

PEG - Pegasus Township Development Area

Introduction

The Pegasus Township Development Area provides for a comprehensive masterplanned development to the east of Woodend. It is located near to Kaiapoi Pa and contains areas that are significant to Ngāi Tūāhuriri.

Key features of DEV-PEG-APP1 area include:

- residential and commercial development centring on reserves and parks surrounding Lake Pegasus;
- provision for more intensive medium density residential development around the Local Commercial Zone;
- protection of historic dunes along the Western Ridge Conservation Area;
- the extensive Eastern Conservation Management Area;
- Mudfish Conservation Areas;
- Site access to State Highway 1; and
- An area set aside for subsurface treatment and disposal of wastewater in the Special Purpose Area.

Activity Rules

DEV-PEG-R1 Special Purpose Area	
Activity status: PER Where: 1. The area shown as Special Purpose Area on DEV-PEG-APP1 shall only be used for the subsurface treatment and disposal of wastewater from the Pegasus sewage treatment plant, including accessory buildings and structures, and the associated surface management and cultivation.	Activity status when compliance not achieved: NC
DEV-PEG-R2 Conservation protection	
Activity status: PER Where: 1. The areas shown as Eastern Conservation Management Area and/or Mudfish Conservation Area on DEV-PEG-APP1 shall only be used for: <ol style="list-style-type: none"> a. the protection of archaeological and historic cultural values; and b. the enjoyment, maintenance and enhancement of nature conservation values, including the habitat of all indigenous species, and associated recreation and education. 	Activity status when compliance not achieved: NC
DEV-PEG-R3 Western Ridge Conservation Area	

<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. The area shown as Western Ridge Conservation Area on DEV-PEG-APP1 shall only be used for the protection of archaeological and historic cultural values. 	<p>Activity status when compliance not achieved: NC</p>
DEV-PEG-R4 Finished ground level	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. As part of any subdivision, any allotment shall have a finished ground level of not less than 3.5m above mean sea level, except for allotments adjoining Lake Pegasus or any conservation area, where the finished ground level on the allotments shall be a gradual transition between the 3.5m level and the ground level at the edge of the lake or conservation area. 	<p>Activity status when compliance not achieved: NC</p>
DEV-PEG-R5 Earthworks	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. Within the DEV-PEG-APP1 area, where the land had a ground level of greater than 4m above mean sea level as at 20 June 1998, the ground may be shaped to enable subdivision of the area, but the ground levels shall generally remain the same as existed at that date. No sand shall be removed from those areas. 2. No earthworks shall be carried out in the General Residential Zone, Medium Density Residential Zone or Rural Lifestyle Zone that increases the risk of floodwaters entering the town from the west, as a result of a 0.2% AEP flood breaching or overtopping the Ashley River/Rakahuri stopbanks. 	<p>Activity status when compliance not achieved: NC</p>
DEV-PEG-R6 Finished ground level	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. Within the DEV-PEG-APP1 area, where the land had a ground level of greater than 4m above mean seal level as at 20 June 1998, the ground may be shaped to enable subdivision of the area, but the ground levels shall generally remain the same as existed at that date. No sand shall be removed from those areas. 	<p>Activity status when compliance not achieved: NC</p>
DEV-PEG-R7 Pegasus Development Area Outline Development Plan	

<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> development shall be in accordance with DEV-PEG-APP1. 	<p>Activity status when compliance not achieved: DIS</p>
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<p>Advisory Note</p> <ul style="list-style-type: none"> For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision.
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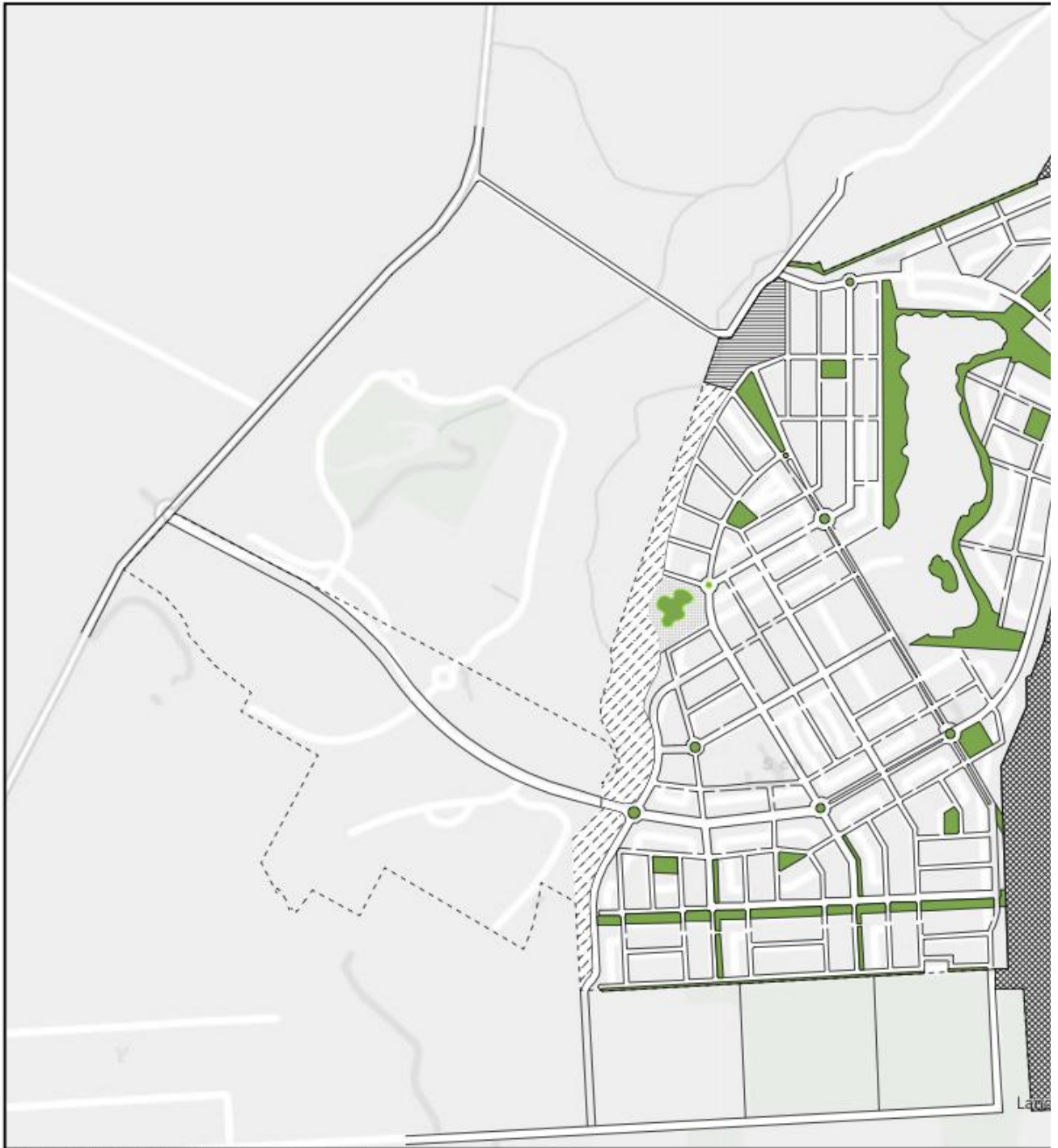
Built Form Standards

DEV-PEG-BFS1 Height in relation to boundary	
<ol style="list-style-type: none"> For the purpose of MRZ-BFS7, structures shall not project beyond a building envelope defined by recession planes constructed 5.7m from ground level above any internal boundary (other than boundaries with accessways), or in relation to any garage structure 4.6m from ground level, and inclined inwards to the site at an angle of 45° from the horizontal except for the following: <ol style="list-style-type: none"> flagpoles; lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts; decorative features such as steeples, towers and finials; for buildings on adjoining sites which share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and where the land immediately beyond the site boundary forms part of any rail corridor, drainage reserve, or accessway (whether serving the site or not), the boundary of the rail corridor, drainage reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary; Provided that none of the structures listed in (1) (c) to (e) has a horizontal dimension of over 3m along the line formed where the structure meets the recession plane as measured parallel to the relevant boundary. Where the site is within the Urban Flood Assessment Overlay or Kaiapoi Fixed Minimum Finished Floor Level Overlay, the height of the Finished Floor Level specified 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

in a Flood Assessment Certificate can be used as the origin of the recession plane instead of ground level, but only up to an additional 1m above original ground level.	
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Appendix

DEV-PEG-APP1 Pegasus ODP



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