

# MPH - Mapleham Development Area

## Introduction

The Mapleham Development Area is a small enclave located to the west of Pegasus Township, and within the Pegasus Resort Zone. The surrounding area is of significance to Ngāi Tūāhuriri, in particular the area around Taranaki Stream, and Kaiapoi Pa to the north. The balance of the land has been developed and incorporated into the Pegasus Resort Zone, however a number of features of the DEV-MPH-APP1 remain.

The key features of DEV-MPH-APP1 include:

- an identified flooding area surrounding Taranaki Stream;
- limitations on the development to one household per site.

## Activity Rules

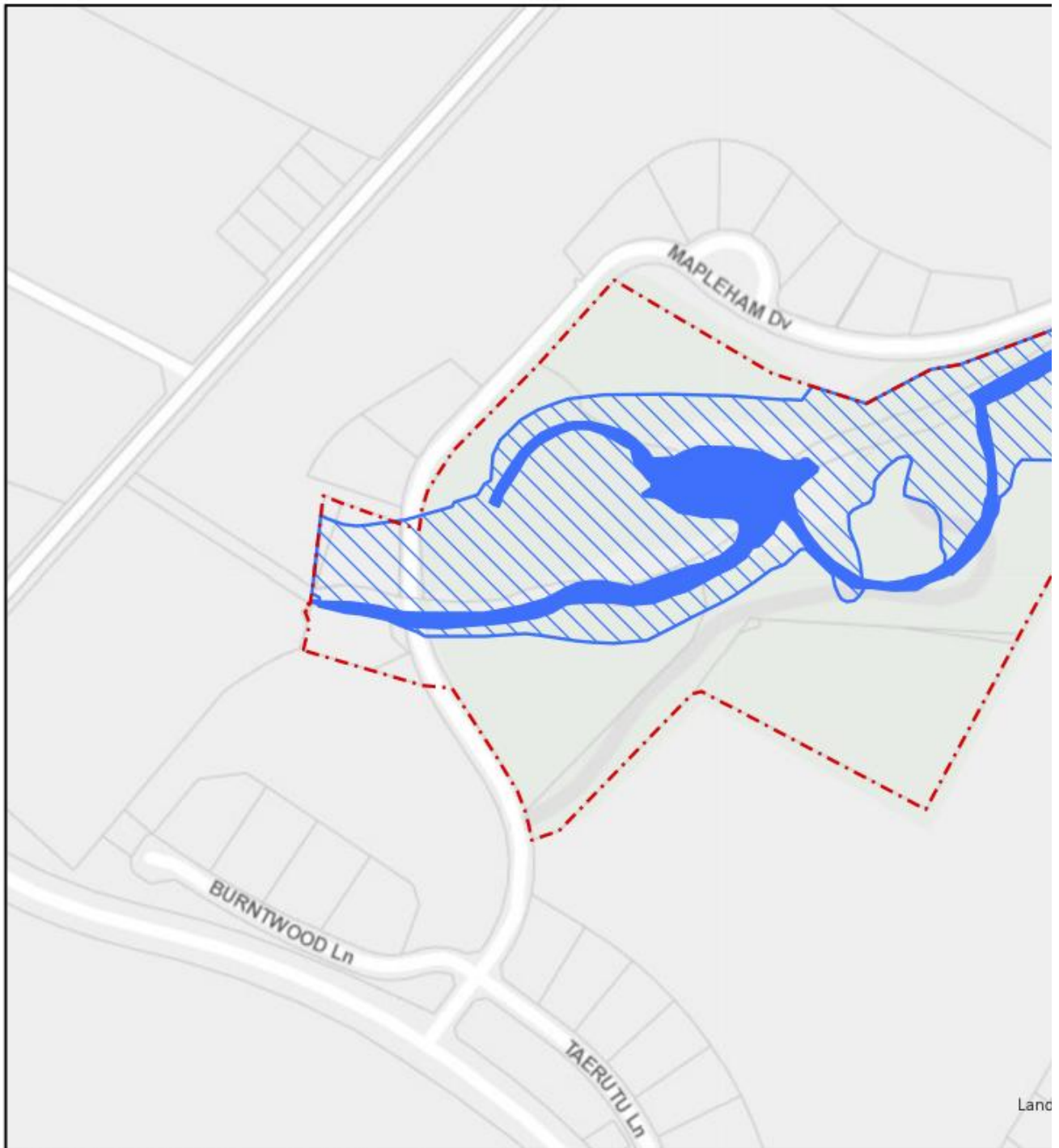
<b>DEV-MPH-R1: Specific density provisions</b>	
<p>Access to State Highway 1 from the DEV-MPH-APP1 area shall be limited to the two locations (Mapleham Drive) as shown on DEV-MPH-APP1, provided that:</p> <ol style="list-style-type: none"> <li>1. one access road located near the northern boundary of the zone shall serve a maximum of four sites; and</li> <li>2. the access road located near the southern boundary of the zone shall serve all other sites in the zone and shall adjoin the common boundary of the adjacent property to the south for a minimum distance of 30m from State Highway 1 into the zone.</li> </ol>	<p><b>Activity status when compliance not achieved:</b> <b>NC</b></p>
<b>DEV-MPH-R2: Specific density provisions</b>	
<ol style="list-style-type: none"> <li>1. For the purpose of SUB-S1: <ol style="list-style-type: none"> <li>a. the minimum area for any allotment created by subdivision shall be 1ha; and</li> <li>b. the average area of all allotments shall not be less than 1.5ha.</li> </ol> </li> </ol>	<p><b>Activity status when compliance not achieved:</b> <b>NC</b></p>
<b>DEV-MPH-R3 Mapleham Development Area Outline Development Plan</b>	
<p><b>Activity status: PER</b> Where:</p> <ol style="list-style-type: none"> <li>1. development shall be in accordance with DEV-MPH-APP1.</li> </ol>	<p><b>Activity status when compliance not achieved:</b> <b>DIS</b></p>
<p><b>Advisory Note</b></p> <ul style="list-style-type: none"> <li>• For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision.</li> </ul>	

## **Built Form Standards**

*There are no area-specific built form standards for the Mapleham ODP area.*

## **Appendix**

### **DEV-MPH-APP1 - Mapleham ODP**



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