngāi Tahu tribe building a canoe, she commented on the bluntness of their tools and showed them a pounamu adze that she carried. Impressed by this tool, a small group of Ngāi Tahu

returned with her to learn from her people about this highly valued resource and other key aspects of Te Wai Pounamu (South Island).

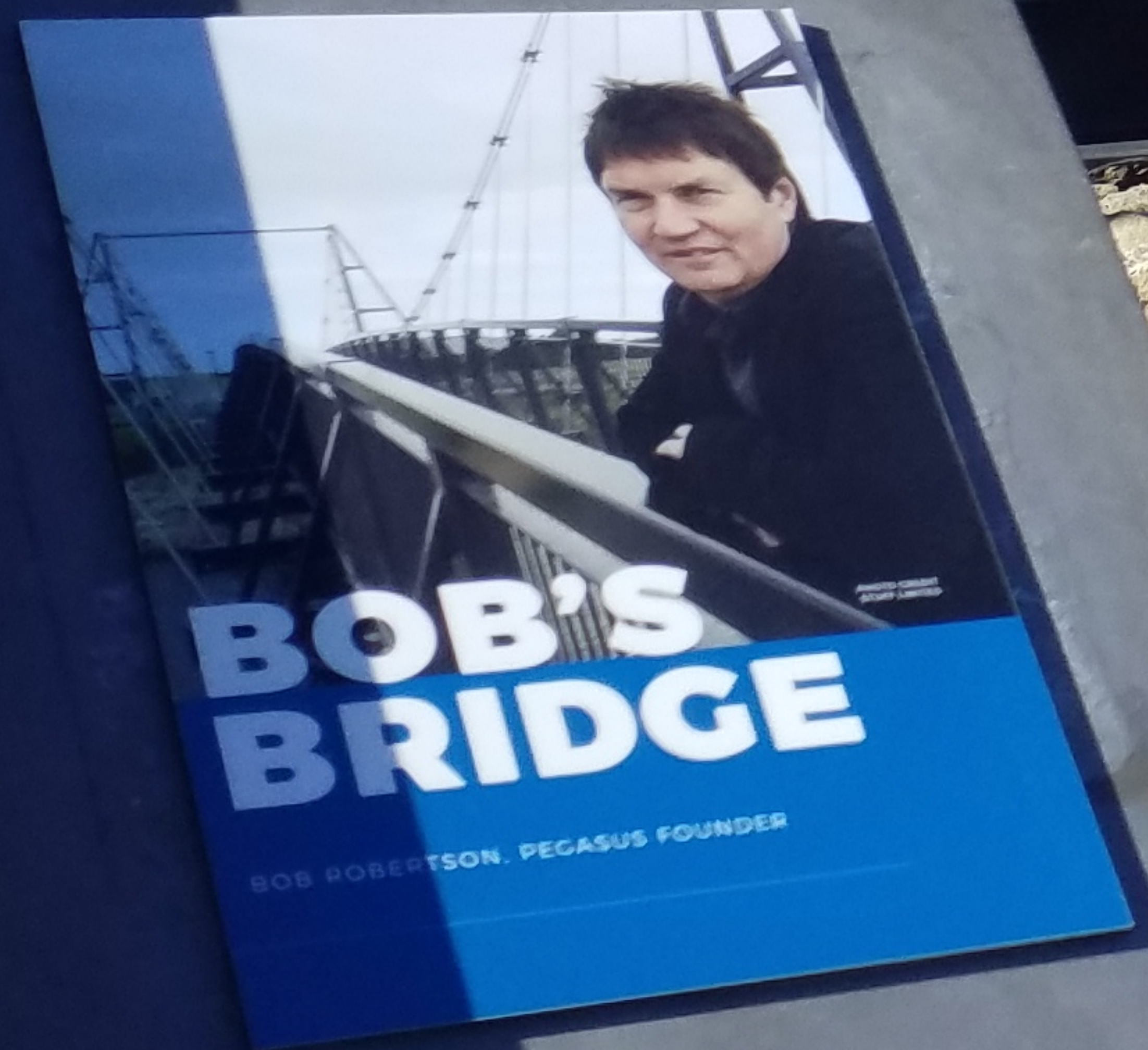
This pou represents development, knowledge, productivity, determination and chiefly status. Most importantly perhaps, it acknowledges and connects the people of Ngāi Tahu to those that were here before them.

5 TUNA HEKE

Tuna Heke – the migrating eels – acknowledges the value and importance of mahinga kai (resources and the places where resources were gathered) to Māori. It also acts as a metaphor for the people of this land who, for generation after generation have migrated to and from this area in search of food and resources for their sustenance and survival. It is a constant reminder of the importance of nature to the quality of human life, and that we need to nurture our environment so that its treasures can be enjoyed by our children and generations to come.

6 MERE

The mere (greenstone club) is both a symbol of leadership and war. Thus, this pou acknowledges our rangatira (chiefs) and seeks to honour those that fought for this land or were involved in wars overseas. The mere itself is being covered by the encroaching fronds of the forest, acknowledging that in death there is life. At the same time, this pou reminds us that we must not forget our past as we move into the future.



Maori carvings at Pegasus blessed

The Press 9 Jun 2008 Robyn Bristow Rangiora

Six carved wooden posts (pou) symbolising the cultural heritage of North Canterbury's new Pegasus Town were blessed at a dawn ceremony on Saturday.

The pou, which form the gateway to the town, were carved from wind-felled totara from the Okiwi Valley just north of Kaikoura, gifted by Te Runanga o Kaikoura on behalf of Ngati Kuri.

It took carvers Fayne Robinson, Riki Manuel and Caine Tauwhare eight months to carve them.

Pegasus Town managing director Bob Robertson said the pou represented many of the environmental values on which the town was being built, and the blessing was a tribute to the area's past.

Local iwi, neighbours, members of the project team and community groups took part in the ceremony.

Before construction of the town began in 2006, the Pegasus site was identified as having rich historical



Pegasus pou: iwi representatives John Crofts and Rick Tau bless six pou or carvings at the entrance to new North Canterbury town Pegasus. Photo: John McCombe

significance, which led to a major archeological survey in conjunction with local Maori.

A significant number of Maori artefacts have been uncovered during construction, including an ancient

pou believed to have been part of Kaiapoi Pa's palisade defences, which were breached by fire in the 1830s.

Other items discovered include pounamu, adzes and the remnants of a waka, all of which are believed to be associated with an earlier pa site that pre-dates Kaiapoi pa and the arrival of Ngai Tahu in the South Island.

The artefacts will be housed in a whare taonga (cultural centre), near where they were found, between future housing and the Mapleham golf course.

It is hoped the Canterbury Museum will return artefacts found in archaeological digs in the late 1960s and 1970s for display alongside the Pegasus artefacts.

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Allen McGregor Photography

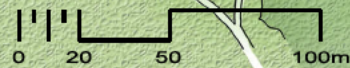


Pegasus Lake

Eastern Conservation
Management Area

Reserve
(3,771m2)

Playground
(1,821m2)



Pegasus Town
LAKE EDGE PLAYGROUND & RESERVE Rev 01
Town Centre 15 December 2014
CD4166N_986_rc_masterplan_Lake_r01.dgn
Disclaimer: Sizes, areas and layout plans may vary depending on survey, engineering and development requirements

