

**FURTHER SUBMISSION TO THE PROPOSED WAIMAKARIRI DISTRICT  
PLAN 2021**

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

**E-MAIL:** [developmentplanning@wmk.govt.nz](mailto:developmentplanning@wmk.govt.nz)

**FURTHER SUBMISSION ON:** Proposed Waimakariri District Plan 2021

**NAME OF SUBMITTER:** Sports and Education Corporation

**ADDRESS FOR SERVICE:** Sports and Education Corporation  
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Attention: Melissa Pearson

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## 1.0 INTRODUCTION

Sports and Education Corporation (**S&E Corp**) are the owners of the Pegasus Golf and Sports Course, an 18-hole championship golf course, located adjacent to Pegasus Township on State Highway 1. S&E Corp is seeking to build on the established golf related facilities and create a vibrant, high-quality visitor resort that provides for a mixture of tourism activities, including hotel and visitor accommodation, a spa/wellness and hot pool complex, golf education and country club facilities and a mixture of commercial and ancillary activities that support the tourism activities associated with the Pegasus Resort. The goal of this development is to provide the Waimakariri District with a premier tourist attraction that will contribute to the social and economic wellbeing of the District.

S&E Corp made a primary submission (Council Submitter Number 416) on the Proposed Waimakariri District Plan (proposed WDP) regarding the land zoned Special Purpose Zone (Pegasus Resort) (SPZ(PR)). The purpose of this submission was to support the provisions and extent of zoning of the SPZ(PR), as well as seek further amendments to several SPZ(PR) provisions and amendments to various additional rules across the proposed WDP in other chapters that have implications for future development in the SPZ(PR).

S&E Corp has an interest in the provisions and submission points that is greater than that of the general public.

S&E Corp wishes to be heard in support of its submissions and further submissions. If others make a similar submission S&E Corp would consider presenting a joint case with them at any hearing.

S&E Corp cannot gain an advantage in trade competition through this submission.

S&E Corp's further submissions and the reasons for the same are set out within the following table, entitled 'Further Submissions to Proposed Waimakariri District Plan 2021'.

**Signature:**

A handwritten signature in black ink that reads "M Pearson". The signature is written in a cursive, flowing style.

Melissa Pearson, for and on behalf of Sports and Education Corporation.

**Date:** 21 November 2022

## 2.0 FURTHER SUBMISSIONS TO PROPOSED WAIMAKARIRI DISTRICT PLAN

This further submission is in relation to the <u>original submission</u> of:	The particular parts of the original submission I/we support /oppose are:	My/our position on the original submission is:	The reasons for my/our support/ opposition to the original submission are:	Allow or disallow the original submission (in full or in part)	Give precise details of why you wish to allow/disallow (in full or in part) to indicate the decision you want Council to make
<p>Woodend-Sefton Community Board</p> <p>C/- Kaye Rabe <a href="mailto:com.board@wmk.govt.nz">com.board@wmk.govt.nz</a></p> <p>Submitter Number 155</p>	<p>Submission Point 155.13</p> <p>The submitter supports the Special Purpose Zone- Pegasus Resort conditional upon protection of existing residential lots and housing.</p>	<b>Support</b>	<p>S&amp;E Corp support the submitter's position as proposed Activity Area 7 in the SPZ(PR) achieves protection of existing residential lots and housing as requested by the submitter. Activity Area 7 specifically provides for the existing residential enclaves located within the SPZ, with no further intensification provided for.</p> <p>'Activity Area 7 – Residential' contains eight enclaves of existing residential sites with an average lot size of approximately 2000m<sup>2</sup>. These residential sites were created at the same time as the golf course development and have been designed to have aspects overlooking the golf course open space areas. The intention is for these lots to maintain their semi-rural appearance and outlook over the golf course with no further intensification anticipated. Activity Area 7 also includes two additional residential sites that were created as balance lots and are now being developed for residential activity.</p>	<b>Allow</b>	<p>The SPZ(PR) will not impact upon the existing residential lots and housing in the SPZ(PR).</p> <p>S&amp;E Corp seeks that the SPZ(PR) provisions which relate to Activity Area 7 are retained as notified.</p>
<p>Howard Stone</p> <p>C/- Wood and Partners Consultants Limited Attention: Neil Cox Survey Manager <a href="mailto:neil.cox@woods.co.nz">neil.cox@woods.co.nz</a></p>	<p>Submission Point 191.1 and 191.2</p> <p>The submitter seeks to rezone a 3.81ha portion of 1188 Main North Road / 20 Te</p>	<b>Neutral</b>	<p>S&amp;E Corp would not oppose the re-zoning of an additional area of vacant land as SPZ(PR) - Activity Area 7.</p> <p>S&amp;E Corp notes that including any additional sites into the SPZ(PR) would require consequential amendments to the</p>	<b>Neutral</b>	<p>While S&amp;E Corp are not opposed to the submitter's property being included within the SPZ(PR) as part of Activity Area 7, S&amp;E Corp seeks scope to be included in any future discussions regarding changes to the provisions or the Outline</p>

Submitter Number 191	Haunui Lane, Woodend from Rural Lifestyle Zone to Special Purpose Zone (Pegasus Resort) – Activity Area 7 (Residential) and amend the Outline Development Plan.		notified provisions and the Outline Development Plan.		Development Plan, to ensure there are no unintended consequences for the main SPZ(PR) zone.
Canterbury Regional Council C/- Jo Mitten, Principal Planner <a href="mailto:Regional.Planning@ecan.govt.nz">Regional.Planning@ecan.govt.nz</a>  Submitter Number 316	Submission Point 316.186  The submitter seeks to amend policy SPZ(PR)-P2, to introduce a hierarchy of preference as to whether effects are first remedied, or mitigated, or avoided in order to prevent the water quality of Pegasus Lake from degrading further.	<b>Neutral</b>	S&E Corp have a neutral position on the introduction of a hierarchy of preference into SPZ(PR)-P2.  However, S&E Corp seeks to ensure that any amendments made to this policy are consistent with other provisions within the proposed WDP.  Any changes to this policy should not impose a more onerous or stringent test for the SPZ(PR) zone with respect to managing water quality than provisions relating to water quality in other zones within the proposed WDP.	<b>Neutral</b>	While S&E Corp are not opposed in principle to changes to this policy, S&E Corp seeks scope to be involved in any future discussions on potential wording changes to this policy. S&E Corp considers changes to the policy should be consistent with other plan provisions that aim to manage the water quality of receiving waterbodies in other zones, and not introduce a hierarchy of preference which creates more onerous or strict requirements for the SPZ(PR) zone compared to what is imposed in other parts of the proposed WDP relating to water quality.
DEXIN Investment Limited – C/- 4Sight Consulting Limited Emma Spalding <a href="mailto:emmas@4sight.co.nz">emmas@4sight.co.nz</a>  Submitter Number 377	Submission Points 377.1-377.18  The submission supports the SPZ(PR) provisions, while seeking amendments to the extent of zoning of the SPZ(PR) to encompass the site at 1250 Main North Road, and several small adjoining areas	<b>Support</b>	S&E Corp supports all aspects of the DEXIN Investment Limited submission, relating to amendments to the SPZ(PR) provisions, Outline Development Plan, and Design Guidelines to enable the incorporation of the site at 1250 Main North Road and small areas of adjacent land, including the provision of two new activity areas.	<b>Allow</b>	S&E Corp agrees with the submitter that adding the 1250 Main North Road site to the SPZ(PR) is a natural extension of the zone. The site's location and development will enhance and complement the development of the Pegasus Resort. As noted by the submitter, the site is considered to be the gateway to Pegasus Village and has the potential to become a flagship site drawing tourists off the main highway towards the SPZ(PR) and Pegasus township.

	of land. The submission also seeks amendments to the SPZ(PR), including amending the proposed Outline Development Plan (ODP), Design Guidelines and plan provisions, with the inclusion of two new activity areas to provide for a range of agricultural tourism activities and a limited amount of medium density residential activities.				S&E Corp seeks that Council approve the submission of DEXIN Investment Limited in full, to enable the development of the 1250 Main North Road site to proceed as an integral part of the SPZ(PR).
<p>Templeton Group</p> <p>C/- Paul Gunn  <a href="mailto:paul.gunn@templetongroup.co.nz">paul.gunn@templetongroup.co.nz</a></p> <p>Submitter Number 412</p>	<p>Submission Point 412.1 and 412.2</p> <p>Submitter seeks amendments to provide clarification on definitions of 'hotel' and 'visitor accommodation'.</p>	<p><b>Neutral</b></p>	<p>S&amp;E Corp have a neutral position on the introduction of changes to the definitions of 'hotel' and 'visitor accommodation'.</p> <p>It is noted that Rule SPZ(PR)-R10 provides for visitor accommodation (excluding hotels) within Activity Area 2, while Rule SPZ(PR)-R11 specifically provides for hotels within Activity Areas 1 and 4. S&amp;E Corp's original submission seeks to merge SPZ(PR) R10 and R11 together and provide for both visitor accommodation and hotels within Activity Areas 1, 2 or 4.</p> <p>Any minor amendments to the definitions are unlikely to impact the hotel and visitor accommodation activities provided for in the SPZ(PR) chapter, however, S&amp;E Corp seek to be included in any further discussions on amendments to these definitions to ensure there are no unintended consequences that change</p>	<p><b>Neutral</b></p>	<p>While S&amp;E Corp are neutral regarding minor amendments to the definitions of 'hotel' and 'visitor accommodation', S&amp;E Corp seeks scope to be included in any future discussions regarding changes to these definitions, to ensure there are no unintended consequences as they relate to the activities provided for within the SPZ(PR) zone.</p>

			the way the SPZ(PR) provisions are intended to work.		
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