
From: donotreply@waimakariri.govt.nz
Sent: Friday, 9 September 2022 11:50 AM
To: IM Staff
Subject: Plan change submission

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Proposed plan change No. Variation 1-Housing Intensification

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Wish to be heard? No

Heard with others? Yes

Advantage in trade competition? I could not gain an advantage in trade competition through this submission (go to Your Submission, you do not need to complete the rest of this section)

If yes...

My submission is that ...

This new proposal is in conflict with Pegasus Town Covenants. The covenants override the proposal. Why has it been allowed? The covenants are supposed to protect us from this very thing. We built in Pegasus with confidence (as other residents did) that we were protected by the covenants. If the developers do not enforce them (Templeton Group) it falls to the private individual to do so which is expensive, time consuming and stressful. New developers and existing landowners could end up in legal battles. Some newly built houses may have to be pulled down with this situation that is being created. Going to arbitration can be a very lengthy, costly and drawn out process. Covenants are legally binding. Courts in NZ have an obligation to enforce if bought before them. You will be forcing your residents into costly time consuming legal battles. All could be avoided if the council objects to the governments ruling on these grounds. Statistics NZ describe Pegasus as a small urban area. The population at the 2018 census was 2,637. Even now the population of Pegasus is only 4500. This new proposal was intended for areas of over 5000 or more as at 2018 census. Why was Pegasus lumped in with Ravenswood and Woodend? Obviously to get the numbers. Pegasus should be excluded. Up to three houses up to 3 storeys high, per site. Potential of 12 plus people, potential of 12 plus cars. Where do they park in the narrow streets of Pegasus? Covenant 3.1- No more than 1 dwelling house can be constructed on any lot. Covenant 3.46 -No lot maybe subdivided. There is an abundance of land in the South Island which could be designed for this proposal. Why try and spoil/destroy a unique beautiful area like Pegasus, which has a lake, a golf course, wetlands and a finite amount of land.

I/we seek the following decision from Council for the following reasons:

1. Please reject the governments Housing Intensification MDRS rules. 2. Eliminate Pegasus from this Variation 1:Housing Intensification.