

# CONSTRUCTION & OPERATION OF THE GOLF HOTEL

24-May-2019

11-15 TAERUTU LANE,  
PEGASUS

ASSESSMENT OF ENVIRONMENTAL EFFECTS  
AND STATUTORY ANALYSIS

PREPARED FOR:  
PEGASUS GOLF LIMITED

**B&A**  
Urban & Environmental

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## **APPENDICES:**

Appendix 1: Records of Title & Consent Notices

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Appendix 4: Intersection Drawing

Appendix 5: Earthworks Drawings & Erosion and Sediment Control Plan

Appendix 6: Transport Assessment

Appendix 7: Landscape Plan

Appendix 8: Civil Infrastructure Report

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Appendix 12: Acoustic Assessment

## 1.0 THE APPLICANT AND PROPERTY DETAILS

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<b>To:</b>	Waimakariri District Council
<b>Site Address:</b>	11, 13, 15 Taerutu Lane, Pegasus Town
<b>Applicant's Name:</b>	Pegasus Golf Limited
<b>Address for Service:</b>	Barker & Associates Ltd PO Box 949 Cashel Street Christchurch Attention: Ruth Evans
<b>Legal Description:</b>	Lots 50, 51 and 52 Deposited Plan 417391 held in Records of Title 631586, 631587 and 631588 (refer to Records of Title as <b>Appendix 1</b> )
<b>Site Area:</b>	6,234m <sup>2</sup>
<b>Site Owner:</b>	Pegasus Golf Limited
<b>Zoning:</b>	Mapleham Rural 4B and Pegasus Rural
<b>Brief Description of Proposal:</b>	To construct and operate a hotel, associated earthworks and landscaping.
<b>Summary of Reasons for Consent:</b>	Consent for a <b>discretionary activity</b> . Refer to section 5.0 for full details.

We attach an assessment of environmental effects that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

**AUTHORS**

Handwritten signatures of Matt Norwell and Ruth Evans. The signature on the left is 'Matt Norwell' and the signature on the right is 'Ruth Evans'.

**Matt Norwell/Ruth Evans**

Director/Senior Planner, Barker & Associates Ltd

Date: May 2019

## 2.0 SITE CONTEXT

### 2.1 SITE DESCRIPTION

The site is located at the entrance to Pegasus. It comprises three allotments, 11-15 Taerutu Lane and has a total area of 6239m<sup>2</sup>. Individual allotment areas are as follows:

- 11 Taerutu Lane is 2009m<sup>2</sup>
- 13 Taerutu Lane is 2035m<sup>2</sup>
- 15 Taerutu Lane is 2195m<sup>2</sup>

The site is generally flat with a slight fall towards Taerutu Lane. It is grassed and there are post and rail boundary fences of approximately 1.25m height separating each individual allotment.



**Figure 1:** Locality plan, subject site shown in red (Source: Canterbury Maps NZ)

Vehicular access to the subject site is currently provided off Taerutu Lane, which is a formed road with a turning circle at its eastern end. Taerutu Lane is 16m wide and narrows to 14m where it joins with Pegasus Boulevard.



A footpath has been formed along the northern side of Taerutu Lane which provides pedestrian and golf cart access to the Golf Club from the Taerutu Lane sites. .

The application site is split-zoned with the majority being zoned Mapleham 4B Rural Zone and parts of 13 and 15 Taerutu Lane zoned Pegasus Rural Zone as shown in Figure 2 below.



**Figure 2:** Waimakariri District Plan zoning with the site outlined in red (Source: Waimakariri District Council).



**Figure 3:** Subject site (red dot) in relation to nearby Ngai Tahu Silent File Areas (Source: Canterbury Maps)

There are four Silent File Areas within Pegasus, shown in the context of the subject site above.

### 2.1.1 Legal Instruments

The sites are subject to a number of consent notices and covenants. Of relevance to this proposal:

**Consent Notice 9526632.2** contains conditions (1) which is that any dwelling erected on the subject allotments shall have a floor level at least R.L.6.0 metres above mean sea level. Building platforms shall be set at a minimum level that allows this to be achieved.

No variation to this covenant is required or proposed.

**Consent Notice 9526632.3** requires the following conditions to be met:

- (1) The consent holder shall install a multi-chamber septic tank, with a minimum volume of 4500 litres, complete with a biological filter and an effluent pump and connect to the reticulation provided. The on-site treatment system shall be designed and constructed in accordance with the revised Waimakariri District Council Standard Drawing 600-355 issue E.
- (2) The consent holder shall have a maintenance contract with a suitably qualified person to inspect and maintain the septic tank, filter, and pump system on an annual basis and de sludge the septic tank every three years.



Wastewater disposal is discussed in section 3.0 of this report.

Copies the Record of Title and associated consent notices for each site are provided within **Appendix 1**.

It is noted that **Land Covenant 9377384.7** is also registered on the subject site's titles. This is a private covenant setting out the type and appearance of development that can be established on the site subject site. The proposal does not align with this covenant and it is noted that a separate process (outside of the Resource Management Act 1991 (the RMA)) will be undertaken to vary this covenant.

## 2.2 SURROUNDING LOCALITY

The site is located near the entrance to Pegasus, which is located just north of Woodend and opposite Ravenswood, a new commercial and residential development on the opposite side of Stage Highway 1.

Five residential sections are located on Taerutu Lane on the same side as the subject site. Two of these contain dwellings (numbers 3 and 5), and construction of a dwelling has just begun on 7 Taerutu Lane. Both 1 and 9 Taerutu Lane are vacant residential sections.

On the opposite side of Taerutu Lane is 2 Taerutu Lane, also a vacant allotment. 170 Pegasus Boulevard indents into 2 Taerutu Lane and is a small allotment owned by the Waimakariri District Council as a Local Purpose Reserve. It is understood this was to be utilised for additional water supply, however this is no longer required and this site is also vacant.

Pegasus Boulevard is a Local Road under the roading hierarchy set out in the Waimakariri District Plan and is subject to a 70km/h speed limit. It intersects with State Highway 1 to the north west of the subject site.

Land on the eastern and southern boundaries of the site form part of Pegasus Golf course, with a practice putting green immediately to the south. A series of small lakes are located to the east of the subject site. The Pegasus Golf Club, including clubrooms, restaurant and car park are located south-east of the subject site. Pegasus township is largely located to the south and east of the subject site.

The area is considered to form part of the gateway to Pegasus. It is generally characterised by a mix of larger sized residential sections which are 'open' (i.e. no fencing) to the golf course, the golf course itself and a degree of commercial activity at the Golf Club. Extensive landscaping has been undertaken along Pegasus Boulevard as well as contouring to create the rolling landscape of the golf course.

## 2.3 SITE HISTORY

Pegasus Town was first developed in 2008 by the Infinity Group, and is located approximately 25km north of Christchurch, between the North Canterbury towns of Woodend and Waikuku.

The subject sites were created through resource consent to develop a masterplanned community containing an 18-hole golf course, main and arterial access roads, and village green including clubhouse, gym, restaurant, café and service buildings and 98 houses. The subject sites were created to accommodate low density residential dwellings. These resource consents (RC055641 and RC055642) were issued by Commissioners, with a further consent for the Mapleham subdivision (RC075633) (refer to **Appendix 2**). There have been a number of variations since these consents were approved.

The Golf Club and course was bought by Pegasus Golf Limited, owned by Sports and Education Corporation Limited in September 2017 and the new owners are looking at a number of options to improve and contribute to the commercial stability of the club, including this proposal. Other initiatives include hosting the recent PGA tournament in March 2019 and the applicants are exploring opportunities for hosting international players and establishing a golf training school.

## 3.0 PROPOSAL

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The proposal is to construct and operate a hotel, as well as undertake associated earthworks, landscaping and establish car parking. Drawings of the hotel are provided at **Appendix 3**. The hotel building is three stories with a number of balconies and comprises the following elements:

### *Ground floor*

- Conference room
- Changing room
- Toilets
- Storage areas
- Kitchen
- Restaurant
- VIP room
- Lobby including reception and waiting area
- Laundry
- Office
- Meeting room
- Administration office area
- Gym

- Covered outdoor areas with seating on the eastern side of the building
- Parking for golf carts, cars and cycles, a loading area and a screened rubbish area is located on the western side of the building

## *First floor*

- One 2-bedroom unit
- Eight 1-bedroom units
- 14 studio units

## *Second floor*

- One 3-bedroom suite
- Two 2-bedroom units
- Ten 1-bedroom units
- 14 studio units

The building will comprise a mix of pre-cast concrete panels, glass and timber, generally in recessive colours that complement the surrounding open environment and existing golf club building which is constructed of black board and batten with a black roof.

As part of this proposal it is proposed to extend Taerutu Lane to meet Pegasus Boulevard and create a new intersection with Pegasus Boulevard, as shown in the plan provided at **Appendix 4**.

Additional elements of the proposal are set out below. More detailed descriptions on particular aspects of the proposal are set out in the specialist reports and plans accompanying the application.

- **Site Works:** The site is flat and therefore relatively minor earthworks are required to establish the hotel, including stripping of topsoil and cut/fill to establish the building, car park areas and footpath. Cut of a maximum 0.2m depth is proposal and a maximum fill height of 0.5m. To accommodate the proposed extension to Taerutu Lane and new intersection a small amount of cut and fill over an area of 355m<sup>2</sup> is proposed. Full earthworks details and erosion and sediment control plans are provided at **Appendix 5**.
- **Access and Parking:** Access will be to and from Taerutu Lane, with separate (one way) entry and exit points. A total of 68 car parks are proposed, including three mobility spaces, as well as parking for golf carts and bicycles and a loading bay. A full description and assessment of transportation matters are provided at **Appendix 6**.
- **Landscaping:** Landscaping is proposed as part of the hotel development that reflects the existing planting along Pegasus Boulevard, and the Golf Course. A

mix of specimen trees, grassed areas, smaller plants, boulders and groundcover as well as paving is proposed. Landscaping details are provided at **Appendix 7**.

- **Servicing:** It is proposed to connect to Council reticulation for water supply, wastewater disposal and stormwater disposal. Full details on servicing is set out in the Civil Infrastructure Design Report provided at **Appendix 8** and a summary is provided below.
  - **Wastewater:** Consistent with development in Mapleham, it is proposed to dispose of and treat wastewater using a Septic Tank Effluent Pumping system, which provides for primary treatment before pumping wastewater into a Council discharge line.
  - **Water:** There are three potable water supply connections, these are proposed to be removed/decommissioned and a new potable water supply connection established. It is also proposed to extend the existing water main in Taerutu Lane to the end of the cul-de-sac, and establish a new fire hydrant.
  - **Stormwater:** It is proposed to either convey stormwater to the existing stormwater laterals that connect to the swale on the north side of Taerutu Lane, or construct a new swale along the east boundary of the site. A new sump, pipe and outfall structure will take stormwater from the new swale to one of the adjacent golf course lakes.

The applicant is also preparing a separate resource consent application for a Golf Lodge, on the vacant site at 2 Taerutu Lane (opposite side of the lane to the subject site). This specialist reports and drawings have therefore been prepared to address both proposals, to allow for cumulative effects to be considered.

## 4.0 CONSULTATION

The applicant has undertaken some initial consultation with the residents of Taerutu Lane, Mahaanui Kurataiao Ltd (MKT) as representatives for Te Ngāi Tūāhuriri Rūnanga, Todd Property, and has also received a letter from a nearby resident in Pegasus. Discussions with these parties is summarised below.

### 4.1 MAHAANUI KURATAIAO LTD

A set of draft hotel drawings were provided by Amy Beran from MKT via email in September 2018. Ms Beran presented the drawings to the Kaitiaki Committee and had an initial discussion about the proposed hotel. Initial feedback is that the Kaitiaki Committee were generally comfortable with the proposed development, noting that a hotel is needed in Pegasus as there are limited existing accommodation options.

The applicant intends to keep engaging with MKT on this proposal and a full copy of this resource consent application will be provided to MKT at the time of or shortly prior to lodgement with Council, as it is acknowledged that when MKT provided this initial advice the proposal was in the early stages of development.

## **4.2 RESIDENTS**

A number of residents have provided feedback on various proposals the golf club has considered, including the proposed hotel.

Grant and Alison Elley own and reside at 3 Taerutu Lane. The Elley's have provided comments on both the hotel proposal and the golf lodge proposal (still being developed), raising a number of potential effects which addressed in the assessment section of this report. The Elley's have also made a number of constructive suggestions which the applicant has considered and incorporated where practicable, including extensive landscaping, and restricting the operation of the hotel restaurant and bar to 10am-11pm which the applicant anticipates will form a condition of consent. It was also suggested to create a new entrance for the hotel off Pegasus Boulevard, so that traffic does not traverse down Taerutu Lane. While a completely separate entrance is not feasible, it is considered the extension of the lane and new intersection will reduce the amount of movements along the residential area of Taerutu Lane.

Nevin and Sue Wright own and reside at 5 Taerutu Lane. The Wright's have expressed concern with the proposed golf lodge which does not form part of this proposal. They were generally more comfortable with the hotel proposal given the separation from their property and closer proximity to the golf club. It is understood that the Wright's preference was also to have a separate entrance for the hotel, however this is not considered feasible as outlined further in this report.

Doug and Julia Spencer own the section adjacent to the 18<sup>th</sup> green. It is understood that they are generally supportive of the proposed hotel, as long as the buildings fit within the surrounding environment. Further feedback including a maximum of three stories, exterior materials being in keeping with the current golf facilities and landscaping on the northern side of the building have also been incorporated into the design where possible.

Affected party approval forms have been signed by Scott Lilly as the owner of 1 Taerutu Lane and Scott Dunleavy as the owner of 7 Taerutu Lane.

## **4.3 TODD PROPERTY**

Mr Sam Huo, the applicant's representative, has advised Todd Property, as the Pegasus developers, of the proposed hotel. David Martin of Todd Property has



advised that he considers the hotel would be an asset to the golf club and surrounding area.

## 5.0 REASONS FOR THE APPLICATION

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A rules assessment against the provisions of the Waimakariri District Plan (WDP) is attached as **Appendix 9**. The proposal requires consent for the matters outlined below.

We consider that all relevant WDP consents have been applied for to enable the establishment of this proposal. However, please treat this as a full application to cover any other aspects of the proposal that Council considers require consent.

### 5.1 WAIMAKARIRI DISTRICT PLAN

#### *Chapter 23 Land and Water Margins*

- Earthworks are proposed within 20m of the nearby waterbodies on the golf course and which does not meet condition 23.1.1.3(a) and a **restricted discretionary activity** consent pursuant to Rule 23.3.1 is required.
- Earthworks exceed 1000m<sup>2</sup> per hectare permitted by condition **23.1.1.8**, with total earthworks (building, car park, footpath and Taerutu Lane extension) covering an area of 3,440m<sup>2</sup> and a **restricted discretionary activity** consent pursuant to Rule 23.3.2 is required.

#### *Chapter 23 Utilities and Traffic Management*

- Condition 30.6.1.26 requires a 60m separation distance between intersections and accesses and as the proposed new intersection with Pegasus Boulevard is less than 60m from the exit (approximately 28m), a **discretionary activity** consent pursuant to Rule 30.9.1 is required.
- A separation of 165m from the Pegasus Boulevard/Mapleham Drive intersection, and 175m from the Pegasus Boulevard/Mapleham Drive roundabout is proposed for the new intersection which does not meet the required 220m separation under condition 30.6.1.32 and a **discretionary activity** consent pursuant to Rule 30.9.1 is required.
- 68 car parks are proposed whereas 105 car parks are required for development under condition 30.6.1.34. There are also some shortfalls with respect to dimension of some car parks and aisle width. **Restricted discretionary activity** consents pursuant to Rule 30.8.1 are required for these non-compliances.

#### *Chapter 31 Health, Safety and Wellbeing*

- Condition 31.1.1.10 provides for 20% coverage, whereas 23% coverage is proposed and a **discretionary activity** consent pursuant to Rule 31.4.1 is required.

- Condition 31.1.1.15 requires a 20m road boundary setback for any dwellinghouse. While the proposal is not for a dwellinghouse, and therefore technically falls under 'any structure other than a dwellinghouse' which only requires a 10m setback, for completeness consent is sought to breach the higher road boundary setback, where the closest part of the building is setback 16.57m. Consent for a **discretionary activity** is sought pursuant to Rule 31.4.1.
- Similarly for internal boundaries, Condition 31.1.1.15 requires a 20m side boundary setback for any dwellinghouse, or a 3m setback for 'any structure other than a dwellinghouse' which only requires a 10m setback. Setbacks of 2.5m from the eastern boundary, and 3.12m from the northern boundary are proposed. Consent for a **discretionary activity** is sought pursuant to Rule 31.4.1.
- Condition 31.1.1.26 sets a maximum building height of 10m for the Mapleham Rural 4B Zone. Three gable-hip roof are 13.14m in height and **discretionary activity** consent pursuant to Rule 31.4.1 is required.
- The activity will exceed noise limits at 2, 7 & 9 Taerutu Lane set out in condition 31.12.1.2 and consent for a **restricted discretionary activity** pursuant to Rule 30.13.1 is required.
- As the proposal is within the in the Mapleham Rural 4B Zone, any requires more than two car parks, consent for a **restricted discretionary activity** is required under Rule 31.23.1.

## 5.2 NATIONAL ENVIRONMENTAL STANDARD

Resource consent is not required under the provisions of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health ('NESCS'), as the site is not identified on the Listed Land Use Register as contaminated.

## 5.3 ACTIVITY STATUS

Overall, this application is for a **discretionary activity**.

## 6.0 PUBLIC NOTIFICATION ASSESSMENT (SECTIONS 95A, 95C TO 95D)

### 6.1 ASSESSMENT OF STEPS 1 TO 4 (SECTION 95A)

Section 95A specifies the steps the council is to follow to determine whether an application is to be publicly notified. These are addressed in statutory order below.

#### 6.1.1 Step 1: Mandatory public notification is required in certain circumstances

Step 1 requires public notification where this is requested by the applicant; or the application involves the exchange of recreation reserved land under s15A of the Reserves Act 1977.

The above does not apply to the proposal.

#### 6.1.2 Step 2: If not required by step 1, public notification precluded in certain circumstances

Step 2 describes that public notification is precluded where all applicable rules and NES preclude public notification; or where the application is for a controlled activity; a residential activity or subdivision activity with restricted discretionary or discretionary activity status; or a prescribed activity under section 360H(1)(a)(i).

In this case, the proposal is for a non-complying commercial activity, and therefore public notification is not precluded.

#### 6.1.3 Step 3: If not precluded by step 2, public notification required in certain circumstances

Step 3 describes that where public notification is not precluded by step 2, it is required if the applicable rules or NES require public notification, or if the activity is likely to have adverse effects on the environment that are more than minor.

As noted under step 2 above, public notification is not precluded, and an assessment in accordance with s95A is required which is set out in the sections below. As described below, it is considered that any adverse effects will be minor.

#### 6.1.4 Step 4: Public notification in special circumstances

If an application is not required to be publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified.

Special circumstances are those that are:

- exceptional or unusual, but something less than extraordinary; or
- outside of the common run of applications of this nature; or
- circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.

While the hotel is not anticipated or provided for in the underlying zones, it is considered that the proposed design is in keeping with the surrounding environment, is of a scale that will not result in significant adverse effects and given its location at the end of Taerutu Lane and in close proximity to the golf club the development will appear as and contribute to the golf course and club commercial area. It is considered that there is nothing noteworthy about the proposal. It is therefore considered that the application cannot be described as being out of the ordinary or giving rise to special circumstances.

## 6.2 SECTION 95D STATUTORY MATTERS

In determining whether to publicly notify an application, section 95D specifies a council must decide whether an activity will have, or is likely to have, adverse effects on the environment that are more than minor.

In determining whether adverse effects are more than minor:

- Adverse effects on persons who own or occupy the land within which the activity will occur, or any land adjacent to that land, must be disregarded.

The land to be excluded from the assessment is listed below.

- Adverse effects permitted by a rule in a plan or NES (the permitted baseline) may be disregarded.

In this case, three relatively large dwellinghouses similar to those in the rural residential parts of Pegasus could be established on the site, one per allotment. This is assuming that the 'Rural Zone' setbacks do not apply, which would render the sites not developable for their intended residential purpose. Each dwellinghouse could be a maximum of 10m high and cover 20% of each site – resulting in a dwellinghouses of 400m<sup>2</sup> ground floor area. It is considered that this forms a baseline with regard to nature and scale of buildings and activities that can be usefully applied to the proposal.

- Trade competition must be disregarded.

This is not considered to be a relevant matter in this case.

- The adverse effects on those persons who have provided their written approval must be disregarded.

The following affected party approvals have been obtained (**Appendix 10**):

- Scott Lilly as the owner of 1 Taerutu Lane; and
- Scott Dunleavy as the owner of 7 Taerutu Lane.

It is also noted that the owners of 9 Taerutu Lane signed a sale and purchase agreement when purchasing this property from the applicant, and the new owners approval of the proposal was written into the sale and purchase.

Adverse effects on these persons have been disregarded in section 6.3 below.

The sections below set out an assessment in accordance with section 95D, including identification of adjacent properties and an assessment of adverse effects.

### **6.3 LAND EXCLUDED FROM THE ASSESSMENT**

In terms of the tests for public notification (but not for the purposes of limited notification or service of notice), the adjacent properties to be excluded from the assessment are shown in **Figures 4 and 5** below, and include:



- 8 Mapleham Drive, a 78.86ha allotment which incorporates the golf club and golf course
- 9 Taerutu Lane, immediately north of the subject site
- 2 Taerutu Lane, to the west of the subject site on the opposite side of Taerutu Lane



Figure 4: 8 Mapleham Drive (red) in relation to subject site (yellow) (Source: Canterbury Maps).

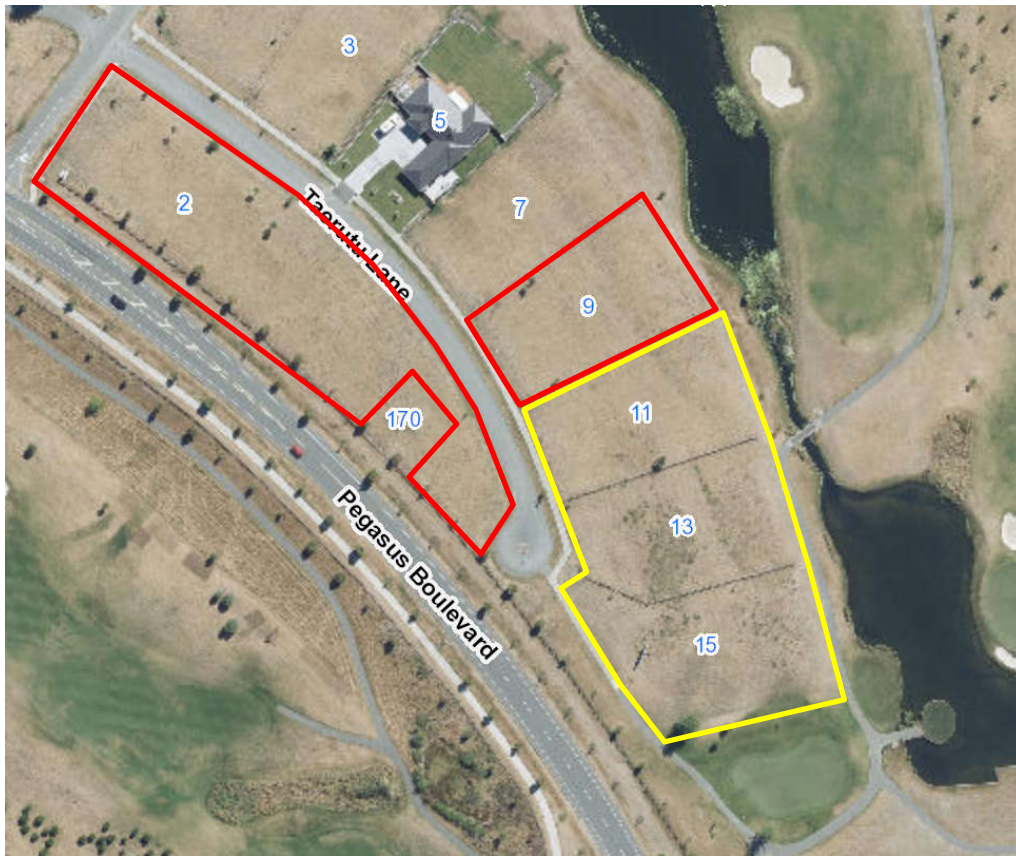


Figure 5: 2 and 9 Taerutu Lane (red) in relation to subject site (yellow) (Source: Canterbury Maps).

## 6.4 ASSESSMENT OF EFFECTS ON THE WIDER ENVIRONMENT

The following sections set out an assessment of wider effects of the proposal, and it is considered that the following effects are relevant:

- Construction activities;
- Servicing;
- Cultural / mana whenua;
- Urban design, landscape and visual effects;
- Transportation;
- Noise; and
- Amenity

These matters are set out and discussed below:

## 6.4.1 Construction Activities

Potential effects during the construction period include increased traffic, noise and other nuisance effects such as dust. Construction will include the earthworks necessary to establish a level building platform and car park area, as well as building construction and car park surfacing.

The extent of earthworks is considered to be commensurate with the scale of the site. The project will have all erosion and sediment control measures setup before onsite work commences to avoid any potential adverse effects on residents of Taerutu Lane and those further afield such as along Mapleham Drive.

The ESCP provided at **Appendix 5** sets out measures in detail including erosion and sediment control measures being installed with Environment Canterbury's toolbox, use of water on site to suppress dust and temporary cut of drains and silt socks as required. The earthworks will also be staged so that exposed areas are minimised.

Any dust generating activities will cease during times of high winds where dust suppression methods are insufficient to stop fugitive dust leaving the site. If stockpiling is required, then they will be located away from site boundaries.

All construction work will be undertaken during working hours (i.e. 7am to 7pm) and working days (i.e. Monday to Saturday). Construction will comply with the noise limits as set out within the Construction Noise Guidelines NZS6803:1999.

A standard traffic management plan will be implemented to manage traffic effects during construction, and a condition is anticipated in this regard. While there will be an increase in traffic along Taerutu Lane during construction that may present a nuisance to the occupiers of 3 and 5 Taerutu Lane, it is considered that with appropriate traffic management in place, the effects will be temporary and less than minor on the occupants of these properties.

For the reasons outlined above, and given that the proposed earthworks and building construction will temporary in nature, it is considered that any potential adverse effects associated with construction can be appropriately managed and will be less than minor.

## 6.4.2 Servicing

A detailed assessment of servicing for the proposed hotel is set out in the Civil Infrastructure Report provided at **Appendix 8**. As the sites are residential allotments, provision has been made for power, telecommunications, water, wastewater and stormwater. Given that the proposed development is not residential in nature and has different servicing requirements, an assessment of capacity in the reticulated 3

Waters services has been made to ensure that the proposal does not adversely affect serving for the wider Pegasus area.

In preparing the Civil Infrastructure Report Eliot Sinclair have worked closely with Council to ensure capacity in the networks is available.

### ***Wastewater***

It is proposed to dispose of and treat wastewater using a Septic Tank Effluent Pumping system, which provides for primary treatment before pumping wastewater into the Council discharge line. As per the Civil Infrastructure report, the wastewater volume per day is expected to be approximately 35m<sup>3</sup> which is approximately 7.8 times more than from three residential sites. However Eliot Sinclair consider that the proposed pumping system is acceptable and that effects of additional wastewater from the proposal on the existing network will be less than minor and within the network operational limits.

### ***Water Supply***

Each of the three lots has an individual potable water supply connection and there is an existing water main on Taerutu Lane. It is proposed to remove/decommission the existing connections and install a new potable water supply connection. It is also proposed to extend the existing water main in Taerutu Lane to the end of the cul-de-sac, and establish a new fire hydrant.

The Eliot Sinclair report notes that the water demand is likely to be approximately equal to the wastewater generated. Council's engineer has verbally confirmed that unrestricted potable water supply will be available for the hotel site, which is consistent with previous variations to the underlying consents which removed the water supply restrictions from this area. As such, it is anticipated that the hotel can be serviced with water supply without impact on the reticulated supply in this area of Pegasus.

With respect to water for firefighting, a new fire hydrant will be required to supply water supply for firefighting. An automatic fire sprinkler system may be installed, with supply from the reticulated supply. Alternatively fire fighting water may be taken from the adjacent lake, with Eliot Sinclair confirming there is sufficient volume in the lake for this purpose and that whatever option is pursued, there is sufficient supply available.

### ***Stormwater***

It is proposed to either convey stormwater to the existing stormwater laterals that connect to the swale on the north side of Taerutu Lane, or construct a new swale along the east boundary of the site. A new sump, pipe and outfall structure will take stormwater from the new swale to one of the adjacent golf course lakes. Eliot Sinclair



have confirmed with Council that no attenuation is required before discharging into the existing swale and reticulated network. Based on the Eliot Sinclair assessment, no adverse effects associated with stormwater disposal are anticipated.

### ***Conclusion***

Based on the assessment set out in the Civil Infrastructure Report, it is considered that there is capacity within the Council's infrastructure networks to service the proposed hotel and adverse effects associated with servicing are considered to be less than minor.

### **6.4.3 Cultural / Mana whenua**

As outlined above, the Pegasus area is of known value and interest to Te Ngāi Tūāhuriri Rūnanga and early consultation with MKT as representatives for the runanga has been undertaken. As mentioned above, advice was provided by Amy Beran from MKT via email in September 2018 confirming that she had met with the Kaitiaki Committee yesterday morning and had an initial discussion about the proposed hotel. Ms Beran advised that Kaitiaki Committee were generally comfortable with the proposed development, noting that a hotel is needed in Pegasus as there are limited existing accommodation options.

Consultation with the MKT and the runanga is expected to continue however based on this initial engagement cultural and mana whenua effects are considered to be acceptable, and an update on feedback from MKT will be provided to Council once it is received.

### **6.4.4 Urban design, landscape and visual effects**

The proposal is not anticipated by the underlying zone, and has the potential to result in adverse urban design, landscape and visual effects if not carefully designed. The hotel has therefore been specifically designed to complement the existing golf club building, and will be viewed in the context of this existing commercial development. Notwithstanding, it is located on a rural residential street with minimal existing and anticipated built form, therefore it is important that the scale and appearance is in keeping with this open environment. A specialist assessment in this regard has been prepared by DCM Urban and is provided at **Appendix 11**. This report and its conclusions are relied on, and a summary is provided as follows.

#### ***Urban design***

- The hotel building is larger than existing buildings in Pegasus;
- The use of a variation of materials and façade modulation to help minimise the perceived scale and bulk;



- While the three parts of the roof extend up to 13.14m height which exceeds the 10m permitted height limit, this will not create any shading effects on the wider environment (noting that effects on 9 Taerutu Lane have not been assessed in the DCM report) and will assist in breaking up the building into three modules which assists with reducing visual dominance so that character is consistent with other built development;
- The 23% site coverage will be indiscernible to most people.

### ***Landscape character***

- The area is changing from rural to residential and low density large scale residential developments are common;
- The building coverage of the hotel is similar to dwellings in the vicinity which ensures the open character and landscape is retained, and the lack of fencing also contributes to the open landscape character;
- The proposed landscaping (**Appendix 7**) is consistent with planting in the immediate area and due to the lack of fencing proposed (other than an acoustic / screening fence in the loading area, which will be viewed in the context of the hotel building) the open character of the site will be retained;
- The transition from the hotel site to the golf course is considered to be appropriate in the context of the landscape and built character of the area;
- Adverse effects on landscape character are considered acceptable.

### ***Visual amenity***

- An assessment of views from a 400m radius of the development has been undertaken, with views from a series of key viewpoints assessed for visual effects;
- Views from properties on the eastern end of Mapleham Drive will be subject to have a high level of sensitivity but the proposal represents a low level of change when compared to the permitted baseline. The additional height will be noticeable from this location and the building will form part of the skyline against the existing trees. The proposed landscaping will soften appearance of the end of the hotel and screen the car park;
- The hotel will be visible from properties on Te Haunui Lane but will be viewed against the existing shelter belt and will not form part of the skyline. The additional height of the building will be noticeable from this area but unlikely to result in adverse effects;
- From Pegasus Boulevard to the south of the subject site the hotel will be visible and will be the largest building in the immediate area and the height breach will be apparent, as well as blocking views further north to the shelterbelt. However, given that the height breaches only relate to the three parts of the roofline and given the mitigation planting proposed, the visual

amenity of the view will be retained and adverse effects will be less than minor;

- With respect to views of the hotel from Taerutu Lane, this will be restricted from 3 Taerutu Lane and open from 5 Taerutu Lane and it is considered this is the location which has the greatest potential for adverse effects on visual amenity. It is noted that the hotel will visually dominate views to the east and screen views of the clubhouse, although views past the hotel at the end of Taerutu Lane will still be possible due to the open character of this area and location of the walkway. The additional height will be noticeable but is not likely to result in significant adverse effects on residents and visitors to Taerutu Lane.

### ***Mitigation***

A number of mitigation measures are outline in the DCM report, including several which have already been incorporated into the design such as simple roof forms and use of gables; use of low profile hedging to soften the car park (rather than screen and affect the open character); pedestrian linkages, a mix of cladding; and a lack of fencing to maintain open character.

Other suggested mitigations, including screening the bin area with a slat fence or similar, minimum tree height and form when planting, preparation of planting beds, irrigation of planting beds and timing and maintenance of planting are also accepted and are anticipated to form conditions of consent.

### ***Summary***

The proposed hotel will be larger than existing buildings in this part of Pegasus, and the breach in height for the three gable roofs will be noticeable from various viewpoints beyond the site. The additional structure coverage will be indiscernible to most people. The character change from rural to rural residential is noted, and the proposed landscaping is considered to be complementary to and consistent with existing landscaping in the area, as well as assisting in softening the visual appearance of the hotel building.

The most affected properties in the wider environment area considered to be 3 and 5 Taerutu Lane, however it is considered that when compared to what could feasibly be established on the subject site and those between the subject site and number 5 Taerutu Lane, which could include a 10m high building of up to 400m<sup>2</sup> coverage, the adverse visual effects from the hotel will be minor.

## 6.4.5 Transportation

The proposal results in a number of breaches with the transport conditions of the WDP as outlined above. A detailed Transportation Assessment has been prepared by Andy Carr of Carriageway Consulting (**Appendix 6**). This assessment is relied on for making conclusions on transport related effects, with key aspects summarised as follows.

- Traffic generation from the development is considered to be relatively low, and able to be accommodated within the existing road network;
- Notwithstanding this, an extension of Taerutu Lane to create a new intersection with Pegasus Boulevard is proposed. The new intersection is assessed as being suitable given the low speed environment and low traffic flows;
- The proposal has a shortfall of 37 car parks, however as discussed by Mr Carr in his assessment, it is reasonable to reduce the car parking demand for the restaurant by 75% as the restaurant is most often likely to be used by those staying at the hotel. With regard to attendees at a meeting or conference, a proportion of attendees may stay at the hotel, which also reduces the demand for parking for guests attending a conference;
- A condition of consent is volunteered that the meeting room and conference facility will not be in use at the same time;
- The majority of car park dimensions are compliant with WDP requirements and where there are non-compliances on the plans this can be addressed through amending the line marking and allocating the car parks with a reduced aisle width to staff who will be familiar with the constraints;
- With regard to service vehicles, a condition of consent is volunteered that these access the site between 10am and 3pm only and only reverse under the guidance of staff, in acknowledgement of the requirement to reverse into the parking area;
- To reduce effects on Taerutu Lane residents it is suggested that service vehicles be limited to accessing the site via the proposed new intersection. This is anticipated to form a condition of consent and could also form part of a site management plan for the hotel if Council were of the view that one would be beneficial;
- No coach parking is provided on site and condition of consent that no coaches may serve the site is anticipated;
- Adequate cycle parking and mobility parking is provided for; and
- A dedicated route for pedestrians is provided.

As mentioned, while it is not required in order to accommodate anticipated traffic from the proposed hotel, an extension to Taerutu Lane is proposed by the applicant order to alleviate the amount of traffic movements in the residential part of Taerutu

Lane and in particular the level of traffic that drives past 3 and 5 Taerutu Lane. Various other options for reducing the traffic outside these properties have been considered, including shortening the cul-de-sac so it ends outside 9 Taerutu Lane, and creating a second cul-de-sac entrance from Pegasus Boulevard that would only be used by the proposed hotel (and any future lodge on 2 Taerutu Lane). However given the narrow width of the lane a double cul-de-sac head could not be accommodated. Conditions of consent and future signage could be utilised to encourage hotel traffic to use the new intersection.

Overall, it is considered that the proposal is acceptable with respect to transportation matters and that adverse effects will not be more than minor.

#### 6.4.6 Noise

The noise generated from the proposed hotel development has been assessed by Chiles Ltd in the Acoustic Assessment (**Appendix 12**). This assessment predicts that the noise levels generated by the proposed activity will comply with the district plan daytime noise limit of 50 dB  $L_{A10}$ . While the activity will sometimes be audible outside at the neighbouring dwellings, it will be at a reasonable sound level compatible with a residential area and should not interfere with normal domestic activities.

The activities are also predicted to comply with the district plan night-time noise limit of 40 dB  $L_{A10}$  if the outdoor areas of the hotel are not used during evening and night time hours. The assessment concludes that sound in compliance with this limit should not cause sleep disturbance for most people even if bedroom windows are left open for ventilation. In order to mitigate any adverse effects from noise, it is proposed that the deck on the eastern elevation of the hotel will be vacated outside of the hours 7am to 7pm Monday to Saturday, and 9am to 7pm Sundays and Public Holidays.

The proposed development will also give rise to other potential noise effects including golf course amenity and to Taerutu Lane. In terms of the golf course amenity, it is considered that activities such as car parking, loading and people on the deck at the hotel will be clearly audible on the adjacent golf course particularly at the south boundary of the site. However, this part of the golf course is already in the vicinity of Pegasus Boulevard, which is considered to be a relatively busy road, and other parking areas such as at the existing sport club and bar/café on Mapleham Drive. Therefore, noise from the proposed development should not fundamentally alter or significantly degrade the existing acoustics amenity in this area. It is also noted that the golf course is owned by the applicant.

The acoustic assessment has also considered the impact of the proposal on Taerutu Lane as there will be an increase in traffic compared to the likely noise generated by residential uses. However, due to the proximity of the subject site to Pegasus

Boulevard it is already affected by vehicle related noise. Vehicles travelling to the hotel should be travelling slowly due to the relatively short length of Taerutu Lane to the hotel coming from an intersection where most vehicles will be making a 90 degree turn. The dwellings on Taerutu Lane are orientated away from the land towards the golf course and it is assessed that sound from additional vehicles on Taerutu Lane should not cause undue disturbance at 3 and 5 Taerutu Lane.

As recommended in the Acoustic Assessment, a 2m high fence can be constructed along the northern and western boundary of the loading area to provide noise attenuation. Any loading and servicing provision to the site is expect to occur during daylight hours only.

During consultation with the owner's of 3 Taerutu Lane, a concern was raised that there could be excessive noise associated with emptying bottles into the bin area during the evening. The applicant is comfortable accepting a condition of consent to restrict this from occurring.

Overall, it is considered that adverse effects associated with noise will not be more than minor when taking into account the mitigation measures with respect to use of the deck, screening of the loading area and servicing occurring during daytime.

#### **6.4.7 Amenity**

Amenity effects on the residents of Taerutu Lane (3 and 5 for the purposes of this assessment) have been a key consideration in developing the hotel proposal. Residents at these two properties have raised an increase in traffic, noise and general disruption to the quiet rural residential environment they currently enjoy as concerns. These contributors to overall amenity have been individually discussed above.

Noise associated with use of the hotel and traffic is considered to be acceptable and within the limits of the WDP if the outdoor area is not used during evening and night time hours. While the proposal will result in increased traffic generation, efforts have been made to reduce the amount that traverses past these properties through the creation of the new intersection. Notwithstanding, the existing quiet environment on this street will be subject to a noticeable change from the day to day activities associated with the hotel. During discussions, the residents have acknowledged that this will occur, and they have also generally agreed that the hotel is located at the 'commercial' end of Taerutu Lane and close to the golf club.

It is considered that amenity effects are generally limited to those residing in Taerutu Lane rather than further afield where the effects are more likely to be visual and character effects, which have been assessed above.

Overall, effects on amenity are considered to be no more than minor.

## 6.5 SUMMARY OF EFFECTS

Overall, it is considered that any adverse effects on the environment relating to this proposal will be minor.

## 6.6 PUBLIC NOTIFICATION CONCLUSION

Having undertaken the s95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory;
- Under step 2, public notification is not precluded;
- Under step 3, public notification is not required as it is considered that the activity will result in minor adverse effects; and
- Under step 4, there are no special circumstances.

Therefore, based on the conclusions reached under steps 3 and 4, it is recommended that this application be processed without public notification.

## 7.0 LIMITED NOTIFICATION ASSESSMENT (SECTIONS 95B, 95E TO 95G)

### 7.1 ASSESSMENT OF STEPS 1 TO 4 (SECTION 95B)

If the application is not publicly notified under s95A, the council must follow the steps set out in s95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

#### 7.1.1 Step 1: Certain affected protected customary rights groups must be notified

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups, or affected persons under a statutory acknowledgement affecting the land.

The above does not apply to this proposal.

#### 7.1.2 Step 2: If not required by step 1, limited notification precluded in certain circumstances

Step 2 describes that limited notification is precluded where all applicable rules and NES preclude limited notification; or the application is for a controlled activity (other than the subdivision of land) or a prescribed activity under section 360H(1)(a)(ii).



The above does not apply to the proposal, and therefore limited notification is not precluded.

### **7.1.3 Step 3: If not precluded by step 2, certain other affected persons must be notified**

Step 3 requires that where limited notification is not precluded under step 2 above, a determination must be made as to whether any of the following persons are affected persons:

- In the case of a boundary activity, an owner of an allotment with an infringed boundary;
- In the case of a prescribed activity under s360H(1)(b), a prescribed person; and
- In the case of any other activity, a person affected in accordance with s95E.

The application is not for a boundary or prescribed activity, and therefore an assessment in accordance with s95E is required and is set out below.

Overall, it is considered that any adverse effects in relation to adjacent properties will be less than minor, and accordingly that no persons are adversely affected.

### **7.1.4 Step 4: Further notification in special circumstances**

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined as eligible for limited notification.

In this instance, having regard to the assessment in section 6.1.4 above, it is considered that special circumstances do not apply.

## **7.2 SECTION 95E STATUTORY MATTERS**

If the application is not publicly notified, a council must decide if there are any affected persons and give limited notification to those persons. A person is affected if the effects of the activity on that person are minor or more than minor (but not less than minor).

In deciding who is an affected person under section 95E:

- Adverse effects permitted by a rule in a plan or NES (the permitted baseline) may be disregarded;

- Only those effects that relate to a matter of control or discretion can be considered (in the case of restricted discretionary or controlled activities which does not apply in this case);
- The adverse effects on those persons who have provided their written approval must be disregarded.

These matters were addressed in section 6.2 above, and the owners of 1 and 7 Taerutu Lane have given their written approval and the owners of 9 Taerutu Lane have signed a sale and purchase agreement which includes consent to this proposal.

In addition, the applicant owns both 2 Taerutu Lane (opposite the subject site) and the large golf course site (identified as 8 Mapleham Drive), therefore effects on these properties have not been assessed

Having regard to the above provisions, the following comments are made:

### **7.3 ASSESSMENT OF EFFECTS ON ADJACENT PROPERTIES**

Given that the applicant owns two adjacent properties and that written approval/consent has been given by the remaining adjacent properties, there are no other adjacent properties which require an assessment of effects. It is noted that effects on the owners and occupiers of 3 and 5 Taerutu Lane have been specifically addressed above, in the wider effects assessment.

#### **7.3.1 Summary of Effects**

Taking the above into account, it is considered that any adverse effects on persons will be less than minor. Wider effects, including construction-related effects, were assessed in section 6.4 above and are considered to be minor.

It is considered, therefore, that there are no adversely affected persons in relation to this proposal.

### **7.4 LIMITED NOTIFICATION CONCLUSION**

Having undertaken the s95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory;
- Under step 2, limited notification is not precluded;
- Under step 3, limited notification is not required as it is considered that the activity will not result in any adversely affected persons; and
- Under step 4, there are no special circumstances.

Therefore, it is recommended that this application be processed without limited notification.

## **8.0 CONSIDERATION OF APPLICATIONS (SECTION 104)**

### **8.1 STATUTORY MATTERS**

Subject to Part 2 of the Act, when considering an application for resource consent and any submissions received, a council must, in accordance with section 104(1) of the Act have regard to:

- any actual and potential effects on the environment of allowing the activity;
- any relevant provisions of a national environmental standard, other regulations, national policy statement, a New Zealand coastal policy statement, a regional policy statement or proposed regional policy statement; a plan or proposed plan; and
- any other matter a council considers relevant and reasonably necessary to determine the application.

## **9.0 EFFECTS ON THE ENVIRONMENT (SECTION 104(1)(A))**

Having regard to the actual and potential effects on the environment of the activity resulting from the proposal, it was concluded in the assessment above that any adverse effects relating to the proposal will be minor and that no persons would be adversely affected by the proposal.

Further, it is considered that the proposal will also result in positive effects including:

- The productive use of three vacant residential sections owned by the golf club which are unlikely to be developed for residential use;
- The establishment of a high quality hotel in North Canterbury, which currently has limited accommodation options; and  
Employment opportunities associated with the construction and operation of the hotel.

Overall, it is considered that when taking into account the positive effects, any actual and potential adverse effects on the environment of allowing the activity are appropriate.

## 10.0 DISTRICT PLAN AND STATUTORY DOCUMENTS (SECTION 104(1)(B))

### 10.1 OBJECTIVES AND POLICIES OF THE WAIMAKARIRI DISTRICT PLAN

#### 10.1.1 Chapter 4 Land and Water Margins

The objective in Chapter 4 is to *Maintain and enhance the life-supporting capacity of the land resource in the District*. This is achieved by the following policies that are relevant to the proposal:

**Policy 4.1.1.1** Promote sustainable land management practices that avoid or mitigate environmental impact such as soil loss, soil structure deterioration, soil nutrient depletion, land contamination, and non-point pollution of waterways.

**Policy 4.1.1.3** Land use activities should avoid, remedy, or mitigate adverse effects on environments susceptible to degradation such as river and stream margins, aquatic habitats, wetlands, coastal dunes, areas of significant indigenous vegetation and significant habitat of indigenous fauna.

The earthworks are relatively minor in nature and relate to site scraping and establishing the building platform and car parking areas, as well as form the new intersection with Taerutu Lane. Some earthworks are proposed along the eastern boundary which is the closest boundary to the golf course waterways. The ESCP provided at **Appendix 5** will assist in ensuring the proposal meets the above policies with respect to impact on waterways.

#### 10.1.2 Chapter 11 Utilities and Traffic Management

**Policy 11.1.1.4** A road hierarchy shall be maintained and protected to enable the District to function with minimal conflict between activities, traffic, and people.

**Policy 11.1.1.5** New developments and activities in relation to their traffic generation characteristics should:

- a) locate on or establish primary access to an appropriate level of road within the road hierarchy;
- b) not have vehicular access to an inappropriate level of road in the hierarchy; and
- c) provide cycleways along arterial, strategic and collector roads where:
  - i. necessary to provide an identified transport or recreation function; and
  - ii. alternative opportunities do not exist within the road hierarchy.

**Policy 11.1.1.6** Every site should have access that provides safe entry and exit for vehicles to and from the site to a road without compromising the safety or efficiency of the road or road network. Where a site has two or more road frontages access should be from the lowest road classification within the road hierarchy.

**Policy 11.1.1.7** In the case of the vehicles, cyclists and pedestrians associated with the development and occupation of Pegasus and Ravenswood:

to discourage the use of Gladstone Road as a major access road linking Pegasus and Woodend;

- a) to ensure that the design and development of the roading for Pegasus and Ravenswood facilitates the provision of an efficient and convenient public passenger transport system into, out of, and around the two localities;
- b) to design the residential neighbourhoods of Pegasus and Ravenswood in such a way that most of the residential allotments in the area are within convenient and safe walking distance of a potential public passenger transport route;
- c) to ensure that at least two road accesses are provided linking Pegasus with State Highway 1, so that access in emergencies is assured;
- d) to ensure that the urban areas of Ravenswood are developed to promote the opportunity for convenient and safe access between State Highway No. 1 and the Woodend-Rangiora Road; and
- e) to ensure that the urban area of Ravenswood is designed to provide safe and convenient pedestrian and vehicle access between Ravenswood and Woodend township, away from the State Highway.

Access to the site has been detailed in the assessment section above, and at length in the Transportation Assessment (**Appendix 6**). The proposed access arrangement, both directly to Taerutu Lane and the proposed extension to Taerutu Lane and new intersection with Pegasus Boulevard is considered to be appropriate and will not result in unacceptable adverse effects on the road hierarchy. As such the proposal is considered to be consistent with the above policies.

**Objective 11.1.2** is *Parking facilities that:*

- a. *provide for parking demand in an efficient, functional and sustainable manner;*
- b. *enhance the amenity and function of town centre and residential environments;*
- c. *are safe places for people to use and move through;*
- d. *are accessible and convenient for pedestrians;*

- e. provide safe, secure and convenient cycle parking;*
- f. support greater use of public transport;*
- g. provide for loading and manoeuvring requirements without reducing amenity or compromising safety; and*
- h. support town centre consolidation and the development of continuous street frontages within identified sites in the Business 1 Zone where parking is principally located within public parking areas and not provided on individual sites.*

This objective is supported by the following relevant policies:

**Policy 11.1.2.1** Vehicle parking, loading and manoeuvring provided on-site, or within shared parking facilities, shall ensure that:

- a) safe and efficient access is provided;
- b) use of off-site parking facilities will not adversely affect pedestrian, cycle or public transportation, public safety, and the safe, efficient operation of the road network; and
- c) for shared parking, a legally binding arrangement is established that protects ongoing access and use.

**Policy 11.1.2.2** Encourage the use of public transport by enabling parking facilities that support public transport services and infrastructure.

**Policy 11.1.2.3** Encourage cycle transport by providing cycle parking that:

- a) is located in a convenient and safe position and considers pedestrian safety;
- b) physically supports the cycle frame; and
- c) provides for cycle security.

**Policy 11.1.2.4** Ensure safe pedestrian access within and adjacent to parking facilities by providing:

- a) pedestrian routes that safely interact with vehicle movements associated with access, parking, manoeuvring, circulation, loading and public transportation;
- b) visibility between vehicles and pedestrians; and
- c) pedestrian routes that are designed and constructed to be accessible.

**Policy 11.1.2.6** Parking facilities shall:



- a) provide efficient and effective layout of parking, manoeuvring and circulating areas including restriction of vehicle speed and avoidance of long 'blind aisles';
- b) control any adverse effects on water quality and stormwater runoff, preferably through the use of low impact water management methods;
- c) be surfaced and maintained to control the generation of dust, excessive noise, or other nuisance;
- d) reduce opportunities for crime by implementing Crime Prevention through Environmental Design (CPTED) principles;
- e) ensure visibility through natural lighting or illumination;
- f) ensure that parking spaces required for people with disabilities is conveniently located and accessible, and the route from the parking space to the destination served is also easily accessible for people using mobility devices;
- g) include landscaping that:
  - i. incorporates establishment and maintenance practices to ensure plant survival;
  - ii. visually softens the dominant effect of hard surfaces;
  - iii. uses plant species that avoid hazard or nuisance effects;
  - iv. integrates with stormwater management and footpaths; and
  - v. does not affect traffic and pedestrian safety by limiting visibility.

**Policy 11.1.2.7** Loading and manoeuvring facilities to support activities requiring delivery or collection by service vehicles shall:

- a) provide safe and efficient vehicle movements for the largest vehicle type expected to use the facility;
- b) avoid reverse manoeuvring onto or from any strategic, arterial or collector road, and onto or from any local road where this would adversely affect safety;
- c) provide sufficient separation between service vehicles, car parking, pedestrians and cyclists to enable safe use of the facility;
- d) avoid obstruction of any accessway;
- e) be accessed from the rear of the site or a service lane where a site is located in a town centre and sufficient rear or service access is available for service vehicles expected to use the site; and

As discussed earlier in this report and in the Transportation Assessment at **Appendix 6**, the proposal has a parking shortfall when the proposed activities are assessed independently. However, as assessed above and outlined in the Transportation Assessment, it is considered appropriate to assess the parking requirements for the

proposed activities within the hotel operating together. In this regard the level of car parking provided is considered appropriate and largely consistent with the above policies.

With respect to car park layout, the car parks mostly all comply with required dimensions and aisle width and it is considered the traffic will easily circulate. A condition of consent is volunteered with respect to service vehicles accessing the site during off-peak times and ensuring that guidance is provided by a staff member when reversing is required. The parking for people with disabilities is located directly outside the reception area entrance so as to be convenient and accessible. A dedicated pedestrian access is also provided and the car park will be surfaced to as not to generate dust, noise or other nuisance and visibility will be maintained throughout. Stormwater runoff can be adequately addressed on site as per the Infrastructure Report (**Appendix 8**). As such, the proposal is considered to be consistent with the policies relating to parking.

### 10.1.3 Chapter 12 Health Safety and Wellbeing

**Objective 12.1.1** is to *Maintain the amenity values and a quality of environment appropriate for different parts of the District which protects the health, safety and wellbeing of present and future generations, and ensure that any potential adverse environmental effects from buildings and structures, signs, glare, noise and hazardous substances are avoided or mitigated.* Of relevance to this proposal is Policy 12.2.1.1:

**Policy 12.1.1.1** Maintain and enhance the positive contribution that buildings and structures, and the spaces between them, make to the character and amenity of urban areas where people reside, the neighbourhood and streetscape.

The proposed hotel is considered to contribute positively to the character and amenity of the area. While it is not anticipated within this zone, it is considered that the design, bulk and location and proximity to the golf club will mean that it is generally incorporated into the commercial part of the golf course as it will be viewed in association with the golf club and car parking. The streetscape will be maintained through the design and orientation of the building, and comprehensive landscaping. Pedestrian and golf cart access for residents of Taerutu Lane is maintained in front of the hotel and this also contributes to the streetscape through future activation.

**Policy 12.1.1.10** Control noise to a level that is not unreasonable, measured against the character and circumstances of the zone.

**Policy 12.1.1.11** Avoid noise adversely affecting the amenity values and health and safety of people on neighbouring sites or zones.

Noise effects arising from the hotel, including temporary effects during construction have been detailed in section 6.4 above. Based on this assessment it is considered that noise will be controlled to a level appropriate to the Mapleham Rural 4B and Pegasus Rural zones and therefore the proposal accords with these two policies.

#### 10.1.4 Chapter 14 Rural Zones

**Objective 14.1.1** is to *Maintain and enhance both rural production and the rural character of the Rural Zones, which is characterised by:*

- a) the dominant effect of paddocks, trees, natural features, and agricultural, pastoral or horticultural activities;*
- b) separation between dwellinghouses to maintain privacy and a sense of openness;*
- c) a dwellinghouse clustered with ancillary buildings and structures on the same site;*
- d) farm buildings and structures close to lot boundaries including roads;*
- e) generally quiet – but with some significant intermittent and/or seasonal noise from farming activities;*
- f) clean air – but with some significant short term and/or seasonal smells associated with farming activities; and*
- g) limited signage in the Rural Zone.*

**Policy 14.1.1.1** Avoid subdivision and/or dwellinghouse development that results in any loss of rural character or is likely to constrain lawfully established farming activities.

**Policy 14.1.1.2** Maintain the continued domination of the Rural Zones by intensive and extensive agricultural, pastoral and horticultural land use activities.

**Policy 14.1.1.3** Maintain and enhance the environmental qualities such as natural features, air and noise levels, including limited signage and rural retail activities that contribute to the distinctive character of the Rural Zones, consistent with a rural working environment.

This objective and associated policies focus on traditional rural zone activities such as agricultural, pastoral or horticultural activities and offer little guidance for development in this part of Pegasus which now has very little pastoral or agricultural elements and is has transitioned to a rural residential area characterised by open space and the golf course. For the reasons outlined in the assessment section above, the proposal is considered to largely maintain the sense of openness in this area.

**Objective 14.4.1** is to *Protect the life-supporting capacity of soil, air and water resources in the Pegasus Rural Zone*. This objective is supported by the following two policies.

**Policy 14.4.1.1** Maintain and enhance the nature conservation and cultural values of the Pegasus Rural Zone.

**Policy 14.4.1.2** Avoid, remedy or mitigate adverse effects on the quality, flows and levels of ground and surface waters from the use of the Pegasus Rural Zone for the treatment and disposal of wastewater from Pegasus.

A small part of the site is zoned Pegasus Rural Zone, however the majority is Mapleham Rural 4B. The proposal will not impact on the nature conservation of the zone as the site is not known to have any specific nature conservation values. With respect to cultural values, the site is outside of the Silent File areas and will not affect cultural values. The proposal will not affect quality, flows and levels of ground and surface water, with appropriate erosion and sediment controls being implemented during construction. The proposal is therefore considered to accord with this objective and policies.

## 10.2 SUMMARY

It is considered that the proposed development is generally in accordance with the objectives and policies of the WDP albeit that the Rural Zone objectives and policies provide little guidance for this area of Pegasus.

## 11.0 PART 2 MATTERS

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Section 5 of Part 2 identifies the purpose of the RMA as being the sustainable management of natural and physical resources. This means managing the use, development and protection of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being and health and safety while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

Section 6 of the Act sets out a number of matters of national importance including (but not limited to) the protection of outstanding natural features and landscapes and historic heritage from inappropriate subdivision, use and development.

Section 7 identifies a number of “other matters” to be given particular regard by Council and includes (but is not limited to) Kaitiakitanga, the efficient use of natural and physical resources, the maintenance and enhancement of amenity values, and maintenance and enhancement of the quality of the environment.

Section 8 requires Council to take into account the principles of the Treaty of Waitangi.

Overall, as the effects of the proposal are considered to be minor, and the proposal accords with the relevant WDP objectives and policies, it is considered that the proposal will not offend against the general resource management principles set out in Part 2 of the Act.

## 12.0 CONCLUSION

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The proposal involves the construction and operation of a hotel at 11-15 Taerutu Lane, Pegasus.

Based on the above report it is considered that:

- Public notification is not required as adverse effects in relation to construction activities, servicing, cultural effects, urban design, landscape and visual effects, transportation, noise and amenity are considered to be minor. There are also positive effects including productive use of three vacant sites, contribution to the accommodation sector in North Canterbury and ongoing employment.
- Limited notification is not required as no persons at adjacent properties are considered to be adversely affected by the proposal due to the location of adjacent properties, ownership and affected party approvals.
- The proposal accords with the relevant WDP objectives and policies;
- The proposal is considered to be consistent with Part 2 of the Act.

It is therefore concluded that the proposal satisfies all matters the consent authority is required to assess, and that it can be granted on a non-notified basis.

### AUTHORS



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