

**Before the Hearings Panel  
At Waimakariri District Council**

**Under** the Resource Management Act 1991

**In the matter of** the Proposed Waimakariri District Plan

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**Joint Witness Statement – DEXIN rezoning request (planning)**

**Date: 6 August 2024**

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## **INTRODUCTION:**

- 1 This Joint Witness Statement (JWS) relates to expert conferencing on the DEXIN Investments Ltd (DEXIN) request to rezone the land at 1250 Main North Road, Pegasus from Rural Lifestyle Zone to Special Purpose Zone (Pegasus Resort) (SPZ(PR)).
- 2 The following participants were involved in this conferencing and authored this JWS:
  - (a) Ms Melissa Pearson, representing DEXIN; and
  - (b) Ms Jessica Manhire, representing the Waimakariri District Council (WDC).
- 3 Meetings were held online between Ms Pearson and Ms Manhire on the 17 July 2024 and 6 August 2024. This JWS has resulted from these meetings.
- 4 In preparing this statement, the experts have read and understand the Code of Conduct for Expert Witnesses as included in the Environment Court of New Zealand Practice Note 2023<sup>1</sup>.

## **PURPOSE AND SCOPE OF CONFERENCING:**

- 5 The conferencing was focused on matters identified in Minute 28, dated 13 June 2024, in relation to reply report questions for Hearing Stream 12A report authors, and direction contained in Minute 30 on the request for extra time for reply report for Hearing Stream 12A-DEXIN, dated 9 July 2024.
- 6 The experts discussed the request contained in Minute 28 to provide any updated recommendations in respect to the DEXIN updated ODP and provisions, including the density limitation of 27 dwellings in Activity Area 7B.

## **ACTIONS TAKEN:**

- 7 Ms Pearson and Ms Manhire have worked alongside the urban designers (Mr Ed Jolly and Mr James Lunday) to ensure all experts are relying on the same version of material to inform the two joint witness statements.

## **MATTERS THAT THE EXPERTS AGREE ON:**

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<sup>1</sup> <https://www.environmentcourt.govt.nz/assets/Practice-Note-2023-.pdf>

- 8 Ms Pearson and Ms Manhire agree that Activity Area 7B be renamed from ‘Māketē Medium Density Residential’ to ‘Māketē Residential’. This renaming is informed by the urban design JWS that concluded *“that on balance the reduction and limit of units, changes to the ODP including the introduction of communal openspace within both areas, the provision of landscape setbacks and the design controls introduced through the urban design guidelines will result in appropriate urban design outcomes for both of the activity areas and that the 27 residential units are appropriate for the site”*<sup>2</sup>. Both Ms Pearson and Ms Manhire agree that the level of residential development enabled by the SPZ(PR) chapter provisions is not the same intensity as enabled in the Medium Density Residential Zone in the rest of the District. As the anticipated development in Activity Area 7B is a bespoke type of development, a bespoke name that does not reference medium density is appropriate.
- 9 Ms Pearson and Ms Manhire agree that, if the Panel decide to approve the DEXIN request to include the site at 1250 Main North Road within the SPZ(PR), that the marked-up provisions included in Appendix A to this JWS would be appropriate to support that rezoning. Appendix A is intended to be a cohesive recommendation to respond to points relating to the SPZ(PR) chapter that were raised in submissions from both Sports and Education Corporation (for completeness) and DEXIN to best assist the Panel making their decisions. The expert conferencing process has resulted in an agreed set of provisions that address the DEXIN rezoning request, including amendments to address recommendations as per the urban design JWS. The agreements on provisions set out in this JWS are not indicative of Ms Manhire’s final recommendation on the DEXIN rezoning request and do not address matters outside the expertise of the planners in attendance with respect to outstanding transportation issues. However, some recommended amendments to provisions have been agreed by Ms Pearson and Ms Manhire where there was a clear drafting solution to resolve the transport issues raised, either in full or in part.
- 10 During the 17 July and 6 August meetings, Ms Pearson and Ms Manhire reached agreement on the following:
- (a) The wording of the Introduction and the description of all activity areas;

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<sup>2</sup> DEXIN rezoning request (urban design) JWS, para 13

- (b) The renaming of Activity Area 7B from 'Māketē Medium Density Residential' to 'Māketē Residential' in the ODP, SPZ(PR) Chapter and Pegasus Resort Urban Design Guidelines;
- (c) All SPZ(PR) objectives;
- (d) All SPZ(PR) policies, however see comments in paragraph 12 below with respect to SPZ(PR)-P3;
- (e) All SPZ(PR) rules, however see comments in paragraph 14 and 15 below with respect to rules applying to 65A Mapleham Drive;
- (f) All SPZ(PR) built form standards, however see comments in paragraph 13 with respect to the proposed inclusion of an additional built form standard;
- (g) All SPZ(PR) matters of control or discretion;
- (h) The definitions of 'Māketē tourism activity' and 'Commercial golf resort activity'; and
- (i) SUB-S1, including Table SUB-1: Minimum allotment sizes and dimensions with respect to the SPZ(PR).

11 Ms Pearson understands that there are other proposed amendments to SUB-S1 as a result of a separate discussion with Ms Joanne Sunde representing Howard Stone, but that the proposed solution to address the Howard Stone requested relief does not impact the subdivision minimum lot sizes for the balance of land in the SPZ(PR).

12 Ms Manhire and Ms Pearson discussed the cross reference to the Pegasus Resort Urban Design Guidelines that Ms Pearson requested to be inserted into to SPZ(PR)-P3 in her evidence on Hearing Stream 10. Ms Manhire disagreed with inserting the cross reference in her Right of Reply for Hearing Stream 10 on the basis that "*referring to an external document that can be amended would not maintain amenity values*". Ms Manhire and Ms Pearson have now discussed the Pegasus Resort Urban Design Guidelines further and both agree that they in fact form part of the SPZ(PR) chapter (being APP2 of that chapter) rather than being an external document that can be amended. Ms Pearson also pointed out that the Pegasus Resort Urban Design Guidelines are already cross referenced extensively throughout the notified version of the SPZ(PR) chapter and that a similar reference in SPZ(PR)-P3 would be consistent with this approach. As such, Ms Manhire and Ms Pearson now agree that the requested amendment to

SPZ(PR)-P3 requested in Ms Pearson’s Hearing Stream 10 evidence can be supported. Ms Manhire will record her amended response to this issue as part of the Hearing Stream 12A Right of Reply.

13 Ms Pearson and Ms Manhire agree that an additional built form standard can be included that limits the scale of residential blocks in Activity Area 7B to a maximum of 3 adjoining units. Both accept the urban design JWS rationale that *“this would minimise long building facades or continuous terraces that are not consistent with the master plan and could potentially lead to inappropriate urban design outcomes”*<sup>3</sup>.

14 As a separate issue, Ms Manhire and Ms Pearson discussed the issue of scope with respect to the misalignment of the SPZ(PR) zoning and the Pegasus Resort ODP with respect to 65A Mapleham Drive, as raised in the Hearing Stream 12A officer’s report. Ms Manhire and Ms Pearson both agree that, if the Panel considered there was scope to include the property at 65A Mapleham Drive in the Pegasus Resort ODP, then the most appropriate activity area would be Activity Area 7A for the reasons set out in Ms Pearson’s Hearing Stream 12A evidence. For completeness, Ms Manhire and Ms Pearson have agreed to leave in the amendments to the SPZ(PR) chapter that would be required to resolve the anomaly, as included in Ms Pearson’s evidence, in the interests of assisting the Panel with their decision making. These amendments are footnoted in Appendix A as *“Amendments needed if 65A Mapleham Drive is included in Activity Area 7A of the ODP.”*

15 However, both Ms Manhire and Ms Pearson consider that it will be difficult for the Panel to find scope to make this change as it was an error identified during the preparation of the section 42A report as opposed to an issue raised in either a submission or further submission. Ms Manhire and Ms Pearson also considered whether it could be resolved as either consequential or alternative relief, or whether the error could be considered minor and resolved as a clause 16 amendment. The planners both agreed that neither of these avenues are able to be utilised in this circumstance as the amendment would be neither consequential, alternative to other requested relief, or minor.

**REASONS FOR THE ADDITIONAL AMENDMENTS AGREED ON AS PART OF EXPERT PLANNING WITNESS CONFERENCING:**

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<sup>3</sup> DEXIN rezoning JWS (urban design), para 10.

16 Appendix A to this JWS includes additional text agreed to as part of the expert planning witness conferencing, shown in blue text with underline and ~~strike-out~~. Both Ms Pearson and Ms Manhire support these amendments, which have been recommended to:

- (a) Address concerns raised by WDC transportation and urban design experts or Ms Manhire with respect to the Māketete tourism activity definition; or
- (b) Fix errors in drafting or cross referencing identified during the conferencing (these recommended changes are not discussed explicitly below but account for all other blue text amendments in Appendix A not otherwise mentioned).

#### Amendments to address transportation issues

17 The transportation memo from Mr Shane Binder identified several outstanding transportation issues with the proposed DEXIN rezoning. Ms Manhire and Ms Pearson discussed the extent to which there were opportunities in the SPZ(PR) provisions to address some of the outstanding issues, noting that consideration of technical transport matters is outside their areas of expertise as planners.

18 Ms Manhire identified potential gaps in the controlled activity rule SPZ(PR)-R2 for residential activity in Activity Area 7B and for non-compliance with SPZ(PR)-BFS13 relating to infringing the maximum residential cap for Activity Area 7B. Ms Manhire and Ms Pearson both agreed that it is important to ensure that WDC has the ability to consider the transportation matters in SPZ-PR-MCD2 to manage design elements such as internal roading and pedestrian connections, provision of on-site car-parking, circulation and manoeuvring space that are required for the development of residential activities in Activity Area 7B.

19 Similarly, Ms Manhire identified that SPZ-PR-MCD2 did not explicitly reference the need for adequate internal pedestrian connections (a key concern for Mr Ed Jolly from an urban design perspective). The planners agree that this will be a relevant consideration for council staff when processing resource consents for developments in both Activity Area 7B and Activity Area 8 and, as such, it is appropriate to include it as part of the transportation MCD.

20 The amendments in Appendix A that are recommended in response to transportation issues raised are summarised follows:

- (a) Including SPZ-PR-MCD3 – Transportation (for Activity Area 7B only) as a matter of control in SPZ(PR)-R2 Residential activity. This ensures that all relevant transportation matters can be considered when processing controlled activity consents for residential activities in Activity Area 7B;
- (b) Including SPZ-PR-MCD3 – Transportation as a matter of discretion when SPZ(PR)-BFS13 is not complied with, i.e. if more than the maximum number of residential units is applied for in Activity Area 7B. This ensures that all relevant transportation matters can be considered when processing restricted discretionary activity consents if more intensive residential development is applied for; and
- (c) Including ‘*in relation to Activity Area 7B and Activity Area 8, the provision of adequate internal pedestrian connections*’ in SPZ-PR-MCD3 as new matter (6). This ensures that the provision of internal pedestrian connections is considered alongside other similar transportation matters already listed in this MCD, including safe vehicle access, on-site parking and manoeuvring, road and intersection design etc, when processing a consent for an activity where SPZ-PR-MCD2 is a matter over which control is reserved or discretion is restricted.

#### Amendments to address urban design issues

- 21 The initial urban design assessment from Mr Jolly<sup>4</sup> identified several urban design issues with the DEXIN rezoning request, the majority of which related to the content and level of detail provided in the ODP and the Pegasus Resort Urban Design Guidelines. Ms Manhire and Ms Pearson both agree that the content of the ODP and design guidelines is predominantly within the expertise of urban designers as opposed to planners, however there were opportunities to address some of the issues raised by Mr Jolly through the SPZ(PR) provisions, particularly with respect to open space. The ODP has now been updated as per the urban design JWS to address these concerns and the urban designers are now in agreement that the DEXIN rezoning request can be supported from an urban design perspective.
- 22 Ms Manhire identified opportunities in SPZ(PR)-P5, SPZ(PR)-R2 and SPZ-PR-MCD4 to strengthen consideration of how open space is provided in Activity Areas 7B and Activity Area 8. Ms Manhire and Ms Pearson both agree that using the term ‘open space’ in provisions would allow for the consideration

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<sup>4</sup> Urban Design Assessment appended to the DEXIN rezoning request (urban design) JWS, page 8-17

of both the amount of private open space proposed for residential units as well as the need for communal open space to support the māketete residential development and/or the development of Māketete tourism activities.

23 The amendments in Appendix A that are recommended in response to urban design issues raised (particularly open space) are summarised as follows:

- (a) A new clause 8 inserted into SPZ(PR)-P5 to clarify that consideration of providing '*accessible, useable and attractive open space*' in Activity Areas 7B and 8 is part of encouraging high quality urban design, which is the intent of the policy;
- (b) Including SPZ-PR-MCD4 – Amenity values (for Activity Area 7B only) in SPZ(PR)-R2 Residential activity to ensure all relevant amenity effects can be considered when processing controlled activity consents for residential activities in Activity Area 7B, including the provision of open space;
- (c) Including 'the provision of open space' in SPZ-PR-MCD2(2) as new matter (2)(j). This ensures that the provision of open space is considered alongside other similar design matters already listed in this MCD, including landscaping, streetscape design, internal walkways paths and cycleways etc, when processing a consent for an activity where SPZ-PR-MCD2 is a matter over which control is reserved or discretion is restricted. Ms Manhire and Ms Pearson agree that the insertion of this wording does not add any additional consenting requirements on applicants or broaden the scope of the matter as it applies across the SPZ(PR), it is simply a signal to a consenting officer that the provision of open space is one of the elements of a design proposal that should be considered when assessing the proposal against the Pegasus Resort Urban Design Guidelines. While Ms Pearson considers that designing adequate open space for a proposal for residential activity or for Māketete tourism activities is already an inherent requirement when reading the Pegasus Resort Urban Design Guidelines, she agrees that an explicit reference to open space gives the matter equal prominence when reading SPZ-PR-MCD2(2) as a whole; and
- (d) The addition of a new built form standard to manage the number of adjoined residential units, for the reasons discussed in paragraph 13 above.

#### Amendments to the Māketete tourism activity definition



24 Ms Manhire and Ms Pearson both agree that excluding takeaway bars from the 'restaurants' component of the Māketete tourism activity definition is appropriate as it is an activity that does not fit well with the tourism purpose of the SPZ(PR) and would be better located in a town centre such as Ravenswood or Pegasus Town. All other amendments to the definition of Māketete tourism activity are agreed to for the reasons set out in Ms Pearson's Hearing Stream 12A evidence.

**MATTERS THAT THE EXPERTS DISAGREE ON:**

25 There are no matters of disagreement.

**Date:** 6 August 2024

**Signatories**



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**JESSICA MANHIRE – PLANNER,  
WAIMAKARIRI DISTRICT COUNCIL**



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**MELISSA PEARSON – PLANNER, DEXIN  
INVESTMENTS LTD**

## APPENDIX A

### Special Purpose Zone - Pegasus Resort

**DEXIN Further Submission Amendments** are shown in black text with insertions underlined and deletions ~~struck-out~~.

**Pegasus Resort Chapter Officer's Report for Hearing Stream 10 and Right of Reply Recommended Amendments** are shown in **red text** with underline and ~~strike-out~~ as appropriate.

**S&E Corporation Requested Amendments as per Evidence of Melissa Pearson** in response to issues raised in the Officer's Report for Hearing Stream 10 are shown in **orange text** with underline.

**Makete Rezoning Request Officer's Report for Hearing Stream 12A Recommended Amendments** are shown in **pink text** with underline and ~~strike-out~~.

**DEXIN Requested Amendments as per Evidence of Melissa Pearson** in response to issues raised in the Officer's Report for Hearing Stream 12A are shown in **purple text** with underline and ~~strike-out~~.

**Additional text agreed to as part of the JWS on 17 July 2024** are shown in **blue text** with underline and ~~strike-out~~.

### Introduction

The purpose of the Special Purpose Zone (Pegasus Resort) is to provide for a high-quality visitor resort centred around the existing 18-hole international championship golf course, and an adjacent tourism Māketē and residential area to provide activities that are complementary to the resort. The zone provides for hotel and visitor accommodation, existing large residential lots, medium density Māketē Residential area, a spa and hot pool complex, golf education and golf country club facilities and a limited mix of commercial and associated ancillary activities, that support tourism activities associated with the Pegasus Resort and Māketē Village.

The zone is divided into seven distinct activity areas (references correspond to SPZ(PR)-APP1 and are referred to in the Activity Area Rules Tables as follows):

- Activity Area 1: Spa.
- Activity Area 2: Spa Village.
- Activity Area 3: Golf Square.
- Activity Area 4: Golf Village.
- Activity Area 5: Village Fringe.
- Activity Area 6: Golf Course.
- Activity Area 7A: Low Density Residential.
- Activity Area 7B: Māketē Medium Density Residential.
- Activity Area 8: Māketē Village.

The key differences between these activity areas are the types of development enabled (as guided by SPZ(PR)-APP1) and the extent to which activities such as commercial golf resort activity and visitor accommodation can occur. This recognises that some activity areas predominantly

perform functions relating to the existing golf course, or existing residential areas, while others will enable other major tourism related activities, and to allow each of these areas to develop a distinct character guided by the Pegasus Resort Urban Design Guidelines (design guidelines) (Appendix 2).

**Activity Area 1 – Spa** provides for tourism activities, centred around the development of a Spa/Wellness and Hot Pool Complex, aimed at being a regionally significant tourism destination. This complex necessitates and provides for other activities that support the visitor experience, for example, a landmark hotel defining the main entrance to the golf course on the corner of Pegasus Boulevard and Mapleham Drive and an at-grade car park that services the Spa/Wellness and Hot Pool Complex and Hotel.

**Activity Area 2 – Spa Village** provides for a range of supporting commercial and visitor accommodation activities that will allow for visitors to cater for their stay. It will provide for visitor accommodation opportunities as an alternative to a hotel experience as well as commercial golf resort activities set out in accordance with the ODP to create a ‘village’ look and feel. Activity Area 2 will not provide for residential activities or other commercial activities typically associated with a neighbourhood or local centre – any commercial golf resort activity will need to demonstrate a link to supporting the key tourism activities provided for in the remainder of the zone.

**Activity Area 3 – Golf Square** contains the existing golf club facilities. The architectural design of these buildings is intended to set the tone for the built form of the rest of the zone, as set out in the Pegasus Design Guidelines. Development in this activity area is expected to be limited to a future country club and associated activities directly related to the operation of the golf course, as opposed to visitor accommodation or commercial golf resort activities found elsewhere in the zone.

**Activity Area 4 – Golf Village** is a development area for activities that support the primary golf course activity. Activities enabled by the ODP include an already consented Hotel and a Golf Education Facility, both of which are likely to be used by tourists visiting the zone for either golf instruction or playing the course for leisure or competition.

**Activity Area 5 – Village Fringe** is an active part of the existing golf course, however it has been identified as a separate activity area as it needs to provide for the relocation of two golf holes in order to enable the development of Activity Areas 1 and 2. It also serves as a buffer area between visitor accommodation and commercial golf resort activities found in the Spa Village and the residential sites located to the north.

**Activity Area 6 – Golf Course** contains the balance of the existing golf course not covered by the Village Fringe Activity Area and enables the ongoing operation and development of this course as a major sports facility.

**Activity Area 7A – Low Density Residential** contains eight enclaves of residential sites with an average lot size of approximately 2000m<sup>2</sup>. These residential sites were created at the same time as the golf course development and have been designed to have aspects overlooking the golf course open space areas. The intention is for these lots to maintain their semi-rural appearance and outlook over the golf course with no further intensification anticipated. Activity Area 7A also include ~~two~~ three<sup>1</sup> additional residential sites that were created as balance lots and are now being developed for residential activity.

**Activity Area 7B – Māketē Medium-Density Residential** provides for medium-density residential activity on the periphery of the Māketē Village. This area provides for multi-unit residential developments and a mix of duplex, and terrace style, and stand-alone residential dwellings units with a high level of design quality.

**Activity Area 8 – Māketē Village** provides for a range of tourism and supporting commercial activities that will provide a visitor destination to complement Pegasus Resort. The foundation of the village will be a market area to provide for local producers to directly retail produce and to provide spaces to develop and enhance waahi taonga and mahinga kai. The area will be supplemented by visitor attractions that will showcase local artisan produce and provide educational and entertainment experiences to visitors to highlight sustainable production of food and materials and to reflect the important cultural values of the area.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

<sup>1</sup> Consequential amendment if 65A Mapleham Drive is included in Activity Area 7A of the ODP.

Objectives	
SPZ(PR)-O1	<p><b>Tourist destination</b></p> <p>The establishment of <u>a regionally significant tourist destination based around an 18-hole international championship golf course. This provides for <del>with existing large residential sites, incorporating hotel and visitor accommodation, spa/wellness and hot pool complex, golf education facility, <u>golf country club</u><sup>2</sup>, low density residential and <u>medium density māketē residential activities and māketē tourism activities with</u> and limited small-scale commercial activity and ancillary activity.</del></u></p>
SPZ(PR)-O2	<p><b>Design components</b></p> <p>The development of <u>a <del>spa/wellness and hot pool complex tourism resort</del><sup>3</sup> centred on a spa village, <u>and tourism and residential activities centred on a Māketē Village</u> within a framework of open space and recreation facilities, that reflect the local open space, recreational, landscape <u>cultural</u> and visual amenity values and achieve urban design excellence consistent with the Pegasus design guidelines.</u></p>
Policies	
SPZ(PR)-P1	<p><b>Outline development plan</b></p> <p>Use and development of land shall:</p> <ol style="list-style-type: none"> <li>1. be in accordance with the development requirements and fixed and flexible elements in SPZ(PR)-APP1, or otherwise achieve similar or better outcomes, except in relation to any interim use and development addressed by (3) below;</li> <li>2. ensure that development: <ol style="list-style-type: none"> <li>a. results in a vibrant, mixed-use area that achieves a complementary mix of hotel and visitor accommodation, spa/wellness and hot pool complex, golf education facility, <u>golf country club</u>,<sup>4</sup> <u>māketē tourism, residential activities and small-scale commercial activities and ancillary activities</u>;</li> <li>b. contributes to a strong sense of place, and a coherent, functional and safe neighbourhood;</li> <li>c. retains and supports the relationship to, and where possible enhances recreational features;</li> <li>d. is in accordance with the Pegasus design guidelines;</li> <li>e. achieves a high level of landscape, visual and amenity values; and</li> <li>f. encourages mixed use developments that are in accordance with SPZ(PR)-APP1 as a means of achieving coordinated, sustainable and efficient development outcomes; and</li> <li>g. <u>provides an authentic reflection of the cultural values of the area in collaboration with mana whenua; and</u><sup>5</sup></li> </ol> </li> <li>3. where the land is in interim use, the interim use shall not compromise the timely implementation of, or outcomes sought by, SPZ(PR)-APP1.</li> </ol>
SPZ(PR)-P2	<p><b>Infrastructure services</b></p> <p>Ensure the efficient and effective provision of infrastructure that avoid, remedy or mitigate any adverse effects on water quality and landscape, visual and amenity values and are consistent with the design approach taken for Pegasus township.</p>

<sup>2</sup> S&E Corp [416.2]

<sup>3</sup> S&E Corp [416.3]

<sup>4</sup> S&E Corp [416.4]

<sup>5</sup> DEXIN [377.1, 377.2, 377.3, 377.15]

SPZ(PR)-P3	<p><b>Landscape and character</b></p> <p>Provide for the landscape character values of the <u>golf course</u> <del>country club facilities</del> and the background mountain range, particularly as viewed from public places, through master-planning, landscape design and massing of buildings <u>in accordance with the Pegasus Resort Urban Design Guidelines SPZ(PR)-APP2.</u></p>
SPZ(PR)-P4	<p><b>Provision of commercial activities</b></p> <p>Ensure that the amenity values for visitors to the resort and the residents living in Activity Areas <u>7A and 7B</u> is maintained or enhanced through:</p> <ol style="list-style-type: none"> <li>1. only providing for commercial activities that meet the definition of commercial golf resort activity <u>or māketē tourism</u>;</li> <li>2. having individual and maximum caps on the floor area of commercial golf resort activity; and</li> <li>3. managing the compatibility of activities within and between developments, especially for activities adjacent residential areas, through: <ol style="list-style-type: none"> <li>a. controlling site layout, landscaping and design measures, including outside areas and storage; and</li> <li>b. controls on emissions including noise, light and glare.</li> </ol> </li> </ol>
SPZ(PR)-P5	<p><b>Urban design elements</b></p> <p>Encourage high quality urban design by:</p> <ol style="list-style-type: none"> <li>1. requiring all development to be in accordance with SPZ(PR)-APP1, 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;</li> <li>2. requiring all subdivision and development to be in accordance with the Pegasus design guidelines;</li> <li>3. encouraging design responses that respond to the cultural values and visual character of the area;</li> <li>4. encouraging development <u>in Activity Areas 1-6</u> to be consistent with the existing distinctive architectural style of the golf resort buildings to ensure the character is retained;</li> <li>5. <u>encouraging development in Activity Area 8 to be consistent with the distinctive architectural style of New Zealand rural buildings</u>;</li> <li>6. efficient design of vehicle access ways and car parking, which is adequately screened from <u>Main North Road/State Highway 1 (where applicable)</u> and Pegasus Boulevard with appropriately designed landscaping; <del>and</del></li> <li>7. provision of secure, visible and convenient cycle parking; <u>and</u></li> <li>8. <u>provision in Activity Area 7B and Activity Area 8 of accessible, useable and attractive open space.</u></li> </ol>
SPZ(PR)-P6	<p><b>Open areas</b></p> <p>Recognise the important contribution that the open areas provided by the Village Fringe Activity Area and the Golf Course Activity Area that adjoin the visitor accommodation and village areas make to the identity, character, amenity values, and outlook of the zone for residents and visitors.</p>
SPZ(PR)-P7	<p><b>Golf activity</b></p> <p>Enable golf course activities and ancillary facilities that:</p> <ol style="list-style-type: none"> <li>1. support the golf course within the Golf course activity area; and</li> <li>2. provide for development of the resort while ensuring that Pegasus Golf Course remains an 18 hole championship golf course.</li> </ol>
SPZ(PR)-P8	<p><b>Village fringe</b></p> <p>Provide for the relocation of two golf holes within the village fringe.</p>

<b>SPZ(PR)-P9</b>	<b>Residential development</b>
Provide for residential development located within Residential activity areas, while ensuring amenity values resulting from views over the golf course are maintained with no intensification of residential activity beyond what is provided for in the Activity Rules and Built Form Standards.	

**Activity Rules**

<b>SPZ(PR)-R1 Construction or alteration of or addition to any building or other structure</b>	
<b>Activity status: PER</b> Where: 1. the activity complies with all built form standards (as applicable).	<b>Activity status when compliance not achieved: as set out in the relevant built form standards</b>
<b>SPZ(PR)-R2 Residential activity</b>	
<b>Activity status: PER</b> Where: 1. the activity occurs within Activity Area 7A excluding <a href="#">Lot 206 DP 412982<sup>6</sup></a> , Lot 212 DP 403716 and Lot 230 DP 417391); <del>or</del> 2. <del>the activity occurs within Activity Area 7B.</del>	<b>Activity status when compliance is not achieved: DIS</b>
<b>Activity Status: CON</b> Where: 1. the activity occurs within: a. <a href="#">Lot 206 DP 412982,<sup>7</sup></a> Lot 212 DP 403716 and <del>or</del> <a href="#">Lot 230 DP 417391</a> ; <del>or</del> b. <a href="#">Activity Area 7B</a> ; and 2. only one residential unit per site; <del>and</del> 3. <del>design of development in Activity Area 7B shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2.</del> <b>Matters of control are restricted to:</b> SPZ-PR-MCD2 - <del>Residential design controls</del> <a href="#">Design Considerations</a> <a href="#">SPZ-PR-MCD3 – Transportation (for Activity Area 7B only)</a> <a href="#">SPZ-PR-MCD4 – Amenity values (for Activity Area 7B only)</a> SPZ-PR-MCD8 - Flooding hazard	<b>Activity status when compliance is not achieved: DIS</b>

<p><b>Activity status: NC</b></p> <p>Where:</p> <ol style="list-style-type: none"><li>1. the activity occurs within Activity Areas 1 to 6, <u>and 8.</u></li></ol>	<p><b>Activity status when compliance is not achieved: N/A</b></p>
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<sup>6</sup> Amendments needed if 65A Mapleham Drive is included in Activity Area 7A of the ODP.



<b>SPZ(PR)-R3 Residential unit</b>	
<b>Activity status: PER</b> Where: <ol style="list-style-type: none"> <li>the activity occurs within Activity Area 7A including <a href="#">Lot 206 DP 412982<sup>8</sup></a>, Lot 212 DP 403716 and Lot 230 DP 417391); <u>or</u></li> <li>the activity occurs within Activity Area 7B.</li> </ol>	<b>Activity status when compliance is not achieved: NC</b>
<b>SPZ(PR)-R4 Minor residential unit</b>	
<b>Activity status: PER</b> Where: <ol style="list-style-type: none"> <li>the activity occurs within Activity Area 7A (including Lot 212 DP 403716 and Lot 230 DP 417391);</li> <li>the maximum GFA of the minor residential unit shall be 80m<sup>2</sup> (excluding any area required for a single car vehicle garage or carport);</li> <li>there shall be only one minor residential unit per site; and</li> <li>parking and access shall be from the same vehicle crossing as the principal residential unit on the site.</li> </ol>	<b>Activity status when compliance is not achieved: NC</b>
<b>SPZ(PR)-R5 Accessory building or structure</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance is not achieved: N/A</b>
<b>SPZ(PR)-R6 Major sports facility</b>	
<b>Activity status: PER</b> Where: <ol style="list-style-type: none"> <li>the activity occurs within Activity Areas 3, 5 and 6;</li> <li>the outdoor lighting of the major sports facility must not operate within the hours of 10:00pm to 7:00am;</li> <li>any tennis court surfaces are either dark green or grey in colour;</li> <li>any tennis court fencing is chain mesh or similar, and grey or black in colour;</li> <li>the GFA of any single building is less than 2,000m<sup>2</sup>; and</li> <li>landscape components are designed in accordance with Pegasus design guidelines SPZ(PR)-APP2.</li> </ol>	<b>Activity status when compliance is not achieved: NC</b>
<b>SPZ(PR)-R7 Recreation activities</b>	
<b>Activity status: PER</b> Where: <ol style="list-style-type: none"> <li>the activity occurs within Activity Areas 3, 5 and 6.</li> </ol>	<b>Activity status when compliance is not achieved: NC</b>

<b>SPZ(PR)-R8 Helipad</b>	
<b>Activity status: PER</b> Where: <ol style="list-style-type: none"> <li>the helipad is relocated within 10m of the location shown on SPZ(PR)-APP1; and</li> <li>the helipad is not constructed over existing underground infrastructure.</li> </ol>	<b>Activity status when compliance is not achieved: NC</b>
<b>Advisory Note</b> The location and design of any helipad must comply with Civil Aviation Rules, the Civil Aviation Act 1990 and other relevant legislation.	
<b>SPZ(PR)-R9 Public Amenities</b>	
<b>Activity status: PER</b> Where: <ol style="list-style-type: none"> <li><u>the activity occurs within Activity Area 8.</u></li> </ol>	<b>Activity status when compliance is not achieved: DIS</b>
<b>SPZ(PR)-R9 New stormwater or recreation water bodies</b>	
<b>Activity status: CON</b> Where: <ol style="list-style-type: none"> <li>the activity occurs within Activity Areas 5 and 6;</li> <li>resizing, resitting and the provision of additional proposed stormwater ponds are consistent with SPZ(PR)-APP1 and engineering requirements; and</li> <li>the stormwater pond is lined with a liner of sufficient impermeability so that seepage from the pond does not increase the likelihood of liquefaction.</li> </ol> <b>Matters of control and discretion are restricted to:</b> SPZ-PR-MCD1 - Stormwater or recreational water bodies <b>Notification</b> An application for a controlled activity under this rule is precluded from being publicly or limited notified.	<b>Activity status when compliance is not achieved: NC</b>
<b>SPZ(PR)-R10 Visitor accommodation</b> <i>This rule does not apply to any hotel provided for under SPZ(PR)-R11.</i>	
<b>Activity status: RDIS</b> Where: <ol style="list-style-type: none"> <li>the activity occurs within Activity Area 2;</li> <li>the maximum number of visitor accommodation units within Activity Areas 2 shall be 320; and</li> </ol>	<b>Activity status when compliance is not achieved: NC</b>

3. design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2.

**Matters of control and discretion are restricted to:**

SPZ-PR-MCD2 – Design considerations

SPZ-PR-MCD3 - Transportation

SPZ-PR-MCD4 - Amenity values

SPZ-PR-MCD7 - Visitor accommodation

SPZ-PR-MCD8 - Flooding hazard

**Notification**

An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.

**SPZ(PR)-R11 Hotel**

**Activity status: RDIS**

Where:

1. the activity occurs within Activity Areas 1 and 4; and
2. the maximum number of hotel accommodation units within Activity Areas 1 and 4 shall be 180; and
3. design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2.

**Matters of control and discretion are restricted to:**

SPZ-PR-MCD2 - Design considerations

SPZ-PR-MCD3 - Transportation

SPZ-PR-MCD4 - Amenity values

SPZ-PR-MCD8 - Flooding hazard

**Notification**

An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.

**Activity status when compliance is not achieved: NC**

**SPZ(PR)-R12 Spa/wellness and hot pool complex**

**Activity status: RDIS**

Where:

1. the activity occurs within Activity Area 1; and
2. design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2.

**Matters of control and discretion are restricted to:**

**Activity status when compliance is not achieved: NC**

<p>SPZ-PR-MCD2 - Design considerations</p> <p>SPZ-PR-MCD3 - Transportation</p> <p>SPZ-PR-MCD4 - Amenity values</p> <p>SPZ-PR-MCD8 - Flooding hazard</p> <p><b>Notification</b></p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>	
<p><b>SPZ(PR)-R13 Commercial golf resort activity</b></p>	
<p><b>Activity status: RDIS</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. the activity occurs within Activity Areas 1 to 4;</li> <li>2. there is a maximum of 2,500m<sup>2</sup> GFA within Activity Areas 1, 2, 3 and 4 combined, as shown on SPZ(PR)-APP1;</li> <li>3. commercial golf resort activity in Activity Areas 1 to 4 shall be a maximum of 200m<sup>2</sup> GFA per tenancy; and</li> <li>4. design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2.</li> </ol> <p><b>Matters of control and discretion are restricted to:</b></p> <p>SPZ-PR-MCD2 - Design considerations</p> <p>SPZ-PR-MCD3 - Transportation</p> <p>SPZ-PR-MCD4 - Amenity values</p> <p>SPZ-PR-MCD8 - Flooding hazard</p>	<p><b>Activity status when compliance is not achieved: NC</b></p>
<p><b>SPZ(PR)-R14 Golf country club</b></p>	
<p><b>Activity status: RDIS</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. the activity occurs within Activity Area 3; and</li> <li>2. design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2.</li> </ol> <p><b>Matters of control and discretion are restricted to:</b></p> <p>SPZ-PR-MCD5 - Golf facility considerations</p> <p><b>Notification</b></p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>	<p><b>Activity status when compliance is not achieved: NC</b></p>

<b>SPZ(PR)-R15 Golf education facility</b>	
<p><b>Activity status: RDIS</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. the activity occurs within Activity Area 4; and</li> <li>2. design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2.</li> </ol> <p><b>Matters of control and discretion are restricted to:</b></p> <p>SPZ-PR-MCD5 - Golf facility considerations</p> <p><b>Notification</b></p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>	<p><b>Activity status when compliance is not achieved: NC</b></p>
<b>SPZ(PR)-R1X Māketete tourism activity</b>	
<p><b>Activity Status: RDIS</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The activity occurs within Activity Area 8; and</li> <li>2. The design of development is in accordance with the Pegasus design guidelines SPZ(PR)-APP2.</li> </ol> <p><b>Matters of control and discretion are restricted to:</b></p> <p><u>SPZ-PR-MCD2 - Design considerations</u></p> <p><u>SPZ-PR-MCD3 - Transportation</u></p> <p><u>SPZ-PR-MCD4 - Amenity values</u></p> <p><u>SPZ-PR-MCD8 - Flooding hazard</u></p>	<p><b>Activity status when compliance is not achieved: NC</b></p>
<b>SPZ(PR)-R1X – Multi Unit Residential Development</b>	
<p><b>Activity Status: RDIS</b></p> <p><u>Where:</u></p> <ol style="list-style-type: none"> <li>1. The activity occurs within Activity Area 7B; and</li> <li>2. The activity results in the construction of four or more residential units per site or where the activity cannot be undertaken as a permitted activity under Rule <b>SPZ(PR)-RX</b>; and</li> <li>3. The activity complies with the following built form standards: <ol style="list-style-type: none"> <li>a. <u>SPZ(PR)-BFS3 Building Height;</u></li> <li>b. <u>SPZ(PR)-BFS4 Building Coverage;</u></li> <li>c. <u>SPZ(PR)-BFS6 Building and Structure Setbacks;</u></li> </ol> </li> </ol>	<p><b>Activity status when compliance is not achieved: DIS</b></p>

<p>d. <a href="#">SPZ(PR)-BFSX Outdoor Living Space</a>;</p> <p>e. <a href="#">SPZ(PR)-BFSX Landscape Permeable Surfaces</a>;</p> <p>f. <a href="#">SPZ(PR)-BFSX Street Interface</a>; and</p> <p>g. <a href="#">SPZ(PR)-BFSX Height in Relation to Boundary</a></p> <p>h. <a href="#">SPZ(PR)-BFSX Number of adjoining residential units in Activity Area 7B</a></p> <p>4. <a href="#">design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2.</a></p> <p><b>Matters of control and discretion are restricted to:</b></p> <p><a href="#">SPZ-PR-MCD1 –Design Controls</a></p> <p><a href="#">SPZ-PR-MCD3 – Transportation</a></p> <p><a href="#">SPZ-PR-MCD4 – Amenity values</a></p> <p><a href="#">SPZ-PR-MCD8 – Flooding hazard</a></p>	
<b>SPZ(PR)-R16 Primary production</b>	
<i>This rule does not apply to plantation forestry and woodlots provided for under SPZ(PR)-R20; or mining and quarrying activities provided for under SPZ(PR)-R23.</i>	
<b>Activity status: DIS</b>	<b>Activity status when compliance is not achieved: N/A</b>
<b>SPZ(PR)-R17 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision</b>	
<b>Activity status: DIS</b>	<b>Activity status when compliance is not achieved: N/A</b>
<b>SPZ(PR)-R18 Large format retail</b>	
<b>Activity status: NC</b>	<b>Activity status when compliance is not achieved: N/A</b>
<b>SPZ(PR)-R19 Supermarket</b>	
<b>Activity status: NC</b>	<b>Activity status when compliance is not achieved: N/A</b>
<b>SPZ(PR)-R20 Plantation forestry and woodlots</b>	
<b>Activity status: NC</b>	<b>Activity status when compliance is not achieved: N/A</b>
<b>SPZ(PR)-R21 Intensive indoor primary production</b>	
<b>Activity status: NC</b>	<b>Activity status when compliance is not achieved: N/A</b>
<b>SPZ(PR)-R22 Commercial services</b>	
<i>This rule does not apply to any hairdressing, beauty salons, barbers, and massage therapists except where provided for under SPZ(PR)-R11 to SPZ(PR)-R14.</i>	

Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R23 Mining and quarrying activities	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R24 Office	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R25 Funeral related services and facility	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R26 Waste management facility	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R27 Trade supplier	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R28 Service station	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R29 Motorised sports facility	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R30 Industrial activity	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R31 Boarding kennels	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R32 Cattery	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R33 Composting facility	
Activity status: NC	Activity status when compliance is not achieved: N/A

**Built Form Standards**

SPZ(PR)-BFS1 Visitor accommodation unit standards	
<ol style="list-style-type: none"> <li>1. The minimum NFA (excluding garages, balconies, and any communal lobbies stairwells and plant rooms) per visitor accommodation unit shall be:               <ol style="list-style-type: none"> <li>a. Studio 25m<sup>2</sup>;</li> <li>b. One bedroom 35m<sup>2</sup>;</li> <li>c. Two bedroom 50m<sup>2</sup>; and</li> <li>d. Three or more bedrooms 80m<sup>2</sup>;</li> </ol> </li> <li>2. Each visitor accommodation unit shall be provided with a private outdoor living space with a minimum area of 6m<sup>2</sup> and a minimum dimension of 1.5m;</li> <li>3. Where a garage is not provided with the unit, each visitor accommodation unit shall have an internal storage space that is a minimum of 4m<sup>3</sup> and a minimum dimension of 1m; and</li> <li>4. External lighting shall be limited to down lighting only, at a maximum of 1.5m above the finished floor level of the building, with the light source shielded from horizontal view.</li> </ol>	<p><b>Activity status when compliance is not achieved: RDIS</b></p> <p><b>Matters of control and discretion are restricted to:</b> SPZ-PR-MCD7 - Visitor accommodation units</p> <p><b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
SPZ(PR)-BFS2 Visitor accommodation waste management	
<ol style="list-style-type: none"> <li>1. All visitor accommodation shall provide:               <ol style="list-style-type: none"> <li>a. a waste management area for the storage of rubbish and recycling of 5m<sup>2</sup> with a minimum dimension of 1.5m; and</li> <li>b. waste management areas shall be screened or located behind buildings when viewed from any road or public open space.</li> </ol> </li> </ol>	<p><b>Activity status when compliance is not achieved: RDIS</b></p> <p><b>Matters of control and discretion are restricted to:</b> SPZ-PR-MCD7 - Visitor accommodation units</p> <p><b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
SPZ(PR)-BFS3 Building height	



<p>1. The maximum height of buildings above ground level shall be:</p> <ul style="list-style-type: none"> <li>a. Activity Area 1 - 16m at 3 storeys;</li> <li>b. Activity Area 2 - 12m at 3 storeys;</li> <li>c. Activity Area 3 - 9m at 2 storeys;</li> <li>d. Activity Area 4 - 14m at 3 storeys;</li> <li>e. Activity Area 5 - 8m at 2 storeys;</li> <li>f. Activity Area 6 - 6m at 1 story; and</li> <li>g. Activity Area 7A - 10m at 2 storeys (with the exception of <a href="#">Lot 206 DP 412982<sup>5</sup></a>, Lot 212 DP 403716 and Lot 230 DP417391, which shall comprise a single storey residential unit no higher than 7m);</li> <li>h. <u>Activity Area 7B – 12m-10m at 3-2 storeys; and</u></li> <li>i. <u>Activity Area 8 – 9m at 2 storeys.</u></li> </ul> <p>2. The minimum height of buildings shall be:</p> <ul style="list-style-type: none"> <li>a. Activity Area 2 - 6m at 1 storey.</li> </ul>	<p><b>Activity status when compliance is not achieved: NC</b></p>
<p><b>Calculation method for SPZ(PR)-BFS5</b></p> <p>1. For the purpose of calculating the height, the following shall be excluded:</p> <ul style="list-style-type: none"> <li>a. items listed in the definition of height calculation; and</li> <li>b. in Activity Areas 1 and 4 only, a pavilion building to a maximum of 30% of the building footprint to enable the activation of a living roof, provided that the maximum height as measured from the finished floor level of the living roof is not exceeded by more than 4m.</li> </ul>	
<p><b>SPZ(PR)-BFS4 Building coverage</b></p>	
<p>1. The building coverage shall not exceed the maximum percentage of net site area:</p> <ul style="list-style-type: none"> <li>a. Activity Area 1 - 35%;</li> <li>b. Activity Area 2 - 35%;</li> <li>c. Activity Area 3 - 20%;</li> <li>d. Activity Area 4 - 35%;</li> <li>e. Activity Area 5 - 3%;</li> <li>f. Activity Area 6 - 3%;</li> <li>g. Activity Area 7A - 20%;</li> <li>h. <u>Activity Area 7B – 50%; and</u></li> <li>i. <u>Activity Area 8 – 20%</u></li> </ul>	<p><b>Activity status when compliance is not achieved: RDIS</b></p> <p><b>Matters of control and discretion are restricted to:</b></p> <p>SPZ-PR-MCD2 - Design considerations</p> <p>SPZ-PR-MCD4 - Amenity values</p>
<p><b>SPZ(PR)-BFS5 Living roof</b></p>	

<sup>5</sup> Consequential amendment if 65A Mapleham Drive is included in Activity Area 7A of the ODP.

<p>In Activity Areas 1 and 4, buildings with a footprint over 2,000m<sup>2</sup> shall include a living roof.</p>	<p><b>Activity status when compliance is not achieved: RDIS</b></p> <p><b>Matters of control and discretion are restricted to:</b></p> <p>SPZ-PR-MCD2 - Design considerations</p> <p>SPZ-PR-MCD4 - Amenity values</p>
<p><b>SPZ(PR)-BFS6 Building and structure setbacks</b></p>	
<ol style="list-style-type: none"> <li>1. Setbacks to be provided as per SPZ(PR)-APP1 as follows: <ol style="list-style-type: none"> <li>a. Pegasus Boulevard (Activity Areas 1 and 4) - 20m;</li> <li>b. Pegasus Boulevard (Activity Area 3) - 5m;</li> </ol> </li> <li>2. Setbacks to be provided in Activity Area 7A (excluding <a href="#">Lot 206 DP 412982<sup>6</sup></a>, Lot 212 DP 403716 and Lot 230 DP 417391) as follows: <ol style="list-style-type: none"> <li>a. Any building or structure shall be no less than 10m from any internal boundary or road boundary; and</li> </ol> </li> <li>3. Setbacks to be provided in Activity Area 7A on Lot 230 DP 417391 as follows: <ol style="list-style-type: none"> <li>a. Any building or structure shall be no less than 3m from the road boundary with Taerutu Lane <a href="#">or Mapleham Drive</a>; and</li> <li>b. Any building or structure shall be no less than 10m from any internal boundary or other road boundary;</li> </ol> </li> </ol>	<p><b>Activity status when compliance is not achieved: RDIS</b></p> <p><b>Matters of control and discretion are restricted to:</b></p> <p>SPZ-PR-MCD2 - Design considerations</p> <p>SPZ-PR-MCD4 - Amenity values</p> <p>SPZ-PR-MCD6 - Boundary setback</p> <p><b>Notification</b></p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>

<sup>6</sup> Consequential amendment if 65A Mapleham Drive is included in Activity Area 7A of the ODP.

4. Setbacks to be provided on Lot 212 DP 403716 as follows:
- a. Any building or structure shall be no less than 3m from the road boundary with Atkinsons Lane; and
  - b. Any building or structure shall be no less than 10m from any internal boundary or other road boundary.
5. Setbacks to be provided on Lot 206 DP 412982 as follows:
- a. Any building or structure shall be no less than 3m from the road boundary with Mapleham Drive; and
  - b. Any building or structure shall be no less than 10m from any internal road boundary or other road boundary.<sup>7</sup>
6. Setbacks to be provided in Activity Area 7B as follows:
- a. Any building or structures adjoining a State Highway – 25m;
  - b. Any building or structure shall be set back a minimum of 1.5m from any road boundary except for:
    - i. any fence;
    - ii. poles and masts up to 6.5m in height above ground level;
    - iii. structures other than a fence, less than 10m<sup>2</sup> and less than 3m in height above ground level;
    - iv. any caravan;
    - v. the replacement, maintenance and minor upgrading of any infrastructure; and
    - vi. any structure or residential unit adjoining an accessway that does not have doors or windows that open into that accessway.
  - c. Any building or structure shall be set back a minimum of 1m from any internal boundary, except that buildings on adjoining sites which share a common wall, the internal setback shall not apply along that part of the internal boundary covered by such a wall.
7. Setbacks to be provided in Activity Area 8 as follows:
- a. Any building or structures adjoining a State Highway - 30m.

#### **Exemption**

The setback provisions do not apply to the temporary storage of non-motorised caravans.

#### **SPZ(PR)-BFS7 Landscaping**

<sup>7</sup> Consequential amendment if 65A Mapleham Drive is included in Activity Area 7A of the ODP.

1. The minimum amount of 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%;

**Activity status when compliance is not achieved: NC**

<ul style="list-style-type: none"> <li>e. Activity Area 5 - 90%; <del>and</del></li> <li>f. Activity Area 6 - 90%; <del>and-</del></li> <li>g. <u>Activity Area 8 – 50%.</u></li> </ul>	
<b>SPZ(PR)-BFS8 Outdoor storage</b>	
<p>1. All goods, materials or equipment shall be stored inside a building, except for vehicles associated with the activity parked on the site overnight.</p>	<p><b>Activity status when compliance is not achieved: NC</b></p>
<b>SPZ(PR)-BFS9 Commercial waste management</b>	
<p>1. All commercial activities shall provide:</p> <ul style="list-style-type: none"> <li>a. a waste management area for the storage of rubbish and recycling of no less than 5m<sup>2</sup> with a minimum dimension of 1.5m; or</li> <li>b. <u>a common waste management area for the storage of rubbish and recycling within Activity Area 8 of no less than 5m<sup>2</sup> per 100m<sup>2</sup> of commercial activity GFA within the activity area; and</u></li> <li>c. waste management areas shall be screened or located behind buildings when viewed from any road or public space.</li> </ul>	<p><b>Activity status when compliance is not achieved: DIS</b></p>
<b>SPZ(PR)-BFS10 Building and structures colours and reflectivity</b>	
<p>1. Any buildings and structures within the Activity Areas 1 to 6, <u>and 7B and 8</u> shall meet the following requirements:</p> <ul style="list-style-type: none"> <li>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%; and</li> <li>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%.</li> </ul>	<p><b>Activity status when compliance is not achieved: DIS</b></p>
<b>SPZ(PR)-BFS11 Residential buildings on <a href="#">Lot 206 DP 412982<sup>8</sup></a>, Lot 212 DP 403716 and Lot 230 DP 417391</b>	

<sup>8</sup> Consequential amendment if 65A Mapleham Drive is included in Activity Area 7A of the ODP.

1. All buildings must be constructed on-site from new or high quality recycled materials;
2. Exterior cladding for all buildings (except for the cladding of soffits or gable ends) shall be of the following materials:
  - a. brick; or
  - b. natural stone; or
  - c. river rock; or
  - d. texture plaster over brick, or polystyrene or other suitable sub base for plaster; or
  - e. stained or painted timber weather-board, wooden shingles, timber board batten; or
  - f. surface coated concrete block; or
  - g. solid plaster or glazing.
3. All roofing material on any building shall be either:
  - a. tiles (including clay, ceramic, concrete, decramastic, pre-coated or pressed steel); or
  - b. steel (comprising pre-painted, long run pressed or rolled steel); or
  - c. shingles; or
  - d. slate; or
  - e. membrane roofing.
4. No reflective or visually obtrusive roof, wall or joinery materials, colours or mirror glass may be used for any building;
5. No exterior cladding, no roofing material, no guttering or down pipe material comprising unpainted and/or exposed zinc coated products may be used on any building;
6. No buildings shall be erected using concrete or treated wooden piles without providing a solid and durable skirting board or other enclosure around the exterior of the building(s) from ground height to the underside of the wall cladding;
7. No accessory building shall be erected except in conjunction with or following construction of the residential unit and all such buildings shall be constructed with permanent materials comprising timber, stone or other permanent materials in character with the residential unit;
8. Air conditioning units must not be set into or protrude from the building(s). Any external air conditioning units must be properly screened;
9. No building shall be erected, altered, placed or permitted to remain other than buildings designed for residential activity and any accessory building;
10. Clotheslines and letterboxes must be unobtrusive and of good quality in terms of design and location. The positioning of any letterbox shall be adjacent to but not on the road reserve; and
11. Only post and rail fences may be erected on side boundaries. No fencing is permitted on road frontage or any internal boundary.

**Activity status when compliance is not achieved: DIS**

<b>SPZ(PR)-BFS12 Site layout Pegasus Resort ODP</b>	
<ol style="list-style-type: none"> <li>1. Development shall be in accordance with SPZ(PR)-APP1.</li> <li>2. For the purpose of this built form standard the following amendments do not constitute a breach of SPZ(PR)-APP1: <ol style="list-style-type: none"> <li>a. development shall facilitate a road connection at fixed road access points shown on SPZ(PR)-APP1 to enable vehicular access to roads which connect with Pegasus Boulevard and Mapleham Drive, provided that a variance of up to 20m from the location of the connection shown on SPZ(PR)-APP1 shall be acceptable;</li> <li>b. the provisions for breaks in the landscape buffer identified along the Pegasus Boulevard to accommodate entry and egress into and out of the site or where landscaping is required to be reduced in order to achieve the safe and efficient operation of existing road networks; and</li> <li>c. resizing, resiting and the provision of additional proposed stormwater ponds.</li> </ol> </li> </ol>	<p><b>Activity status when compliance not achieved: DIS</b></p>
<b>SPZ(PR) – BFS13 Number of residential units in Activity Area 7B per site</b>	
<ol style="list-style-type: none"> <li>1. In Activity Area 7B there shall be no more than <del>327</del> residential units. <u>per site</u></li> </ol>	<p><b>Activity status when compliance not achieved: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p><u>SPZ-PR-MCD2 - Design considerations</u></p> <p><u>SPZ-PR-MCD3 – Transportation</u></p> <p><u>SPZ-PR-MCD4 - Amenity values</u></p> <p><b>Notification</b></p> <p><u>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</u></p>
<b>SPZ(PR)-BFSX Number of adjoining residential units in Activity Area 7B</b>	
<ol style="list-style-type: none"> <li>1. <u>In Activity Area 7B there shall be no more than 3 adjoining residential units in a single block.</u></li> </ol>	<p><b>Activity status when compliance not achieved: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p><u>SPZ-PR-MCD2 - Design considerations</u></p> <p><b>Notification</b></p> <p><u>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</u></p>
<b>SPZ(PR) – BFS14 Outdoor living space</b>	

1. In Activity Area 7B a residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises a ground floor, balcony, patio, or roof terrace space that, -
  - a. where located at ground level, has no dimension less than 3 metres; and
  - b. where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and
  - c. is accessible from the residential unit; and
  - d. may be grouped cumulatively by area in 1 communally accessible location; or located directly adjacent to the unit; and
  - e. is free of buildings, parking spaces, and servicing and manoeuvring areas.
2. In Activity Area 7B a residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that-
  - a. is at least 8 square metres and has a minimum dimension of 1.8 metres; and
  - b. is accessible from the residential unit; and

**Activity status when compliance not achieved: RDIS**

**Matters of discretion are restricted to:**

SPZ-PR-MCD2 - Design considerations

SPZ-PR-MCD4 - Amenity values

**Notification**

An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.



<ul style="list-style-type: none"> <li>c. <u>may be grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or</u></li> <li>d. <u>located directly adjacent to the unit.</u></li> </ul>	
<b>SPZ(PR) – BFS15 Landscape permeable surfaces</b>	
<ul style="list-style-type: none"> <li>1. <u>Landscape permeable surfaces are to be provided in Activity Area 7B as follows:</u> <ul style="list-style-type: none"> <li>a. <u>The minimum landscaped permeable surface of any site shall be 20% of the net site area.</u></li> <li>b. <u>For the purpose of calculating the area of landscaped permeable surface the following areas can be included:</u> <ul style="list-style-type: none"> <li>c. <u>any paths 1.1m wide or less; or</u></li> <li>d. <u>open slat decks under 1m in height above ground level with a permeable surface underneath.</u></li> </ul> </li> </ul> </li> </ul>	<p><b>Activity status when compliance not achieved: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p><u>SPZ-PR-MCD2 - Design considerations</u></p> <p><u>SPZ-PR-MCD4 - Amenity values</u></p> <p><b>Notification</b></p> <p><u>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</u></p>
<b>SPZ(PR) – BFS16 Street interface</b>	
<ul style="list-style-type: none"> <li>1. <u>In Activity Area 7B, where the site has direct road frontage, any residential unit or minor residential unit facing the road shall address the street as follows:</u> <ul style="list-style-type: none"> <li>a. <u>Shall have a door that is directly visible and accessible from the street.</u></li> <li>b. <u>Garage doors that face the street shall have a combined maximum width of 6.5m.</u></li> </ul> </li> </ul>	<p><b>Activity status when compliance not achieved: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p><u>SPZ-PR-MCD2 - Design considerations</u></p> <p><u>SPZ-PR-MCD4 - Amenity values</u></p> <p><b>Notification</b></p> <p><u>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</u></p>
<b>SPZ(PR) – BFS17 Height in relation to boundary</b>	
<ul style="list-style-type: none"> <li>1. <u>Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown Figure SPZ(PR)-X. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way. This standard does not apply to:</u> <ul style="list-style-type: none"> <li>a. <u>a boundary with a road;</u></li> <li>b. <u>existing or proposed internal boundaries within a site; and</u></li> <li>c. <u>site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</u></li> </ul> </li> <li>2. <u>Where the site is within the Urban Flood Assessment Overlay, the height of the Finished Floor Level specified 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.</u></li> </ul>	<p><b>Activity status when compliance not achieved: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p><u>SPZ-PR-MCD2 - Design considerations</u></p> <p><u>SPZ-PR-MCD4 - Amenity values</u></p> <p><b>Notification</b></p> <p><u>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</u></p>
<b>SPZ(PR)-BFS18 Outlook space (per unit)</b>	

<ol style="list-style-type: none"> <li>1. <u>In Activity Area 7B an outlook space must be provided for each residential unit as specified in this clause.</u></li> <li>2. <u>An outlook space must be provided from habitable room windows as shown in Figure <a href="#">SPZ(PR)-X MRZ-5</a>.</u> <ol style="list-style-type: none"> <li>a. <u>The minimum dimensions for a required outlook space are as follows:</u></li> <li>b. <u>a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and</u></li> <li>c. <u>all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.</u></li> <li>d. <u>The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.</u></li> <li>e. <u>Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.</u></li> <li>f. <u>Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.</u></li> <li>g. <u>Outlook spaces may be under or over a balcony.</u></li> <li>h. <u>Outlook spaces required from different rooms within the same building may overlap.</u></li> <li>i. <u>Outlook spaces must be clear and unobstructed by buildings; and</u></li> <li>j. <u>not extend over an outlook space or outdoor living space required by another dwelling.</u></li> </ol> </li> </ol>	<p><b><u>Activity status when compliance not achieved: RDIS</u></b></p> <p><b><u>Matters of discretion are restricted to:</u></b></p> <p><u>SPZ-PR-MCD2 - Design considerations</u></p> <p><u>SPZ-PR-MCD4 - Amenity values</u></p> <p><b><u>Notification</u></b></p> <p><u>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</u></p>
<p><b><u>SPZ(PR)-BFS19 Windows to Street</u></b></p>	
<ol style="list-style-type: none"> <li>1. <u>In Activity Area 7B any residential unit facing the street must have a minimum of 20% of the street-facing facade in glazing. This can be in the form of windows or doors.</u></li> </ol>	<p><b><u>Activity status when compliance not achieved: RDIS</u></b></p> <p><b><u>Matters of discretion are restricted to:</u></b></p> <p><u>SPZ-PR-MCD2 - Design considerations</u></p> <p><u>SPZ-PR-MCD4 - Amenity values</u></p> <p><b><u>Notification</u></b></p> <p><u>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</u></p>
<p><b><u>SPZ(PR)-BFS20 Landscaped Area</u></b></p>	
<ol style="list-style-type: none"> <li>1. <u>In Activity Area 7B a residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants and can include the canopy of trees regardless of the ground treatment below them.</u></li> <li>2. <u>The landscaped area may be located on any part of the development site and does not need to be associated with each residential unit.</u></li> </ol>	<p><b><u>Activity status when compliance not achieved: RDIS</u></b></p> <p><b><u>Matters of discretion are restricted to:</u></b></p> <p><u>SPZ-PR-MCD2 - Design considerations</u></p> <p><u>SPZ-PR-MCD4 - Amenity values</u></p> <p><b><u>Notification</u></b></p> <p><u>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</u></p>

**Matters of Control or Discretion**

<p><b>SPZ-PR-MCD1</b></p>	<p><b>Stormwater or recreational water bodies</b></p> <ol style="list-style-type: none"> <li>1. Landscaping, planting and screening;</li> <li>2. Accessibility for maintenance purposes;</li> <li>3. Design capacity; and</li> <li>4. Integration into the stormwater network.</li> </ol>
<p><b>SPZ-PR-MCD2</b></p>	<p><b>Design considerations</b></p> <ol style="list-style-type: none"> <li>1. The layout of non-fixed elements of the development in accordance with SPZ(PR)-APP1.</li> <li>2. Design of development in accordance with the Pegasus design guidelines, including:             <ol style="list-style-type: none"> <li>a. the bulk, scale, location and external appearance of buildings;</li> <li>b. the creation of active frontages adjacent to roads and public spaces;</li> <li>c. setbacks from roads;</li> <li>d. landscaping;</li> <li>e. streetscaping design;</li> <li>f. application of CPTED principles;</li> <li>g. focus on sustainable design to reduce carbon footprint;</li> <li>h. provision for internal walkways, paths, and cycleways; <del>and</del></li> <li>i. appropriate legal mechanism to ensure implementation of design responses as relevant;</li> <li>j. <a href="#">the provision of open space.</a></li> </ol> </li> <li>3. Lighting design that meets the character and amenity values for the activity area.</li> <li>4. Adequate provision of storage and loading/servicing areas and access to all service areas that require ongoing maintenance.</li> <li>5. Enhancement of ecological and natural values.</li> </ol>
<p><b>SPZ-PR-MCD3</b></p>	<p><b>Transportation</b></p> <ol style="list-style-type: none"> <li>1. Safe, resilient, efficient functioning and sustainable <a href="#">transport network</a> for all transport modes, <u>including:</u> <ol style="list-style-type: none"> <li>a. <a href="#">In relation to Activity Area 8, the preparation of an Integrated Transportation Assessment that includes a modelling assessment of the impacts of the development enabled by the application on the future performance of:</a> <ol style="list-style-type: none"> <li>i. <a href="#">the site accesses along Pegasus Boulevard adjacent to the SPZ(PR); and</a></li> <li>ii. <a href="#">the SH1 / Pegasus Boulevard roundabout or any future upgraded intersection replacing the roundabout.</a></li> </ol> </li> </ol> </li> <li>2. Adverse effects on the character and amenity values of the surrounding area in terms of noise, vibration, dust, nuisance, glare or fumes.</li> <li>3. Provision of safe vehicle access and adequate on-site car parking and circulation and on-site manoeuvring.</li> <li>4. Road and intersection design in accordance with SPZ(PR)-APP1.</li> <li>5. Compliance with the relevant standards contained within the Transport Chapter.</li> <li>6. <a href="#">In relation to Activity Area 7B and Activity Area 8, the provision of adequate internal pedestrian connections.</a></li> </ol>
<p><b>SPZ-PR-MCD4</b></p>	<p><b>Amenity values</b></p> <ol style="list-style-type: none"> <li>1. Effects of the development on:             <ol style="list-style-type: none"> <li>a. character and quality of the environment, including natural character, water bodies, ecological habitat and indigenous biodiversity, and sites of significance to Māori;</li> <li>b. existing landscape character values and amenity values of the zone in which it occurs, and the zone of the receiving environment; and</li> <li>c. the surrounding environment such as visual effects, loss of daylight, noise, dust, odour, signs, light spill and glare, including cumulative effects.</li> </ol> </li> <li>2. Effects of hours of operation on the amenity values of any surrounding residential properties, including noise, glare, nuisance, disturbance, loss of security and privacy.</li> <li>3. Incorporation of effective mitigation such as landscaping or screening.</li> </ol>

<p><b>SPZ-PR-MCD5</b></p>	<p><b>Golf facility considerations</b></p> <ol style="list-style-type: none"> <li>1. Maintaining the spatial extent of the 18 hole champion golf course.</li> <li>2. Interface with public roads and open spaces.</li> <li>3. Traffic generation, access and parking.</li> <li>4. Noise duration, timing, noise level and characteristics, and potential adverse effects in the receiving environment.</li> </ol>
<p><b>SPZ-PR-MCD6</b></p>	<p><b>Boundary setback</b></p> <ol style="list-style-type: none"> <li>1. The extent to which any reduced road boundary setback will detract from the pleasantness, coherence, openness and attractiveness of the site as viewed from the street and adjoining sites, including consideration of: <ol style="list-style-type: none"> <li>a. compatibility with the appearance, layout and scale of other buildings and sites in the surrounding area; and</li> <li>b. the classification and formation of the road, and the volume of traffic using it within the vicinity of the site.</li> </ol> </li> <li>2. The extent to which the scale and height of the building is compatible with the layout, scale and appearance of other buildings on the site or on adjoining sites.</li> <li>3. The extent to which the reduced setback will result in a more efficient, practical and better use of the balance of the site.</li> <li>4. The extent to which any reduced setback from a transport corridor will enable buildings, balconies or decks to be constructed or maintained without requiring access above, on, or over the transport corridor.</li> </ol>
<p><b>SPZ-PR-MCD7</b></p>	<p><b>Visitor accommodation units</b></p> <ol style="list-style-type: none"> <li>1. In relation to minimum unit size, where: <ol style="list-style-type: none"> <li>a. the floor space available and the internal layout represents a viable visitor accommodation unit that would support the amenity values of current and future guests and the surrounding activity area;</li> <li>b. other onsite factors compensate for a reduction in unit sizes e.g. communal facilities; and</li> <li>c. the balance of unit mix and unit sizes within the overall development is such that a minor reduction in the area of a small percentage of the overall units may be warranted.</li> </ol> </li> <li>2. In relation to storage space, where: <ol style="list-style-type: none"> <li>a. the extent to which the reduction in storage space will adversely affect the functional use of the visitor accommodation unit and the amenity values of neighbouring sites, including public spaces; and</li> <li>b. the extent to which adequate space is provided on the site for the storage of bicycles, waste and recycling facilities and clothes drying facilities.</li> </ol> </li> <li>3. In relation to outdoor living space, where: <ol style="list-style-type: none"> <li>a. the extent to which the reduction in outdoor living space will adversely affect the ability of the site to provide for amenity values and meet outdoor living needs of likely future guests.</li> </ol> </li> </ol>
<p><b>SPZ-PR-MCD8</b></p>	<p><b>Flooding hazard</b></p> <ol style="list-style-type: none"> <li>1. The extent to which natural hazards have been addressed, including any actual or potential impacts on the use of the site for its intended purpose, including: <ol style="list-style-type: none"> <li>a. the location and type of infrastructure; and</li> <li>b. any restriction on floor levels as a result of flood hazard risk.</li> </ol> </li> <li>2. The extent to which overland flow paths are maintained.</li> <li>3. Any effects from fill on stormwater management on the site and adjoining properties and the appropriateness of the fill material.</li> <li>4. Increased ponding or loss of overland flow paths.</li> </ol>

## Definitions

Amend the definition of 'Māketē tourism activity' as follows:

*"Means activities that support the tourism activities in the zone, including:*

- a. wellness activities;*
- b. ~~food and beverage retail, cafes;~~*
- c. ~~restaurants (excluding takeaway bars);~~*
- d. ~~wine bars;~~*
- e. ~~farmers markets;~~*
- f. ~~artisan workshops and associated retail of products;~~*
- g. ~~gift/souvenir shops;~~*
- h. ~~manufacturing of food or beverage goods;~~*
- i. ~~cultural facilities;~~*
- j. ~~entertainment activities;~~*
- k. ~~horticulture agri-tourism and wine tourism; and~~*
- l. ~~associated educational facilities."~~*

Amend the definition of 'Commercial golf resort activity':

"...

*(e) gift/souvenir shop and any ancillary artisan workshops"<sup>13</sup>*

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<sup>13</sup> S&E Corp [416.15].

SUB – Wāwāhia whenua – Subdivision

SUB-S1 Allotment size and dimensions			
1. All allotments created shall comply with Table SUB-1.		<b>Activity status when compliance not achieved:</b>  <b>In the Medium Density Residential Zone, any Industrial Zone and Special Purpose Zone (Kaiapoi Regeneration): DIS</b>  <b>In any other zone: NC</b>	
Table SUB-1: Minimum allotment sizes and dimensions			
Special Purpose Zone	Minimum allotment area	Internal square	Frontage (excluding rear lots)
(Pegasus Resort)			
• Areas 1, 2, <del>and 4</del> , and 8	No minimum	n/a	n/a
• <u>Area 7B</u>	<u>n/a for the purpose of construction and use of residential units</u>	<u>n/a</u>	<u>n/a</u>
• All other areas	4ha	n/a	n/a