

Pegasus Golf Resort Special Purpose Zone

Visual and Landscape Effects Assessment

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Introduction

The Waimakariri District Council is in the process of reviewing the Waimakariri District Plan (WDP) and have provided Sports and Education Corporation Ltd (SEC) the opportunity to amend the zoning of the land currently being used as the Pegasus Golf Course to allow for a greater range of resort-based activities. The activities envisaged include hotel / apartments visitor accommodation, hot pool / spa tourism, conference and event centre, residential apartments, commercial units and other ancillary uses. The plan change area is 78.64ha in area with 64.66ha proposed to be used as golf course and the remaining 13.98ha for village activity areas. It is presently zoned Rural in the WDP.

A draft zone chapter and outline plan has been developed, and on the basis of this, this report provides an assessment of the landscape and visual effects of the proposed plan change. The report will be structured as follows:

- Landscape character description
- Landscape values
- The proposed plan change
- Landscape effects
- Visual effects
- Statutory assessment
- Conclusion

Landscape character description

As illustrated in **Figure 1**, the Plan Change area is located between State Highway 1 and the Pegasus township, to the north-east of Woodend and includes most of the area covered by the Mapleham Rural 4b zone as well as a part of the Pegasus Rural zone to the south of Pegasus Boulevard in the WDP. The area is on alluvial deposits and stabilized sand dunes (Forsyth et al, 2008) and a low north – south orientating dune ridge is a landform feature of the area that provides physical separation of Pegasus township with the golf course area to its west. The area is relatively flat and low lying and drains mostly to the north-east and the Ashley River mouth. More southerly parts of the

area drain toward Kairaki Creek and the Waimakariri River mouth. The natural waterways have been significantly modified by both farming activities and more latterly, by golf course and rural-residential development, however Taranaki Stream flows through the area and provides the golf course water features, ultimately finding its way to the Ashley River / Rakahuri estuary.

The wider landscape setting of the plan change area is one of mixed land use including the urban areas of Woodend and Pegasus as well as rural zoned land mainly in pasture or crops and with exotic shelterbelts (typically polar, pine and macrocarpa). There has been significant change in this area over recent decades with the development of Pegasus and this change is ongoing e.g. the current large scale retail development at Ravenswood.

The character of the plan change area itself is defined mainly by the golf course. This has a gently undulating topography reflecting the modified dune forms, large areas of open space / irrigated parkland edged with largely exotic trees and a system of lineal ponds and waterways. Groups of native plantings have been planted associated with these ponds and waterways. A system of asphalt pathways run through the area. The focal point to the golf course is the club house area which is features a long – low (approx. 8m high) recessively coloured building complex with associated car parking.

Pegasus Boulevard runs through the area, and is the main access to the Pegasus urban area. This is a wide tree lined road with generous berms and high quality street lighting. Surrounding and running into the parkland of the golf course, are streets lined with large (mainly single storied) residential dwellings set on large (approx. 2000m²) sections. Dark stained, low post and rail timber fencing is standard boundary treatment throughout but street and golf course boundaries (other than along Pegasus Boulevard) are unfenced – enhancing the open character of the area. Not all the sections have as yet been built on. The roads retain a degree of rural character by largely having open drainage swales and flush kerbs.

It should be noted that the existing environment in planning terms, includes elements provided for in the District Plan and as yet unimplemented approved resource consents.

Of significance in this regard, a hotel and golf lodge (up to 13.14m high) has been approved for sections at Taerutu Lane, near the golf club house.

Figures 2 – 10 illustrate the character of the site.

Landscape Values

Neither the plan change area specifically nor the wider landscape context more generally, has any especially recognized landscape value in the WDP. In terms of natural character, the area is significantly modified and no longer particularly expressive of its formative natural processes. This aside, the area does have landscape values that should be acknowledged as follows:

This landscape has significant cultural and historic associative values as a focus of pre-European Maori settlement. The site of the important Kaiapoi Pa which was destroyed by Te Raupraraha in 1832 is close to the northern boundary of the plan change area (north of Preece Road) and the entire area between the Rakahuri (Ashley River) and Waimakariri River is a cultural landscape with significant historical, traditional, cultural and contemporary associations (Mahaanui, 2013). The dune to the east of the plan change area has important archaeological values and these are recognized by its status as the 'Western Ridge Conservation Area' within the Pegasus development. Te Runanga o Ngai Tuahuriri values in this area generally include mahika kai and urupa (WDC, 2013). Whilst now much modified, the waterways in the area were important transportation routes and food sources and these retain cultural significance.

The area is zoned rural but it does not have a productive rural land use character, instead, having a rural-residential / well maintained parkland character. It is my assessment that it has moderately high amenity values based on this parkland character. These amenity values are reinforced by the presence of water in ponds and waterways, the open space associated with the fairways, the significant presence of trees and native vegetation, and the moderate visual impact of built elements. Views toward the mountains from the area are also a valued feature but these are already considerably reduced by existing trees.

The proposed plan change

Currently, the plan change area is zoned Mapleham Rural 4b, and Rural Pegasus in the WDP. The existing golf course and associated residential development is the result of resource consents. Key planning provisions relevant to landscape matters that apply currently, are as follows:

- Maximum structure coverage of the net area of any site - 20%.
- Setback requirements from road boundaries – 20m for dwellings and 10m for other structures
- Setback requirements from internal site boundaries – 20m for dwellings and 3m for other structures
- Maximum height for structures – 10m (in the Mapleham Rural 4B zone)

It is proposed to establish the Pegasus Golf Resort Special Purpose Zone (PGRSPZ) in the WDP to provide for a high quality visitor resort covering 78.64 ha of land between Pegasus Town and Woodend. The zone will be based around the existing 18-hole championship golf course and the larger residential lots, but the intention is to enable a higher density tourist village near the intersection of Pegasus Boulevard and Mapleham Drive. The village will enable a range of resort activities including hotel and visitor accommodation, a luxury lodge, small scale commercial and community activities, hot pools, spa, medical and other tourist and recreational activities.

An outline development plan (ODP) has been developed to establish the spatial layout of development within the zone, and this is shown in **Figure 11**. Policy SPZ-PR-P01 requires activities to be in accordance with the ODP. The ODP demarks the following activity areas:

1. Spa
2. Spa Village
3. Golf Square
4. Golf Village
5. Village Fringe
6. Golf Course

The plan reflects the existing pattern of development insofar as the golf course activity area is concerned. It introduces the other activity areas, providing for resort development and spatially defines the extent of these areas.

Objectives and policies are proposed to be included in the Special Purpose (Pegasus Resort) Zone chapter in the WDP. Those of most relevance to management of the landscape and visual amenity effects of development within the PGRSPZ are as follows:

Objective / Policy

SPZ – PR – 02 Design Components *The development of tourism facilities centred around a Spa Village within a framework of open space and recreation facilities, that reflect the local open space, recreational, landscape and visual amenity values and achieve urban design excellence consistent with the PR Design Guidelines*

SPZ – PR – P03 Landscape character *Provide for the landscape character values of the Pegasus Resort and landscape and the background mountain range, particularly as viewed from public places, through master-planning, landscape design and massing of buildings.*

SPZ – PR – P05 Urban design elements *Encourage high quality urban design by:*

- 1. requiring all subdivision and development to be in accordance with the ODP, which establishes an integrated and coordinated layout of open space, buffers and building setbacks, building height modulation and limits; roading purpose; built form; and streetscape design;*
- 2. requiring all subdivision and development to be in accordance with the PR Design Guidelines;*
- 3. encouraging design responses that respond to the cultural and heritage character of the area;*
- 4. encouraging development to be consistent with the existing distinctive architectural style of the golf resort buildings to ensure the identified character is retained;*
- 5. efficient design of vehicle access and car parking, which is adequately screened from public places with appropriately designed landscaping.*

SPZ – PR – P06 Open space golf course *Recognise the important contribution that the open space areas provided by the Village Fringe Activity Area and Golf Course Activity Area that adjoin the visitor accommodation and village areas make to the identity, character, amenity and outlook of the Pegasus Zone for residents and visitors.*

The proposed rules provide a management framework that provides for considerable control over design of new elements, and that discourages or prohibits activities not seen as compatible with the character and use of the zone. Built form Standards are proposed. Those of most relevance to landscape and visual amenity effects are as follows:

Built Form Standard

SPZ – PR – BFS4

Visitor Accommodation Waste Management

b. Waste management areas shall be screened or located behind buildings when viewed from any road or public open space.

SPZ – PR – BFS5

Building height

The maximum height of buildings shall be:

- a. Activity Area 1 – 16m, 3 storeys*
- a. Activity Area 2 – 12m, 3 storeys*
- a. Activity Area 3 – 9m, 2 storeys*
- a. Activity Area 4 – 14m, 3 storeys*
- a. Activity Area 5 – 8m, 2 storeys*
- a. Activity Area 6 – 6m, 1 storey*

SPZ – PR – BFS6

Building coverage

The building coverage shall not exceed the following percentage of net site area:

- a. Activity Area 1 – 35%*
- a. Activity Area 2 – 35%*
- a. Activity Area 3 – 20%*
- a. Activity Area 4 – 35%*
- a. Activity Area 5 – 3%*
- a. Activity Area 6 – 3%*

SPZ – PR – BFS8

Building setbacks

Setbacks to be provided as per the ODP as follows:

- a. Pegasus Boulevard (Activity Areas 1 and 4) – 20m*
- b. Pegasus Boulevard (Activity Area 3) – 5m.*

SPZ – PR – BFS11

Open Space Landscaping

The minimum amount of open park-like landscaped area in each Activity Area shall be:

- a. Activity Area 1 – 40%*
- b. Activity Area 2 – 30%*
- c. Activity Area 3 – 30%*
- d. Activity Area 4 – 40%*
- e. Activity Area 5 – 90%*
- f. Activity Area 6 – 90%*

SPZ – PR – BFS12

Glare / light spill

In Activity Areas 1 – 6:

- a. All fixed lighting shall be directed away from adjacent roads and properties.*
- b. Any building or fence constructed or clad in metal, or material with reflective surfaces shall be painted or otherwise coated with a non-reflective finish.*
- c. No activity shall result in a greater than 3.0 lux spill, horizontal and vertical, of light onto any property located outside of the SPZ – PR, measured at any point inside the boundary of the adjoining property.*
- d. External lighting shall be limited to down lighting only, not more than 1.5 metres above the finished floor level of the building with the light source shielded from horizontal view.*

SPZ – PR – BFS13

Outdoor storage

- a. All goods, materials or equipment shall be stored inside a building, except for vehicles associated with the activity parked on the site overnight.*
- b. All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a*

building.

SPZ – PR – BFS14

Commercial waste management

b. Waste management areas shall be screened or located behind buildings when viewed from any road or public open space.

SPZ – PR – BFS16

Building colours and reflectivity

Any building in Activity Area 1 – 6 shall meet the following requirements:

- a. Exterior wall cladding including gable ends, dormers and trim of all structures shall be finished in their natural colours or coloured earthy mid-tones and achieve reflectivity between 5% and 22%.*
- b. Roofs of all structures including trim shall be finished in their natural colours or coloured dark tones and achieve reflectivity between 5 and 12%.*

Matters of Discretion include the following, which is relevant to landscape and visual amenity effects:

SPZ – PR – MD3

Amenity values

1. Effects of the development on:

- a) Character and quality of the environment, including natural character, waterbodies, ecological habitat and indigenous biodiversity, and sites of significance to Maori;*
 - b) Existing landscape character values and amenity values of the zone in which it occurs, and the zone of the receiving environment; and*
 - c) The surrounding environment such as visual effects, loss of daylight, noise, dust, odour, signs, light spill and glare, including cumulative effects; ...*
- 3. Incorporation of effective mitigation such as landscaping or screening.*

The Pegasus Resort Urban Design Guidelines (PRUDG) provide for further guidance and control over development. In particular, the guidelines specify performance standards for planting designed to mitigate the impact of built form within setback areas as follows:

Setback area location	Setback minimum width	Requirements
<i>Activity Areas 1 & 4 adjacent to Pegasus Boulevard</i>	<i>20m</i>	<ul style="list-style-type: none"> • <i>At least 1 tree capable of reaching 15m height every 12m.</i> • <i>At least 30% of the setback area to be planted.</i>
<i>Activity Area 4 adjacent to residential section</i>	<i>3m</i>	<ul style="list-style-type: none"> • <i>At least 1 tree capable of reaching 6m height every 5m.</i> • <i>100% of the setback area to be planted.</i>
<i>Activity Area 5 adjacent to the Spa and Spa Village Activity Areas</i>	<i>5m</i>	<ul style="list-style-type: none"> • <i>At least 1 tree capable of reaching 10m height every 15m.</i> • <i>At least 50% of the setback area to be planted (average).</i>

Of note as well, the guidelines

- Encourage modulation and breaking-up of building facades over 15m in length.
- Encourage the use of mounding with an average height of 1m within the landscape buffer zone area adjacent to Pegasus Boulevard.
- Include controls over building cladding materials and colours
- Require planting to reduce the dominance of large areas of hard surfacing associated with car parks.
- Provide for domes enclosing hot pools 'if demonstrated that they are nestled into the landscape, do not use mirrored glazing or materials and are non-reflective'.
- Control building height and bulk adjacent to residential properties within the Golf Village Activity Area.

To provide for reinforcement of the existing parkland character of the area and to encourage the restoration of natural landscape character values to the extent possible, the PRUDG restricts the species to be planted within the zone as listed in the tables in section 3.3 (and in Appendix A of this report). The species in these tables are included either because they will integrate well with the present character, or because they are appropriate to the underlying natural vegetation character of the area, which would have included:

- Kahikatea / matai podocarp forest in swampy, low lying areas.

- Totara / matai podocarp forest on freer draining soils.
- Coastal sand dune plant communities on the dune ridges. (DoC, 2005).

Landscape effects

Landscape effects describe the impact of the proposal on the landscape elements, patterns, and processes, and its character. Their significance is determined with reference to the value and sensitivity of the landscape, and the scale and character of the proposal. The nature of the landscape effects may be positive, neutral or adverse. The magnitude of adverse landscape effects will be assessed on the basis of the following rating scale (source: QLDC, 2019)

Effect rating	Use and definition
Very high	Total loss of key elements / features / characteristics / values, i.e. amounts to a very significant negative change in landscape character and / or landscape values.
High	Major modification or loss of most key elements / features / characteristics / values i.e. little of the pre-development landscape character remains and amounts to a significant negative change in landscape character and / or landscape values. <u>Concise Oxford English Dictionary Definition</u> High: adjective – Great in amount, value, size, or intensity
Moderate - high	- Modifications of several key elements / features / characteristics / values i.e. the pre-development landscape character / or landscape values remains evident but materially changed.
Moderate	Partial loss of or modification to key elements / features / characteristics / values i.e. the pre-development landscape character and / or landscape values remains evident but is changed. <u>Concise Oxford English Dictionary Definition</u> Moderate: adjective – average in amount, intensity, quality or degree
Moderate - low	- Minor loss of or modification to one or more key elements / features / characteristics / values i.e. new elements are not uncharacteristic within the receiving landscape and do not disturb the pre-development landscape character and / or landscape values.

Low	<p>Very little material loss of or modification to key elements / features / characteristics / values i.e. new elements integrate seamlessly into the pre-development landscape character and / or landscape values.</p> <p><u>Concise Oxford English Dictionary Definition</u></p> <p>Low: adjective – 1. Below average in amount, extent, or intensity.</p>
Very low	<p>Negligible loss of or modification to key elements / features / characteristics / values of the baseline i.e. influence of new elements on landscape character and / or landscape values is barely discernible.</p>

As discussed above, despite its considerable modification, the landscape in question continues to have important cultural and historic associative values given its significance to Te Runanga o Ngai Tuahuriri. Key elements are the waterways, the pa site and the Western Ridge Conservation Area. More widely the landscape has amenity values associated with the parkland character of the golf course.

The PGRSPZ maintains the golf course, but provides for the development of a new village hub – an area of urban development in the area of the existing club house. The Village Area (including Activity Areas 1 – 5) will cover 13.98 ha, which is presently mainly golf course open space. The Village will have a character that contrasts with the residential and golf course areas of the zone in that built density and building scale will be greater and the area will have a commercial, tourist village character.

Presently, the golf resort constitutes an area of relatively low built density between the urban areas of Pegasus and Woodend. The effect of the zone will be to provide for the development of a new discrete node of urban land use close to Pegasus Town, but separated from this by the Western Ridge Conservation Area. The zone provisions will ensure that the character of this area is attractive with high levels of amenity, and that it respects its golf course / parkland landscape setting. Built impact will be mitigated by the proposed controls, particularly those limiting building height, requiring recessive colouring and landscaping.

Bio-physical landscape effects and effects on natural character will not be significant given the already highly modified character of the landform and vegetation of the area.

Naturalness effects on the parkland character will be adverse in that there will be less open space and greater impact of buildings and other built elements (e.g. roads / carparks) but these effects have the potential to be effectively mitigated by sensitive landscape treatments. The zone provisions provide appropriately for this.

The proposed PGRSPZ will have little impact on the legibility of the natural landscape as this is already highly modified. The new village development will read as an integral part of the golf resort, and as its focal point. The design controls will ensure that effects on naturalness are mitigated, that the built development integrates to the extent possible with the parkland character surrounding, and that aesthetic quality will be high. Open parkland will be replaced by built development but this will integrate well with the golf course.

An assessment of the effects of the proposed PGRSPZ on the cultural and historic landscape values of the area would most appropriately be made with the benefit of a cultural effects assessment by tangata whenua. I note however, that:

- Existing rural and golf course development has already significantly modified the original waterways in the area and its historic character.
- There will be no impacts on the dune ridge covered by the Western Ridge Conservation Area.
- New development has the potential to contribute positively to cultural / historic values (e.g. plantings that reference the indigenous vegetation character of the area).

The landscape has no specially recognized significance and whilst the proposed zoning will provide for a significant new node of built form, it will integrate acceptably with the existing landscape character in my assessment. Overall, I rate effects on landscape character and values as adverse / moderate-low.

Visual effects

Visual effects describe the impact of the proposal on the views available to people and the impact of this on amenity values. Amenity values are defined in the RMA as:

‘those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes’.

Visual effects are determined with reference to the sensitivity of viewers to change and the value placed on existing views, and the scale and character of the proposal. The nature of visual effects may be positive, neutral or adverse. The magnitude of adverse visual effects will be assessed on the basis of the following rating scale (source: QLDC, 2019)

Effect rating	Use and definition
Very high	Total loss of key elements / features / characteristics i.e. amounts to a very significant negative change in visual amenity.
High	<p>Major modification or loss of most key elements / features / characteristics, i.e. little of the pre-development visual amenity remains and amounts to a significant negative change in visual amenity values.</p> <p><u>Concise Oxford English Dictionary Definition</u></p> <p>High: adjective – Great in amount, value, size, or intensity</p>
Moderate - high	Modifications of several key elements / features / characteristics, i.e. the pre-development visual amenity remains evident but materially changed.
Moderate	<p>Partial loss of or modification to key elements / features / characteristics, i.e. the pre-development visual amenity remains evident but is changed.</p> <p><u>Concise Oxford English Dictionary Definition</u></p> <p>Moderate: adjective – average in amount, intensity, quality or degree</p>
Moderate - low	Minor loss of or modification to one or more key elements / features / characteristics, i.e. new elements are not uncharacteristic within the visual environment and do not disturb the pre-development visual amenity.
Low	<p>Very little material loss of or modification to key elements / features / characteristics, i.e. new elements integrate seamlessly into the pre-development visual environment.</p> <p><u>Concise Oxford English Dictionary Definition</u></p> <p>Low: adjective – 1. Below average in amount, extent, or intensity.</p>
Very low	Negligible loss of or modification to key elements / features / characteristics of the baseline i.e. visual influence of new elements is barely discernible.

People who will be most impacted by the developments provided for by the PGRSPZ will include users of Pegasus Boulevard, the golf course, the tracks on the Western Ridge Conservation Area, and the residents in the houses within the zone. The Village area is well screened from State Highway 1 to the west, and Pegasus Town to the east. The visual effects from key viewpoints are discussed below.

The baseline for assessment of visual amenity effects is the existing visual character and also expectations of rural character described in the WDP (see Objective 14.1.1) which discuss the dominance of paddocks, trees, natural features and rural land uses, as well as qualities of openness.

The viewpoints selected for analysis are as follows. These are considered to provide a representative sample of the visual effects of the development enabled by the plan change.

Pegasus Boulevard west of the proposed village area (see Figure 2)

Relevance of viewpoint	This viewpoint is on the main access road through the area between State Highway 1 and Pegasus Town and represents eastward views toward the village area from this.
Viewers / Viewer sensitivity	Viewers will include residents of and visitors to, both the Pegasus Golf Resort area and Pegasus Town. I assess viewer sensitivity as moderate. This is on the basis that the area has parkland amenity likely to be valued, but no officially recognised values.
Approx distance to the village subzone	170m
Existing view description	Pegasus Boulevard is a spacious (30m wide) curvilinear roadway with an informal, parkland character created by the wide mown grassed berms, swale drainage and soft edges (no kerb and channel). It is lined by an avenue of maturing exotic trees planted at approx. 12m spacings and there are low dark stained post and rail wooden fences of a uniform design demarking the road boundary to either side. There

	<p>are also trees of similar species) along the inside of the boundary fences. Beyond the tree avenue, the open space of the golf course can be seen, with houses beyond this in the middle distance. To the north side of the road the area is currently open but housing on residential sites is provided for in this area in the future. As the avenue trees continue to mature, the character of the roadway will become increasingly vegetated and enclosed. Currently, views of the club house are largely screened by the avenue and boundary trees.</p>
<p>Description of visual effects</p>	<p>Assuming that the avenue trees within the Pegasus Boulevard are retained and continue to mature and grow taller, the visual effects of the proposed village development will be effectively screened and softened from this viewpoint. This screening / softening will be less in winter months as the avenue trees are deciduous. Where visible, the village buildings will be seen as a focal point to an extent due to their greater than domestic building height. Their visual prominence will be reduced by the proposed darker colour scheme controls and by the roadside landscape buffer proposed</p>
<p>Visual effects assessment</p>	<p>In my assessment the proposed village centre will have adverse / low visual effects from this viewpoint. The area already has a golf course residential resort character and a village centre with an obviously commercial character will integrate readily with this if well controlled to minimise built impact, as proposed. The visual impact of the village centre elements will be low from this viewpoint due to substantial screening by trees.</p>

Pegasus Boulevard east of the proposed village area (see Figure 3)

<p>Relevance of viewpoint</p>	<p>This viewpoint is on the main access road through the area between State Highway 1 and Pegasus Town and represents westward views along the road and toward the village area.</p>
<p>Viewers / Viewer sensitivity</p>	<p>Viewers will include residents of and visitors to, both the Pegasus Golf Resort area and Pegasus Town. I assess viewer sensitivity as moderate. This is on the basis that the area has parkland amenity likely</p>

	to be valued but no officially recognised values.
Approx distance to the village subzone	90m
Existing view description	<p>Pegasus Boulevard is a wide curved road with generous mown grass berms and an informal character created by drainage swales and no kerb and channel. It is lined by an avenue of maturing exotic deciduous trees (Lime?) and there are concrete footpaths and low, dark stained post and rail timber fences to either side. These aspects, along with high quality street lights contribute to amenity. The area to the south is a mix of golf course and housing but built impact is low due to the screening provided by the trees, the considerable setback to the dwellings and their low height. To the north the parkland associated with the golf course contributes considerably to amenity. The club house can be seen in the middle distance and is well integrated with its parkland setting due to its long – low profile and dark colours. Car parking associated with this is less well integrated. This viewpoint is slightly elevated and affords views to the distant mountains in the west. As the trees mature these views will be progressively reduced. Overall, the area has an attractive, semi-urban parkland character.</p>
Description of visual effects	<p>The proposed village development will result in a considerable change in this view but will integrate well in my assessment. There will still be golf course open space in the foreground but built development including buildings between 1 and 3 stories high, and car parking areas will occur in the mid ground and will screen the existing club house. The landscape treatment provided for in the ODP and zone provisions will ensure that the built form is attractively softened and balanced by plantings, and the proposed provisions will ensure that building prominence is controlled and that there is a coherent and unified character. The current level of openness will be reduced but is already reducing due to the maturing tree plantings.</p>
Visual effects assessment	<p>In my assessment the proposed village centre will have adverse / moderate-low visual effects from this viewpoint. The area already has a golf course residential resort character and a village centre with an obviously commercial character will integrate readily with this if well</p>

	controlled to minimise built impact, as proposed.
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Dune ridgetop – Pegasus Western Ridge Conservation Area (see Figure 4)

Relevance of viewpoint	The low dune ridge to the east of the plan change area is reserved as open space with walking tracks providing access along and through. This viewpoint is representative of south-westward views toward the proposed village area from this ridge.
Viewers / Viewer sensitivity	Viewers will include residents of and visitors to, both the Pegasus Golf Resort area and Pegasus Town. I assess viewer sensitivity as moderate - high. This is on the basis that the area has parkland amenity likely to be valued but no officially recognised values, but also that users of this area are likely to be motivated at least in part, by appreciation of the environment.
Approx distance to the village subzone	200m
Existing view description	This viewpoint provides slightly elevated views across the golf course toward the clubhouse. In the foreground a waterway enhanced by native plantings but also infested with Willow, provides some natural character. Beyond the open parkland of the golf course, the club house and dwellings accessed off the various roadways in the area can be seen. Built form has only moderate impact due to the recessive colour of the club house, the low profile of the low single storey form of the buildings and the impact of surrounding vegetation. Larger exotic trees form more background landscape elements and the mountains are visible in places beyond.
Description of visual effects	The village development will result in significantly higher impact of built form in this view with buildings up to 12m high approx. 200m distant. In my assessment however, despite the reduced openness, the proposed village will integrate with the character of the existing club house and golf course more widely. The proposed design controls will ensure its impact is subdued and that there is a coherent and unified character.

Visual effects assessment	In my assessment the proposed village centre will have adverse / low visual effects from this viewpoint. The area already has a golf course residential resort character and a village centre with an obviously commercial character will integrate readily with this if well controlled to minimise built impact, as proposed.
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Mapleham Drive – adjacent to 11 Mapleham Drive (see Figure 5)

Relevance of viewpoint	This is a close proximity viewpoint toward the village area from the north on Mapleham Drive. It is representative of closer views from Mapleham Drive and the closer adjacent residential properties.
Viewers / Viewer sensitivity	Viewers will largely comprise residents of and visitors to, the Pegasus Golf Resort area. I assess viewer sensitivity as at least moderate - high. This is on the basis that whilst the area has no officially recognised values, it has parkland character that creates amenity for the living environment of the residents and the golf course users.
Approx distance to the village subzone	85m
Existing view description	Currently, this view is across the tennis courts and open space of the golf course toward the club house and associated car parking area. Beyond, cars moving on Pegasus Boulevard can be seen and also the dwellings accessed from Mara-Kai Place and Te Haunui Lane. The impact of built form is effectively moderated by the recessive colour of the club house, the low profile of the low single storey form of most of the buildings and the impact of surrounding vegetation. Larger exotic trees form more background landscape elements.
Description of visual effects	The village development will extend built form up to 16m high across the mid-ground of this view which will mainly obscure the more distant trees and residential dwellings. It will reduce the current level of openness and extend and reinforce the existing focal point character already provided by the presence of the club house. The proposed building design controls will ensure that there is a unity and coherence

	of character and the ODP provides for golf course open space in the foreground.
Visual effects assessment	In my assessment the proposed village centre will have adverse / moderate-low visual effects from this viewpoint. The area already has a golf course residential resort character and a village centre with an obviously commercial character will integrate readily with this if well controlled to minimise built impact, as proposed.

Golf course approx. 530m north of the village area – near 36 Mapleham Drive (see Figure 6)

Relevance of viewpoint	This is a distant viewpoint toward the proposed village area from the golf course to the north. It is representative of more distant views from the north including more distant dwellings adjacent to Mapleham Drive in this area.
Viewers / Viewer sensitivity	Viewers will largely comprise residents of and visitors to, the Pegasus Golf Resort area. I assess viewer sensitivity as at least moderate - high. This is on the basis that whilst the area has no officially recognised values, it has parkland character that creates amenity for the living environment of the residents and the golf course users.
Approx distance to the village subzone	550m
Existing view description	This is a view southward through the golf course, bordered to the east by the low dune landform of the western ridge conservation area and to the west by the row of houses bordering Mapleham Drive. The houses in the Mara-Kai Place and Te Haunui Lane area south of Pegasus Boulevard are visible beyond intervening vegetation in the background. The carvings in the historic pa area can be seen in the middle distance. The natural elements of the mown parkland, waterways, associated (mainly) native plantings, and other trees dominates. The impact of built form is effectively minimised by the low profile of the single storey form of the houses and the impact of surrounding vegetation. Larger exotic trees form more background

	landscape elements.
Description of visual effects	The village buildings will be partially visible in the distance, softened and partly screened by intervening vegetation. Their subdued colours as required by the proposed design controls will effectively minimise their visual impact.
Visual effects assessment	In my assessment the proposed village centre will have adverse / low visual effects from this viewpoint. The area already has a golf course residential resort character and a village centre with an obviously commercial character will integrate readily with this if well controlled to minimise built impact, as proposed.

Golf course approx. 55m south of the village area – near 22 Mara-Kai Place (see Figure 7)

Relevance of viewpoint	This is a close proximity view toward the village area from the south. It is generally representative of effects from close-by on the golf course and from the closer residential properties accessed from Mara-Kai Place.
Viewers / Viewer sensitivity	Viewers will largely comprise residents of and visitors to, the Pegasus Golf Resort area. I assess viewer sensitivity as at least moderate - high. This is on the basis that whilst the area has no officially recognised values, it has parkland character that creates amenity for the living environment of the residents and the golf course users.
Approx distance to the village subzone	60m
Existing view description	This is a view across the nearby Pegasus Boulevard with its associated low wooden fencing, trees and moving traffic, toward the golf course parkland, the club house and the associated car parks. The houses accessed from Mapleham Drive are also visible in the middle distance. The impact of built form is mitigated by the recessive colour of the club house, the low profile of the buildings, the recessive colour of the club house and the impact of surrounding vegetation.

	Larger exotic trees form more background landscape elements and the mountains to the west as well as hill country north-east of Amberley (Mt Cass) are visible in places beyond.
Description of visual effects	From this viewpoint the golf course parkland across Pegasus Boulevard will be replaced by built form up to 16m high and car parking areas – both screened and softened by plantings. The outlook will become more urban than semi-rural in character (as at present) and openness will be significantly modified. This change represents an extension of elements that are already present (i.e. club house and car parks) albeit, a significant one.
Visual effects assessment	In my assessment the proposed village centre will have adverse / moderate-high visual effects from this viewpoint. The impact of buildings and car parks will change the openness considerably but a higher rating is avoided on the basis that the buffer plantings and building design controls will mitigate built impact and because the golf resort hub character already exists.

Mara-Kai Place – adjacent to 14 Mara-Kai Place (see Figure 8)

Relevance of viewpoint	This is a north-eastward view toward the village area from Mara-Kai Place adjacent to 14 Mara-Kai Place. It is representative of more distant views from the golf course to the south of Pegasus Boulevard and from the adjacent properties.
Viewers / Viewer sensitivity	Viewers will largely comprise residents of and visitors to, the Pegasus Golf Resort area. I assess viewer sensitivity as at least moderate - high. This is on the basis that whilst the area has no officially recognised values, it has parkland character that creates amenity for the living environment of the residents and the golf course users.
Approx distance to the village subzone	350m
Existing view description	The view is across the golf course parkland toward the row of houses accessed from Te Haunui Lane. The club house is seen in the middle

	distance as an extension of this line of buildings. It has low visual impact due to its recessive colours and low form. The impact of the nearer houses can be expected to reduce as plantings are established.
Description of visual effects	The proposed village area will be visible in the middle distance and will be seen as an area of urban character. Built form up to 16m in height will have a greater impact than the existing club house. The proposed building design controls coupled with the buffer plantings will soften its impact and assist its integration
Visual effects assessment	In my assessment the proposed village centre will have adverse / moderate-low visual effects from this viewpoint. The area already has a golf course residential resort character and a village centre with an obviously commercial character will integrate readily with this if well controlled to minimise built impact, as proposed.

Golf course approx. 160m west of the village area – near 28 Te Haunui Lane (see Figure 9)

Relevance of viewpoint	This is an eastward view from the golf course adjacent to 28 Te Haunui Lane toward the proposed village area, and is representative of views from this part of the golf course and from the closest houses in the Te Haunui Lane cluster.
Viewers / Viewer sensitivity	Viewers will largely comprise residents of and visitors to, the Pegasus Golf Resort area. I assess viewer sensitivity as at least moderate - high. This is on the basis that whilst the area has no officially recognised values, it has parkland character that creates amenity for the living environment of the residents and the golf course users.
Approx distance to the village subzone	155m
Existing view description	The view is across the golf course parkland. Pegasus Boulevard is visible where not screened behind intervening rolling landform and beyond, the club house and houses adjacent to Taerutu Lane and

	Mapleham Drive can be seen. The low form of Western Ridge Conservation Area defines the landscape to the east. Built form has only moderate visual impact due to the recessive colour of the club house, the low profile of the single storey buildings and the impact of surrounding vegetation. Larger exotic trees form more background landscape elements.
Description of visual effects	The proposed village centre will result in greater impact of built form with buildings up to 16m high in the middle distance, blocking views toward the western conservation area dune ridge eastward, and of more distant existing dwellings northward. The new buildings will be higher than those currently existing. The character will become more urban but this change will be mitigated by the proposed building design controls and the buffer plantings, and the fact that the change represents an extension of elements that are already present rather than completely new elements.
Visual effects assessment	In my assessment the proposed village centre will have adverse / moderate-low visual effects from this viewpoint. The impact of buildings and car parks will change the openness to an extent, but a higher rating is avoided on the basis that the buffer plantings and building design controls will mitigate built impact and because the golf resort hub character already exists.

9 Taerutu Lane (see Figure 10)

Relevance of viewpoint	This is a south-eastward view from 9 Taerutu Lane toward the proposed golf village area. It is assessed because it is within the only area where a residential site directly abuts a proposed activity area in which larger scale buildings are provided for.
Viewers / Viewer sensitivity	Viewers will largely comprise residents of and visitors to, the Pegasus Golf Resort area. I assess viewer sensitivity as at least moderate - high. This is on the basis that whilst the area has no officially recognised values, it has parkland character that creates amenity for the living environment of the residents and the golf course users.

Approx distance to the village subzone	60m
Existing view description	The view is across a pond and currently undeveloped residential sites toward the club house and associated car park with the golf course, tennis courts and houses beyond. There is a resource consent in place for a 13.1m high hotel building on the sites adjacent (11, 13 and 15 Taerutu Lane). This will present a 10m high built façade approx. 3 – 5m from the boundary with 9 Taerutu lane which will be softened by planting, but will change the existing view significantly.
Description of visual effects	The proposed Golf Village Activity Area will be adjacent to this viewpoint and will allow for buildings up to 14m high. Controls are included within the proposed zone provisions and PRUDG to provide a planted setback and to restrict building height and bulk adjacent to this boundary. These are designed to generally reflect the development envelope provided for by the current hotel consent and ensure that effects of development are similar.
Visual effects assessment	In relation to the current baseline (including the consented hotel) it is my assessment that the proposed village centre will have neutral or at worst, adverse / very low visual effects from this viewpoint.

Visual effects – general conclusion

In general, it is my conclusion that from public and residential viewpoints surrounding, the proposed village area, with its tight design controls, will integrate well with the existing landscape character. I assess effects on the rural amenity qualities of naturalness and openness as adverse, but generally no more than moderate – low in magnitude. I consider however, that within approx. 100m from the new buildings (which can be up to 16m high) effects on openness will be adverse and significant from static (residential) viewpoints, and that the setbacks, planting, and building colour controls provided for in the Plan Change provisions and PRUDG, are needed to appropriately mitigate these.

Statutory Assessment

Statutory provisions considered most relevant to the landscape and visual effects of the proposed Plan Change are outlined with comment, as follows:

Waimakariri District Plan

Objective 14.1.1

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 dwelling houses to maintain privacy and a sense of openness;*
- c) a dwelling house 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;*
- g) limited signage in the Rural Zone.*

Policy 14.1.1.1

Avoid subdivision and / or dwelling house development that results in any loss of rural character or is likely to constrain lawfully established farming 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.

Policy 14.1.1.4

Maintain rural character as the setting for Residential 4A and 4B Zones.

Comment

The proposed plan change largely protects the status quo within the Pegasus Golf course area but provides for an area of urban built density and character within Activity Areas 1 - 4. In my assessment, the existing character is best described as semi-rural or rural residential rather than rural as it already has significant impact of residential dwellings and its land use is recreational rather than productive rural. The proposed zoning will reflect the current situation and provide for development which appropriately supports the golf course and whilst protecting the rural residential amenity values.

Canterbury Regional Policy Statement

Objective 12.2.2 Identification and management of other landscapes

The identification and management of other important landscapes that are not outstanding natural landscapes. Other important landscapes may include:

- 1. natural character*
- 2. amenity*
- 3 historic and cultural heritage*

Policy 12.3.3 Identification and management of other important landscapes

Identifying and managing other important landscapes that are not outstanding natural landscapes, for natural character, historic cultural, historic heritage and amenity purposes.

Comment

Although not given explicit recognition in the WDP, this area clearly has important cultural landscape values associated with its significance as a focal point of pre-European settlement by Maori. Whilst the natural character and original wetlands of this area are now highly modified I consider that it is important that these cultural values are respected and celebrated in the PGRSPZ provisions. In my assessment, the proposed provisions seek to do this through:

- Seeking to re-establish an indigenous character to the waterway and landscape buffer plantings

- Inclusion of provisions encouraging design responses that are in sympathy with the cultural and heritage character of the area (e.g. SPZ – PR – P05).

Resource Management Act 1991

Section 7(c)

The maintenance and enhancement of amenity values

Comment

Whilst the proposed PGRSPZ will result in further modification to the rural amenity values in this area, overall, due to the proposed design provisions, I consider that visual amenity values will be appropriately maintained and enhanced.

Conclusion

It is proposed to establish the Pegasus Golf Resort Special Purpose Zone in the Waimakariri District Plan to reflect the existing character of the site and to provide for a high quality visitor resort. A comprehensive suite of development controls are proposed to ensure quality and to protect amenity values.

The area is considerably modified by farming and golf course development activities and there are no significant landscape values specifically recognized in the WDP. This aside, the area clearly has high cultural landscape values associated with its importance as a focus for pre-European settlement and the mahinga kai values associated with waterways and wetlands.

Given the existing character and the sensitivity of the proposed PGRSPZ provisions to this, I consider that the proposed village will integrate acceptably, and have assessed landscape and visual effects as generally no more than adverse / moderate-low. The one exception to this is where buildings up to 16m in height are provided for within

approx. 100m of residential sites. The proposed ODP, zone provisions and design guide provide appropriately for mitigation of adverse effects in these areas.

Overall, it is my conclusion that whilst a new node of urban density development will clearly modify the existing character, the already modified rural character of the site and the sensitivity of the zone provisions will ensure that landscape and visual amenity values are maintained.

A handwritten signature in blue ink, appearing to read 'Mike Moore', with a stylized, cursive style.

Mike Moore

Registered NZILA Landscape Architect

References

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Forsyth P J et al, 2008, Geology of the Christchurch Area

Lucas Associates, 1998, Coastal Lands – Waimakariri – Rakahuri (Ashley). A community vision.

Mahaanui, 2013, Iwi Management Plan, Ngai Tuahuriri Runanga et al.

QLDC, 2019, Guidelines for the assessment of landscape and visual effects, Queenstown Lakes District Council.

WDC, 2013, Woodend Pegasus Area Study, Waimakariri District Council

Appendix A: Plant species for use in structure plantings in the SPPGR zone

Table A: Indigenous plant species

Botanical name	Common name	Comment
<i>Aceana novae-zealandiae</i>	Bidibidi	
<i>Anemanthele lessoniana</i>	Wind grass	
<i>Apodasmia similis</i>	Oioi	
<i>Aristotelia serrata</i>	Wineberry	
<i>Asplenium bulbiferum</i>	Hen and chicken fern	
<i>Austroderia richardii</i>	Toetoe	
<i>Baumea rubiginosa</i>	Twig rush	Wetland / riparian areas
<i>Blechnum discolor</i>	Crown fern	
<i>Blechnum minus</i>	Swamp kiokio	Wetland / riparian areas
<i>Blechnum pennamarina</i>	Hard fern	
<i>Carex flagellifera</i>		
<i>Carex geminata</i>	Cutty grass	Wetland / riparian areas
<i>Carex maorica</i>		Wetland / riparian areas
<i>Carex secta</i>	Purei	Wetland / riparian areas
<i>Carex virgata</i>		
<i>Carmichaelia australis</i>	New Zealand broom	
<i>Carpodetus serratus</i>	Marbleleaf	
<i>Clematis paniculata</i>		
<i>Coprosma crassifolia</i>	Thick-leaved mikimiki	
<i>Coprosma lucida</i>	Karamu	
<i>Coprosma propinqua</i>	Mingimingi	
<i>Coprosma robusta</i>	Karamu	
<i>Coprosma rotundifolia</i>	Round-leaved coprosma	
<i>Coprosma rubra</i>	Red-stemmed coprosma	
<i>Coprosma virescens</i>	Pale green coprosma	
<i>Cordyline australis</i>	Cabbage tree	
<i>Corokia cotoneaster</i>	Korokio	
<i>Dacrycarpus dacrydioides</i>	Kahikatea	
<i>Dodonea viscosa</i>	Akeake	
<i>Elaeocarpus dentatus</i>	Hinau	

<i>Elaeocarpus hookerianus</i>	Pokaka	
<i>Euphorbia glauca</i>	Shore spurge	
<i>Fuchsia excorticata</i>	Tree fuchsia	
<i>Griselinia littoralis</i>	Broadleaf	
<i>Hebe salicifolia</i>	Koromiko	
<i>Hedycarya arborea</i>	Pigeonwood	
<i>Helichrysum lanceolatum</i>	Ninia	
<i>Histiopteris incisa</i>	Water fern	
<i>Hoheria angustifolia</i>	Narrow-leaved lacebark	
<i>Juncus gregiflorus</i>		Wetland / riparian areas
<i>Juncus pallidus</i>		Wetland / riparian areas
<i>Kunzea ericoides</i>	Kanuka	
<i>Leptospermum scoparium</i>	Manuka	
<i>Lophomyrtus obcordata</i>	Rohutu	
<i>Melicope simplex</i>	Poataniwha	
<i>Microlaena avenacea</i>	Bush rice grass	
<i>Microsorium pustulatum</i>	Hounds tongue fern	
<i>Muehlenbeckia astonii</i>	Shrub pohuehue	
<i>Myoporum laetum</i>	Ngaio	
<i>Myrsine divaricata</i>	Weeping mapou	
<i>Olearia avicenniaefolia</i>	Mountain akeake	
<i>Olearia paniculata</i>	Golden akeake	
<i>Passiflora tetrandra</i>	Native passion flower	
<i>Pennantia corymbosa</i>	Kaikomako	
<i>Phormium tenax</i>	Flax / Harakeke	
<i>Pittosporum eugenioides</i>	Lemonwood	
<i>Pittosporum tenuifolium</i>	Kohuhu	
<i>Plagianthus regius</i>	Lowland ribbonwood	
<i>Podocarpus totara</i>	Totara	
<i>Polystichum neozelandicum</i>	Common shield fern	
<i>Polystichum vestitum</i>	Prickly shield fern	
<i>Prumnopitys taxifolia</i>	Matai	
<i>Pseudopanax crassifolius</i>	Lancewood	
<i>Sophora microphylla</i>	Kowhai	
<i>Teucrium parviflorum</i>	New Zealand verbena	

Table B: Exotic tree species

Botanical name	Common name	Comment
Alnus cordata	Italian alder	
Alnus incana	Grey alder	
Betula jaquemontii	White Himalayan birch	
Populus yunnanensis	Yunnan poplar	
Quercus coccinea	Scarlet oak	
Quercus ellipsoidalis	Northern pin oak	
Tilia cordata	Small-leaved lime	
Tilia tomentosa	Silver-leaved lime	



Figure 1: Location / Photo-point Plan



Figure 2: View eastward, toward the proposed village area, from Pegasus Boulevard near its intersection with Mapleham Drive (west).



Figure 3: View north-westward, toward the proposed village area, from Pegasus Boulevard approx. 75m west of its intersection with Infinity Drive



Figure 4: View south-westward, toward the proposed village area, from the Western Ridge Conservation Area walkway.



Figure 5: View south-eastward, toward the proposed village area, from Mapleham Drive adjacent to 11 Mapleham Drive.



Figure 6: View southward, toward the proposed village area, from the golf course adjacent to 36 Mapleham Drive.



Figure 7: View north-eastward, toward the proposed village area, from the golf course adjacent to 22 Mara-Kai Place.



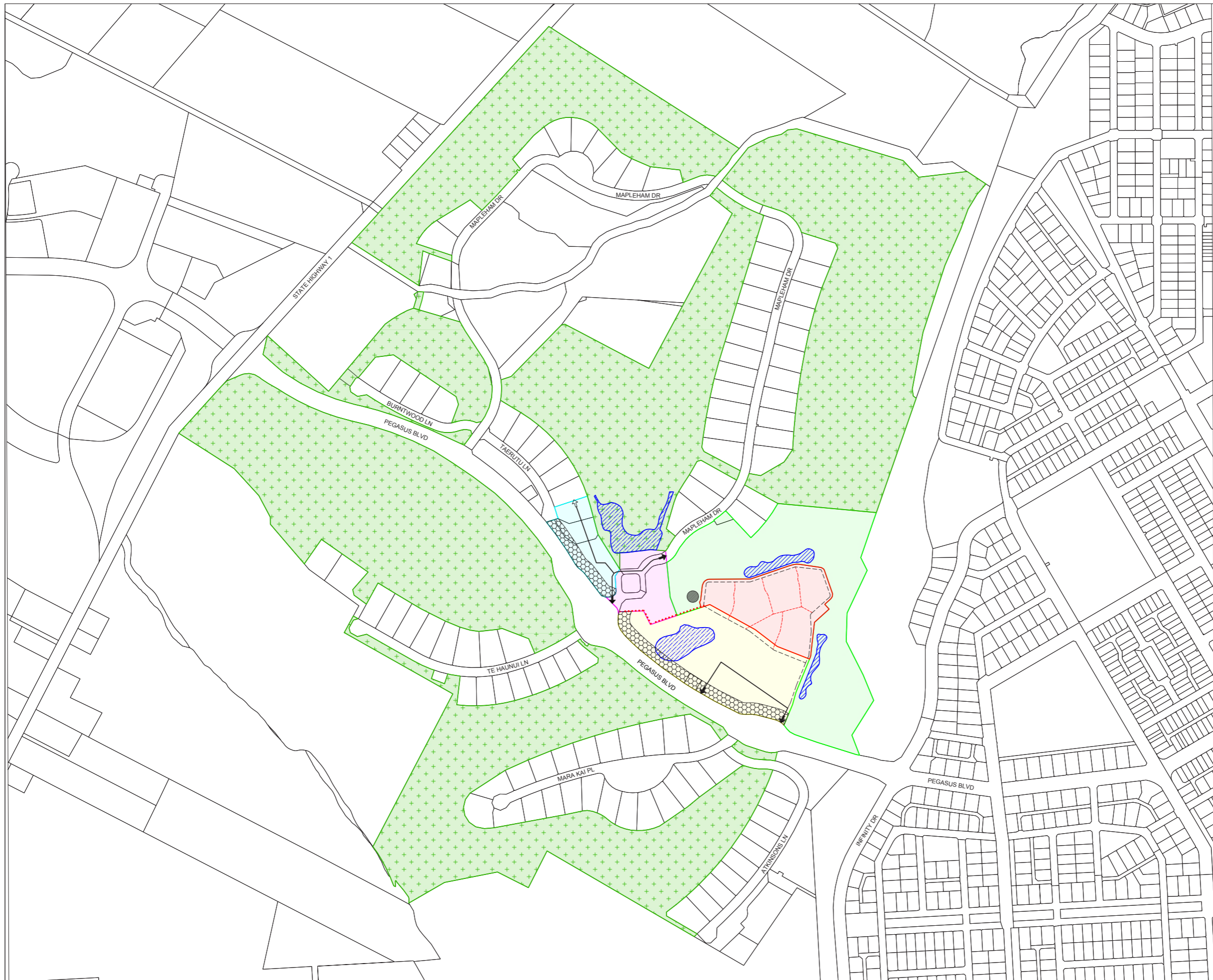
Figure 8: View north-eastward, toward the proposed village area, from Mara-Kai Place adjacent to 14 Mara-Kai Place.



Figure 9: View eastward, toward the proposed village area, from the golf course adjacent to 28 Te Haunui Lane.



Figure 10: View south-eastward toward the proposed village area from 9 Taerutu Lane



LIMITATIONS:
 1. THIS DRAWING IS LIMITED TO 4SIGHT CONSULTING'S WORKS AS CONTRACTED UNDER THE SIGNED OFFER OF SERVICE:

PROJECT NO.:	AA7138
DATE:	28 October 2020
A3 SCALE:	1:6000
A1 SCALE:	1:3000
DESIGN:	JL, ZA
DRAWN:	SH
CHECKED:	ZA
APPROVED:	JL

KEY:

- Activity Area 1: Spa**
(Hotels, Spa and hot pools)
- Activity Area 2: Spa Village**
(VA + Mixed uses)
- Activity Area 3: Golf Square**
(Golf Club, Country club + Mixed uses)
- Activity Area 4: Golf Village**
(Tourism, Education + Hotel)
- Activity Area 5: Village Fringe**
(Golf Course, Holes 1 - 2)
- Activity Area 6: Golf Course**
(Golf Course, Holes 3 - 18)
- Existing Ponds
- Proposed Ponds
- Landscaped Setback
- Private Road
- Indicative Roads
- Indicative Shared Space
- Indicative Pedestrian Link
- Landscaped Swale
- Road Access point
(Fixed location)
- Road Access point
(Indicative location)
- Relocated Helipad

v2.0	28.10.20	FINAL ISSUE
v0.4	08.10.20	FINAL DRAFT FOR APPROVAL
v0.3	14.09.20	FINAL DRAFT FOR APPROVAL
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REVISION	DATE	DESCRIPTION

FINAL ISSUE

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PROJECT:
PEGASUS GOLF COURSE

CLIENT: SPORTS AND EDUCATION CORPORATION
 C/- JOSEPH AND ASSOCIATED LTD

ADDRESS: MAPLEHAM DRIVE, PEGASUS 7648

DRAWING TITLE: DRAFT OUTLINE DEVELOPMENT PLAN	DRAWING NO.: ODP-01
SIGNED FOR RELEASE:	NORTH:

Figure 11: Pegasus Resort Outline Development Plan