

**Before an Independent Hearings
Panel Appointed by the
Waimakariri District Council**

Under the Resource Management Act
1991

In the matter of submissions and further
submissions in relation to the
proposed Waimakariri District Plan

And

In the matter of Hearing Stream 12A: Rezoning
requests – Whitua motuhaka
Special Purpose Zone – Pegasus
Resort (SPZ(PR))

And submissions by DEXIN
Investments Ltd (**DEXIN**)

**Statement of Evidence of
Melissa Pearson
for DEXIN (Submitter 377)**

Dated: 20 May 2024

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INTRODUCTION

1. My full name is Melissa Leanne Pearson. I am a Principal Planning and Policy Consultant at SLR Consulting New Zealand Limited (**SLR**). My responsibilities include leading and managing central and local government and private sector policy projects for various clients, ranging from private plan changes to full district plan reviews and plan changes for local government and the development and implementation of central government policy.
2. This evidence is in support of the submission and further submissions (**Submission**) lodged by DEXIN Investments Limited (henceforth referred to as **DEXIN**), on the Proposed Waimakariri District Plan (**PDP**) regarding the inclusion of a site at 1250 Main North Road into the Pegasus Resort Special Purpose Zone (**SPZ(PR)**).
3. DEXIN's Submission sought an extension to SPZ(PR) to include the site at 1250 Main North Road¹, as well amend the SPZ(PR) provisions, the associated Outline Development Plan (**ODP**²) and the Pegasus Resort Urban Design Guidelines (**PRUDG**³), to enable the development of the 1250 Main North Road site within two new activity areas (henceforth referred to as the **Māketē Site or site**).

QUALIFICATIONS AND EXPERIENCE

4. I am a qualified and experienced environmental planner, having completed a Bachelor of Planning (Hons) at the University of Auckland. I am also a Full Member and Supporter of the New Zealand Planning Institute.
5. I have 16 years' experience as a resource management practitioner in New Zealand, which has included working for both the private sector and for central and local government on a range of resource consent and policy projects. My private sector planning experience ranges from obtaining resource consents for small and large scale residential and subdivision

¹ Legally described as Part Rural Section 864 held in Record of Title 1078395. Lots 97 and 700 Deposited Plan 417391 are also held together on the same Record of Title as 1250 Main North Rd, however these two lots are already zoned SPZ(PR).

² Found in SPZ(PR)-APP1.

³ Found in SPZ(PR)-APP2.

developments in the Auckland Region, development of private plan changes in both Auckland and Waikato for residential and commercial developments and consenting and policy development experience for clients in the telecommunication, intensive farming, and community facility sectors. My public sector planning experience involves a significant amount of central government policy research and development relating to telecommunications, forestry, climate change, highly productive land, and infrastructure. My local government policy experience involves drafting of district plan provisions in the Far North, Kaipara, Waikato, Hamilton, and Queenstown Lakes districts for local authorities.

6. These projects have given me significant experience with all parts of the Schedule 1 process from both the public and private sector perspectives, including provision research and development, provision drafting, the preparation of section 32 and 42A reports, preparation of submissions and further submissions, presentation of evidence at council hearings, preparation and resolution of appeals and Environment Court mediation.

CODE OF CONDUCT STATEMENT

7. While this is not an Environment Court hearing, I nonetheless confirm that I have read and agree to comply with the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023.
8. Other than when I state I am relying on the advice of another person, I am satisfied that the matters which I address in my evidence are within my field of expertise. I am not aware of any material facts that I have omitted which might alter or detract from the opinions I express in my evidence.

STRUCTURE OF EVIDENCE

9. My colleague Ms Emma Spalding prepared the original submission on behalf of DEXIN dated 26 November 2021. A second colleague, Mr James Nicol, prepared the further submission on behalf of DEXIN dated 21 November 2022. Mr Nicol's further submission contained a report titled 'Pegasus Māketete – Extension of Special Purpose (Pegasus Resort) Zone'⁴, which included a section 32AA evaluation of the requested amendments to the SPZ(PR). I was the peer reviewer of this report.

⁴ See Appendix 6 of the DEXIN further submission.

10. I took over as the lead planner representing DEXIN on this matter in August 2023 given my background in assisting the Council prepare the SPZ(PR) provisions on behalf of Sports and Education Corporation (**S&E Corp**). I presented evidence on the SPZ(PR) provisions as part of Hearing Stream 10 on behalf of S&E Corp in February 2024, so I am familiar with how the SPZ(PR) provisions have evolved, both pre and post notification of the PDP.
11. My evidence will focus on responding to Council's reporting officer's recommendation for rejecting DEXIN's rezoning request, as set out in the Section 42A report dated 1 May 2024 (**Officer's Report**). In particular I will focus on how including the Māketē site in the SPZ(PR) will support this special purpose zone achieve its purpose, being the establishment of a regionally significant tourist destination.
12. In my opinion, increasing the range of potential tourism activities and resort style living opportunities that can take place within the SPZ(PR) can only be beneficial in terms of the viability and vibrancy of the tourism resort. My evidence will also cover how I consider the proposed rezoning meets Policy 8 of the NPS-UD for rezoning proposals that are unanticipated by RMA planning documents and make recommendations with respect to SPZ(PR) provisions to address matters raised in the Officer's Report.
13. I have structured my evidence around the key issues raised in the Officer's Report and following the structure of that report as follows:
 - (a) The relevant policy framework;
 - (b) Location and function;
 - (c) Housing choice and development capacity;
 - (d) Transportation and accessibility;
 - (e) Consideration of the NPS-UD Policy 8 gateway test;
 - (f) ODP and 65A Mapleham Drive;
 - (g) Noise and vibration;
 - (h) Amendments to provisions; and

- (i) Section 32AA evaluation.
14. In response to the concerns raised in the Officer's Report and the revised ODP and PRUDG appended to the evidence of Mr James Lunday, I have prepared a further revised set of SPZ(PR) provisions (including an amended definition for 'Māketete tourism activities'), appended as **Annexure A** to my evidence.
15. These update the version that I submitted to Council for consideration in the Officer's Report on 5 March 2024 (the **March memo**).
16. I consider that the rezoning sought by DEXIN at this hearing, supported by the updated provisions, ODP and PRUDG, will result in the effective and efficient development of the Pegasus Resort into a robust and vibrant tourism resort, in line with the purpose of the SPZ(PR).
17. When preparing this evidence, I have reviewed the following statutory planning instruments, reports, submissions, and memos:
- (a) The relevant supporting information to the PDP⁵ and the PDP itself;
 - (b) Canterbury Regional Policy Statement (as at July 2021) (**CRPS**);
 - (c) Greater Christchurch Spatial Plan: Draft Plan for Consultation (**GCSP**);
 - (d) Pegasus Resort Urban Design Guidelines (**PRUDG**);
 - (e) Waimakariri District Council Section 42A Hearing Officer's Report for Hearing Stream 12A: Rezoning requests – Whitua motuhaka Special Purpose Zone – Pegasus Resort (SPZ(PR));
 - (f) The Resource Management Act 1991 (**RMA**);
 - (g) Submission and further submissions of **DEXIN**;
 - (h) The Officer's Report for Hearing Stream 10 as it relates to the SPZ(PR);

⁵ These include the reports prepared on behalf of S&E Corp in support of the SPZ(PR) listed on Council's website as 'Background Documents and Reports'.

- (i) The two joint witness statements from Day 1 and Day 2 of the planners' expert conferencing, both dated 26 March; and
 - (j) The planning joint witness statement on rule NOISE-R16 from Hearing Stream 5, dated 24 October 2023.
18. I have also reviewed and relied on the following statements of evidence prepared to support the DEXIN rezoning request, where this evidence is relevant to forming my expert planning opinion as follows:
- (a) Urban Design evidence prepared by Mr James Lunday;
 - (b) Economic evidence prepared by Mr Tim Heath;
 - (c) Transport evidence prepared by Mr Dave Smith;
 - (d) Infrastructure evidence prepared by Ms Jenny Bull;
 - (e) Ecology evidence prepared by Ms Keren Bennett;
 - (f) Landscape evidence prepared by Mr Mike Moore; and
 - (g) Natural hazards evidence prepared by Mr Andrei Cotiga.

THE OFFICER'S REPORT

19. I have reviewed the Officer's Report for Hearing Stream 12A: Rezoning requests – Whaitua motuhaka Special Purpose Zone – Pegasus Resort (SPZ(PR)). While there are areas where I concur with the Reporting Officer's assessment, I disagree with her overall conclusion that the Māketete site is not suitable for inclusion in the SPZ(PR). The areas where I agree with the Reporting Officer (Ms Jessica Manhire) are as follows:
- (a) **Planning and policy context** – Ms Manhire sets out the planning and policy context in Section 3.1.3 of the Officer's Report. I agree with her assessment of the relevant parts of the CRPS and GCSP that apply to the Māketete site and her recognition that the SPZ(PR) has urban characteristics despite not being identified as an area identified for urban development on Map A of the CRPS. I accept her assessment that, as development of the Māketete site is occurring outside of Map A in the CRPS, the direction of (Objective 6.2.1(3), and Policy 6.3.7(1) of the CRPS is to avoid urban development on

the site⁶. I also agree with Ms Manhire that, as a result of the CRPS not anticipating urban development outside of Map A, Policy 8 of the National Policy Statement on Urban Development 2020 (**NPS-UD**) (among other clauses such as Policy 1) is applicable and a relevant matter for the Hearing Panel to consider⁷. I will expand on this in paragraphs 23-27 of my evidence.

- (b) **Character and amenity** – I agree with Ms Manhire’s assessment in Section 3.2.1.5 of the Officer’s Report, particularly her conclusions that the site has limited productive potential given its size and location and that, while there may be some loss of character values due to the medium density housing component, that the open space and parkland character of the SPZ(PR) would mostly be retained from the surrounding sites. I will discuss revised provisions relating to the housing component of the Māketete site in paragraphs 59-66 of my evidence, which may further address any potential remaining concerns about loss of character values. I also rely on the landscape evidence provided by Mr Mike Moore, who confirms that the revised ODP, Master Plan, SPZ(PR) Chapter and PRUDG do not alter any overall conclusions within his Landscape assessment attached to the DEXIN further submission. In responding to the reduced maximum building height in Activity Area 7B, now proposed, Mr Moore considers this to be a positive amendment.⁸
- (c) **Cultural values** – Ms Manhire and I are aligned in our assessment of cultural values and she has largely adopted my suggested amendments to the SPZ(PR) and PRUDG to better provide for cultural values. I have reviewed her shortened version of SPZ(PR)-O2⁹ and can confirm that I can support this more efficient drafting and this is reflected in **Annexure A** of my evidence.
- (d) **Three waters infrastructure** – there are no planning issues raised with respect to three waters infrastructure in the Officer’s report. I

⁶ Officer’s Report – paragraphs 51-56.

⁷ Officer’s Report – paragraphs 57-62.

⁸ Evidence of Mike Moore, paragraph 9.

⁹ Officer’s Report – paragraph 142, also Appendix A for revised wording that includes insertion of the word ‘cultural’ into SPZ(PR)-O2.

rely on the evidence provided by Ms Jenny Bull, who confirms that the revised ODP has not altered any of the conclusions in her Infrastructure report forming part of the DEXIN Submission. She also concludes that there are options available for designing a wastewater solution for the site, all of which will be at the developer's cost and based on further detailed design work at consent stage.¹⁰ On this basis I concur with Ms Manhire's conclusion that three waters servicing for the site can be provided.

- (e) **Terrestrial and aquatic impacts** – I rely on the evidence provided by Ms Keren Bennet with respect to ecological effects, who confirms that the revised ODP does not alter any of her conclusions in her original Ecological assessment forming part of the DEXIN Submission, except to say she considers the revised design an improvement.¹¹

20. There are also sections of the Officer's Report where Ms Manhire has indicated that she is anticipating additional information or clarification in evidence. I respond to her comments as follows:

- (a) **Terrestrial and aquatic impacts** – With respect to Ms Manhire's comments on the landscaped setback requesting that a 10m landscaped setback be shown on any revised ODP that might be submitted in evidence, I confirm that the revised ODP shows a 10m landscaped setback on either side of the Taranaki Stream, which is consistent with the 10m setback required in the Natural Character chapter for the Taranaki Stream under NATC-SCHED2. With respect to the future requirement for an esplanade reserve or strip, this would be a matter to be dealt with at subdivision stage. However, I note that in the decision of the Commissioners on the Mapleham Golf Course¹² (effectively the development of what is now zoned SPZ(PR) in the PDP), an esplanade strip of 10m either side of the Taranaki Stream was required for the purposes of natural hazard mitigation and conservation. I am satisfied that an equivalent 10m set from the Taranaki Stream through the Māketete site provides

¹⁰ Evidence of Jenny Bull, paragraphs 8 and 13.

¹¹ Evidence of Keren Bennett, paragraphs 9-10.

¹² Page 77, Condition 30.1 of Appendix G: Decision of the Commissioners – Mapleham Golf Course, appended to the Officer's Report.

the necessary setback for both natural hazard mitigation and conservation purposes.

- (b) **Natural hazards and geotechnical** – I rely on the evidence provided by Mr Andrei Cotiga with respect to the location of the Urban Flood Hazard Assessment Overlay relative to the buildings anticipated on the Māketete site. Mr Cotiga has identified that there are two proposed residential buildings located within the Area of Low Flood Risk for a 1:200 event and one within the Area of Medium Flood Risk, however he considers that potential flooding risks can be mitigated during detailed design of the buildings.¹³ The majority of the Urban Flood Hazard Assessment Overlay is contained within the 10m landscape buffer from the Taranaki Stream or in areas of the site proposed to be used for stormwater management and/or open space. As such, I am satisfied that flooding risks on the site can be appropriately managed as the site is being developed.

21. The remainder of my evidence will focus on the areas of the Officer's Report where I disagree with the conclusions of Ms Manhire or where a revised planning assessment is required with respect to the revised ODP and/or amended SPZ(PR) provisions and definitions.

THE RELEVANT POLICY FRAMEWORK

22. As stated in paragraph 19 of my evidence, I agree with Ms Manhire's assessment of the relevant policy framework insofar as her identification of the most relevant provisions. It aligns well with the Statutory and Policy Context that is set out in Section 3 of the section 32AA evaluation attached to the DEXIN further submission¹⁴, which I shall not repeat here.

The NPS-UD and the CRPS

23. I agree with Ms Manhire that Objective 6.2.1(3), and Policy 6.3.7(1) of the CRPS direct that urban development, including residential greenfield development, outside the areas identified in Map A are to be avoided, which means that the NPS-UD provisions become the pathway for assessing out of sequence or unanticipated urban development.

¹³ Evidence of Andrei Cotiga, paragraph 8(b).

¹⁴ Page 12 of the 4Sight evaluation report, Appendix 6 of the DEXIN further submission.

24. The role of the NPS-UD with respect to the restrictive ‘avoid’ objectives and policies in Chapter 6 the CRPS was discussed and recorded in the joint witness statement on Day 2 of the planning expert witness conferencing on 26 March 2024. One area where all planning experts agreed was *“that the NPS-UD provides an additional mechanism in the context of the CRPS Chapter 6 “avoid” requirements that are not necessarily responsive to urban growth and housing capacity”*¹⁵. These additional mechanisms from the NPS-UD come in the form of:
- (a) *“The Objective 6 requirement for local authorities to be responsive to development proposals at all times.*
 - (b) *The Policy 8 criteria for out-of-sequence and unanticipated plan changes that would add significantly to development capacity and contribute to well-functioning urban environments; and*
 - (c) *Implementation clause 3.8.3 requiring criteria for assessing significant development.”*¹⁶
25. Based on this combined assessment, I consider that the NPS-UD policy framework relating to urban development not otherwise anticipated by Chapter 6 of the CRPS is the critical set of objectives and policies for considering whether the Māketete site rezoning can be supported. In this aspect, I consider that Ms Manhire and I are in agreement.
26. In reading the Officer’s Report, I consider that Ms Manhire has assessed the Māketete rezoning proposal against the following key policy framework ‘tests’ to determine whether she can support the rezoning submission:
- (a) The tests of Policy 8 of the NPS-UD, that *“directs local authority decisions affecting urban environments to be responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development is unanticipated by RMA planning documents; or out of sequence with planned land release [underlining emphasis added].”*¹⁷

¹⁵ Paragraph 11 of the Day 2 Planning Joint Witness Statement, dated 26 March 2024.

¹⁶ Paragraph 10 of the Day 2 Planning Joint Witness Statement, dated 26 March 2024, noting that the Canterbury Regional Council has not developed any criteria for assessing significant development to date to give effect to clause 3.8.3.

¹⁷ Officer’s Report, paragraph 57.

The tests of Policy 1 of the NPS-UD with respect to contributing to a ‘well-functioning urban environment’, which is similar to part of the Policy 8 test.

- (b) CRPS Objective 5.2.1(1) (Entire Region) that requires development to be located and designed so that it functions in a way that *“achieves consolidated, well designed and sustainable growth in and around existing urban areas as the primary focus for achieving the region’s growth”*¹⁸.
 - (c) CPRS Policy 6.3.2, which includes the urban design principle of ‘integration’, meaning *“recognition of the need for well-integrated places, infrastructure, movement routes and networks, spaces, land uses and the natural and built environment. These elements should be overlaid to provide an appropriate form and pattern of use and development.”*¹⁹
 - (d) Assessment against the notified objectives and policies of the SPZ(PR).
27. There are additional relevant objectives and policies from various instruments in relation to housing choice and development capacity and transport and access (which I will cover in relation to those issues below), but I agree with Ms Manhire that these are the most relevant high level policy tests. However, I disagree with her conclusions in relation to these tests as follows (following the same headings as used in the Officer’s Report for ease of reference):

LOCATION AND FUNCTION

Activity Area 8: Māketē Village

28. I agree with Ms Manhire’s identification of the relevant objectives and policies across the NPS-UD and the CRPS in Section 3.2.1.2 of the Officer’s Report with respect to Activity Area 8. I also agree with her assessment that *“linking the development [being the Māketē tourism activities in Activity Area 8] to the existing tourism activities would ensure the development is suitable for the SPZ(PR) and does not give rise to*

¹⁸ Officer’s Report, paragraph 62.

¹⁹ Policy 6.3.2(2) of the CRPS, noting there are six other urban design principles covered by this policy.

*adverse distributional or urban form effects*²⁰. She qualifies this assessment as being dependent on her assessment of the definition of ‘Māketē tourism activities’, which I discuss later in paragraphs 123-141 of my evidence. I take from Ms Manhire’s assessment that, provided agreement can be reached on the range of activities covered by the definition of ‘Māketē tourism activities’ and their relationship to supporting tourism activities within the SPZ(PR), that she supports ‘Māketē tourism activities’ occurring within the SPZ(PR) in principle.

29. However, I do not agree with Ms Manhire’s assessment that *“the site is separated from the existing and proposed tourism activity of Activity Areas 1-4 which, in my view, has the potential to result in a discontinuous built-form without a clear central point for tourism activity and would not be coherent and achieve consolidated growth in accordance with Objective 5.2.1(1) and is not well-integrated in accordance with Policy 6.3.2.”*²¹
30. I rely on the evidence of Mr Lunday with respect to the appropriateness of having a tourism resort that has multiple focal points for tourism activity, as opposed to a single node of tourist activities. In particular, Mr Lunday is clear that he considers the proposed urban form of the SPZ(PR), including the Māketē site, as being coherent and well-functioning from an urban design perspective. He sees the pockets of tourism activity dispersed through the resort as a positive as it *“provides a visual and physical journey of discovery through the resort and surrounds, for both residents and visitors”*²². Mr Lunday cites the examples of other tourism resorts that have served as inspiration for the Pegasus Resort and Māketē development, including Millbrook and Matakana, noting that in both cases there are primary and secondary nodes of activity that are well linked by both pedestrian and vehicular connections and that, in his view, will *“result in a coherent, cohesive environment, that is both visually and physically integrated”*²³.
31. In my view, an urban environment is not required to ensure all similar types of activities are physically adjoining each other in order to be ‘well-functioning’, ‘coherent’, ‘consolidated’ and ‘well-integrated’ (to use the

²⁰ Officer’s Report, paragraph 101.

²¹ Officer’s Report, paragraph 102.

²² Evidence of James Lunday, paragraph 62.

²³ Evidence of James Lunday, paragraph 65.

relevant terms from the NPS-UD and CRPS objectives and policies identified by Ms Manhire²⁴). In fact, as identified by Mr Lunday, there are often benefits associated with a tourism resort or destination having multiple focal points in terms of dispersing visitors across the resort, with associated traffic congestion benefits and providing various parking options as well as helping to maintain amenity levels around some activities that would benefit from having reduced tourism numbers in the immediate vicinity (e.g. around the hot pools and spa/wellness centre). In my opinion, the physical cohesion comes from having the various enclaves of residential and tourism related activities interspersed around the golf holes, which is the key central activity that ties all the various nodes of resort activity together.

32. I also consider that the SPZ(PR), with the inclusion of Activity Area 8, meets the well-functioning urban environment test in Policy 1(b) of the NPS-UD with respect to having or enabling “*a variety of sites that are suitable for different business sectors in terms of location and site size*”. I see the separation of Activity Area 8 from Activity Areas 1-4 as a strength, rather than a weakness, when viewed in light of Policy 1(b). It provides variety and options for tourism related businesses to establish within the SPZ(PR) – it may be more likely that different types of tourism and ancillary businesses establish in the zone because they have choice to locate adjacent to the core tourism activity that they best support (i.e. the spa/wellness and hot pool complex or the farmers market at Māketē) rather than only have a single choice of location.
33. I also consider that this links in with the well-functioning urban environment test in Policy 1(d) of the NPS-UD, which requires that urban environments “*support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets*”. I rely on the evidence of Mr Tim Heath who states that “*At a base level, increased resort style living opportunities improves the competitiveness and development market of that land*”²⁵, and that he considers this aligns with Policy 1(d).
34. On the basis of the above, I consider that the physical separation of Activity Area 8 on the Māketē site from Activity Areas 1-4 is not a barrier to the

²⁴ Officer’s Report, paragraphs 94, 95 and 102.

²⁵ Evidence of Mr Tim Heath, paragraph 52(c).

SPZ(PR) being developed in a coherent, well-integrated manner or achieving consolidated growth. In my opinion, the commercial tourism activities proposed across the SPZ(PR) are consolidated around the golf course and this is the key unifying factor that prevents Activity Area 8 being an isolated pocket of commercial development.

35. The physical built form provided for in Activity Area 8 will be consistent with (and in the case of Activity Areas 1, 2 and 4, slightly less than) that enabled in the balance of commercial areas within the SPZ(PR) and the PRUDG will ensure that the appearance of buildings across these areas read as being cohesive and consistent. I remain supportive of including Activity Area 8 within the SPZ(PR).

Activity Area 7B: Māketē Medium Density Residential

36. Ms Manhire has raised several issues with respect to enabling medium density residential development on the Māketē site in Activity Area 7B. I summarise her key issues in paragraphs 103 to 108 of the Officer's Report as follows:

- (a) The potential density of the residential development being too dense for the SPZ(PR), assessed as being up to 40 residential units in the form of terraced housing or semi-detached town houses without a minimum lot size to manage this density;
- (b) Lack of consolidation with other areas of medium density residential development, either within the SP(PR) or offsite; and
- (c) The potential that Activity Area 7B "*could set a precedent for medium density enclave separated from and not well integrated with other residential areas in the area or the Pegasus Resort²⁶*", which is denser than anticipated by the notified objectives and policies for the SPZ(PR).

37. For these reasons, Ms Manhire concludes that medium density residential development in Activity Area 7B "*does not achieve consolidated growth in accordance with Objective 5.2.1(1) and is not well-integrated in accordance with Policy 6.3.2 [of the CRPS]²⁷*."

²⁶ Officer's Report, paragraph 107.

²⁷ Officer's Report, paragraph 108.

38. With respect to the density enabled by the Built Form Standards (**BFS**) for Activity Area 7B, I discuss in paragraphs 110-119 of my evidence below that these standards were proposed in response to Council's request that any residential development on the Māketete site match the MDRS being rolled out across other residential zones in the Waimakariri District.
39. In response to Ms Manhire's concerns I have recommended amendments to the BFS relating to maximum height and maximum number of residential units that can establish in Activity Area 7B. These amendments should alleviate the concerns regarding density and the scale of built form relative to adjacent residential areas and RLZ sites. These amendments are included in **Annexure A**.
40. With respect to consolidation with other areas of medium density development, I do not consider that Activity Area 7B needs to be consolidated with another area of medium density development in order to be appropriate and contribute to a well-functioning urban environment.
41. In my opinion, Ms Manhire and I differ in our view of the appropriateness of medium density development in the SPZ(PR) because Ms Manhire views Activity Area 7B as an isolated pocket of medium density residential development, effectively a small area of MDRZ spot zoning. My view is that the proposed medium density residential development is an integrated, complimentary and supporting activity for the site and the wider SPZ(PR) and is being proposed because of the urban design benefits that it can bring to supporting the vibrancy and functionality of the Pegasus tourism resort.
42. As discussed in Mr Lunday's evidence, having residential development, including different types of residential units at varying densities targeting the tourism market, included as part of a tourism resort is a fairly common approach that achieves vibrancy and activation of adjacent tourism areas within a resort, supports passive surveillance of public and communal areas and fosters a sense of community, through the movement of people, their activities and their use of adjacent tourism areas and facilities²⁸.
43. Mr Tim Heath's economic evidence also refers to how commonly residential activities (and again different types of residential housing typologies) are integrated into tourism resorts, particularly those centred around golf

²⁸ Evidence of James Lunday, paragraph 53(c).

courses, and how those residences “*enhance the amenities, broaden appeal and economic performance of the wider SPZ(PR) without diminishing the demand for existing residential zones*”²⁹.

44. Further, I consider that the pattern of enclaves of residential development set in between golf course holes has already been established and Activity Area 7B is an extension of this pattern, albeit at a higher density than existing residential sites. As discussed above, I consider that the reduction in maximum height combined with the introduction of a residential unit cap in Activity Area 7B bridges the gap between the density and built form in Activity Areas 7A and 7B, while still allowing land to be used efficiently and for a variety of housing options to be provided.
45. With respect to the risk of setting a precedent, I do not consider this to be a risk at all. Activity Area 7B only exists and can be supported in this location due to its context within a bespoke special purpose zone including in particular Activity Area 8 and designed to create a regionally significant tourism destination.
46. The scenario of some medium density resort style residential development (such as it proposed here), that is integrated into a wider tourism resort from both a location and design perspective is not a scenario likely to repeat itself elsewhere in the Waimakariri District.
47. I do not consider that any other rezoning requests for medium density residential development could rely on the example of Activity Area 7B and use its approval as justification for their own development. As such, I consider that the risk of the integrity of the PDP being undermined due to the inclusion of Activity Area 7B in the SP(PR) in this context to be extremely low.
48. I do consider that the link between the PRUDG and the residential development proposed in Activity Area 7B could be improved. The version of the SPZ(PR) chapter included in the DEXIN further submission proposed that residential activity in Activity Area 7B be permitted under SPZ(PR)-R2.
49. While this approach is consistent with the way residential activity is treated in the remainder of the zone, it does not require development to be in

²⁹ Evidence of Tim Heath, paragraph 64.

accordance with the PRUDG, which could potentially mean that future residential development on the Māketete site does not integrate as well with the remainder of the Pegasus Resort as it could.

50. To remedy this, I recommend making residential activity in Activity Area 7B a controlled activity under SPZ(PR)-R2 and include a controlled activity condition requiring development to be undertaken in accordance with the PRUDG.
51. I consider that this amendment will provide more certainty that the look and feel of development in Activity Area 7B will be integrated with the balance of the Pegasus Resort. An amendment to this effect is included in **Annexure A**.
52. I do not consider that any specific amendments to the PRUDG are required with respect to Activity Area 7B, however I have included a final tracked changes version of the PRUDG text in **Annexure B** to allow the Hearing Panel to see what changes have been made to the final version appended to Mr Lunday's evidence to align the PRUDG with the revised ODP and Master Plan.
53. When considered in relation to the well-functioning urban environment tests in Policy 1 of the NPS-UD that are relevant to providing homes, I consider that Policy 1(a) relating to providing a variety of homes is the most relevant.
54. My first observation is that Activity Area 7B provides for different residential typologies when compared to Activity Area 7A. Rather than this being viewed as a negative outcome in terms of achieving a consistent residential character and density across the SPZ(PR), I view it as a positive. Providing different housing typologies is an important urban design response and as discussed by Mr Lunday (at paragraphs 57 to 59 of his evidence), expands the range and variety of housing choices for people seeking to live in a resort style environment, close to the activities and amenities that the SPZ(PR) will provide, as well as close to a potential source of employment.
55. I consider that providing smaller residences on smaller sites will enable a broader range of people to access resort style living, particularly those that were either priced out of the existing approximately 2,000m² properties and/or do not wish to maintain a property of that size. Mr Lunday also agrees that it is an urban design benefit to *“provide diversity in housing*

*typology within a resort setting for people wishing to experience resort-style living, whether for example in respect to affordability, life stage, closer sense of community, or for convenience*³⁰.

56. Secondly, I consider that Activity Area 7B meets a housing need not currently provided elsewhere in the Waimakariri district and that this is distinctly different from the housing choice and residential capacity provided elsewhere. I consider that people who wish to live in a resort style environment are drawn to these developments because of the variety of housing options that are made available and because of their co-location to amenities and facilities that support owners' lifestyles.
57. As a consequence, resort style developments cater for residents who have different needs and priorities to those seeking to live in standard MDRZ areas located outside of a resort zone. Therefore, in my opinion, Activity Area 7B should not be viewed as simply another generic area of medium density residential development, rather it should be viewed in the context of providing residential housing choice in a tourism resort setting. As such, I consider that Activity Area 7B is entirely consistent with Policy 1(a) in terms of meeting the needs in terms of type, price and location of different households.
58. Overall, I consider that the inclusion of Activity Area 7B is supportable in terms of Policy 1(a) of the NPS-UD. It is an example of consolidated residential growth in the context of the wider SPZ(PR) and it provides a range of residential resort style living options. I also consider it to be well-integrated in terms of striking a balance between achieving a built form that is consistent with existing residential development in the SPZ(PR) but also using land efficiently. As such, I consider that Activity Area 7B can be supported from a planning perspective, subject to the amendments to SPZ(PR)-R2 and the BFS in **Annexure A** being adopted.

HOUSING CHOICE AND DEVELOPMENT CAPACITY

59. While I have commented on the appropriateness of providing housing choice with respect to providing variety in the built form and site size of residential properties, the other aspect of providing housing choice³¹ relates

³⁰ Evidence of James Lunday, paragraph 53(b).

³¹ As required by both Policy 1(a) of the NPS-UD and CRPS Objective 5.2.1(2)(b).

to ensuring that sufficient residential capacity is provided in the Waimakariri district. I also note the test in Policy 8 of the NPS-UD that local authorities must be responsive to plan changes that “*would add significantly to development capacity*”, even if the development capacity is unanticipated by RMA documents (such as the CRPS).

60. In my opinion, what constitutes “significant development capacity” from a planning perspective is contextual depending on the type of development being proposed. As I discussed in paragraph 57 above, I do not consider the residential development enabled by Activity Area 7B to be generic medium density housing that can be compared like for like with other areas zoned MDRZ in the PDP.
61. I consider that Ms Manhire is viewing Activity Area 7B in isolation from its location within a tourism resort and unconnected with Activity Area 8 as well as only considering whether it is required to provide sufficient residential capacity across the Waimakariri district. In contrast to Ms Manhire, it is my view that Activity 7B provides residential resort style housing that is integrated into the design and is part of the Pegasus tourism resort. It provides resort style living where residents have access to amenities and services provided by the wider resort, including in particular Activity Area 8.
62. When viewed through this lens, I consider that both Activity Areas 7B and 8 provide significant development capacity in the context of the Waimakariri district not having any other equivalent regionally significant tourism destination. From the residential perspective, there is very little resort style living provided in the Waimakariri district currently and part of the supply consists of the existing eight enclaves of 2,000m² lots³² surrounding the Pegasus Golf Course, most of which have already been purchased and developed. Mr Heath notes in his evidence that “*resort style dwellings is not a type of residential product that is commonly available or developed within wider Waimakariri District*”³³.

³² 98 residential lots were approved as per the consent decision in Appendix G of the Officer’s report. The notified SPZ(PR) provides for residential development on an additional two vacant sites, bringing the total of large, low density resort style lots enabled by notified SPZ(PR) to 100.

³³ Evidence of Tim Heath, paragraph 59.

63. In this context, the addition of 27 more resort style residential units that have a different typology and site size than is currently available constitutes, in my mind, significant development capacity.
64. Importantly, from the tourism commercial perspective, the inclusion of the SPZ(PR) in the PDP has already passed the 'significant development capacity' test for unanticipated urban development under Policy 8 of the NPS-UD in the SPZ(PR) section 32 report³⁴. I consider that the addition of Activity Areas 7B and 8 and the introduction of a broader range of tourism activities can only strengthen the purpose of the zone as a regionally significant tourism destination and strengthen the justification for the original inclusion of the SPZ(PR) into the PDP.
65. From an economic perspective on the same issue, I rely on the economic evidence of Mr Tim Heath. He also draws a clear distinction between the tourism resort style residential development and more typical housing products delivered in standard medium density residential zones³⁵. He concludes that, because resort style residential development is not commonly available in the Waimakariri District, "*enabling the proposal to develop Activity Area 7B would not materially affect the uptake or demand for existing residential areas and therefore Council's residential capacity modelling*³⁶".
66. As such, I consider that in this particular context the rezoning of the Māketete site does provide significant development capacity, from a housing and business land perspective and can therefore be supported in the context of Policy 8 of the NPS-UD and CRPS Objective 5.2.1(2)(b).

TRANSPORTATION AND ACCESSIBILITY

67. I agree with Ms Manhire that the relevant CRPS provisions with respect to transportation and accessibility are Objective 5.2.1(2), Objective 6.2.1(10) and Policy 5.3.7, which direct that development of the Māketete site should not adversely affect the operation, use or future upgrades of regionally

³⁴ Section 3.2.2.2 of the SPZ(PR) section 32 report, refer to last bullet on page 20, the conclusion that the development of a tourism resort will result '*in an increase in sufficient business development capacity*' on page 21 and the Implementation section below that concludes that the SPZ(PR) will assist Council meet their housing and business development capacity assessment obligations.

³⁵ Evidence of Tim Heath, paragraphs 52(c) and 59.

³⁶ Evidence of Tim Heath, paragraph 60.

significant infrastructure (i.e. the State Highway network) or the strategic land transport network.

68. I also agree that Policies 1(c), 1(e) and 1(f) of the NPS-UD are relevant when considering whether transport options have good accessibility, support reductions in greenhouse gas emissions and are resilient to climate change effects and that these tests are relevant to considering whether the rezoning proposal constitutes a well-functioning urban environment.
69. With respect to transportation and accessibility issues, I rely on the expert transport evidence provided by Mr Dave Smith and the expert urban design evidence provided by Mr Lunday, who both comment on transport infrastructure matters and accessibility.

Transport network and operational safety

70. On the revised ODP appended to Mr Lunday's evidence, the State Highway access points into the Māketē site have been removed, leaving the Pegasus Boulevard frontage access and the secondary access to the small enclave of residential allotments off Burntwood Lane as the two vehicular access points into the Māketē site.
71. The reasons for this are set out in paragraphs 31-37 of Mr Smith's evidence. I rely on Mr Smith's conclusion that it is no longer viable to have direct access³⁷ from State Highway 1, given the New Zealand Transport Agency's (NZTA) position on granting access to that section of a Limited Access State Highway and the upcoming intersection improvements related to the Woodend Bypass project, and that an alternative primary access from Pegasus Boulevard can be supported as an alternative.
72. In terms of the suitability of the Pegasus Boulevard access, Mr Smith has identified the most appropriate location for this access point, taking into account the speed environment, the site distance requirements in both the Operative Waimakariri District Plan and the PDP as well as the type of traffic the crossing is designed to accommodate. He confirms in paragraph 43 of his evidence that the identified access onto Pegasus Boulevard meets

³⁷ Other than an emergency access, as set out in Mr Smith's evidence, paragraphs 36-37.

the relevant site distance requirements in both directions for the anticipated speed environment and mix of tourism and residential traffic expected to use the crossing.

73. I understand that it is Mr Binder's preference for all vehicular access to the Māketete site to be via Burntwood Lane as opposed to forming another crossing onto Pegasus Boulevard. I rely on Mr Smith's conclusion in paragraph 43 of his evidence that access to the Māketete site via either Burntwood Lane or Mapleham Drive as an alternative are not the most appropriate solution. In particular, I agree with his assessment that neither of these local roads have been designed to cope with the level of traffic anticipated from the Māketete site rezoning and specific vehicle crossing, properly designed to cater for the needs of the site is a more appropriate solution.
74. Burntwood Lane will remain the key pedestrian and golf buggy connection into the Māketete site and will be used for vehicle access to approximately 4 residential sites as shown on the Master Plan appended to Mr Lunday's evidence.³⁸
75. I note Ms Manhire's observations about the proposed pedestrian/golf buggy access points onto Burntwood Lane and the proposed vehicle access point onto Pegasus Boulevard crossing land not being within the DEXIN Submission ODP.
76. These accesses form part of Activity Area 6 of the SPZ(PR) and on land that is also owned by DEXIN³⁹. I do not have a concern with this arrangement from a planning perspective as:
- (a) The DEXIN Submission ODPs both indicate that access points into the Māketete site would cross Activity Area 6; and
 - (b) The access points cross Lots 97 and 700 DP 417391 are held together on the same certificate of title as the Māketete site, so the access points are also legally linked to the main 3ha lot to be developed;
 - (c) This is already zoned SPX(PR) so does not need to be rezoned.

³⁸ Evidence of James Lunday, Annexure C.

³⁹ Officer's Report, paragraph 119.

77. Mr Smith has identified in paragraphs 44-53 of his evidence that 'higher order access' to the site (for example, a roundabout) may be required in the future prior to the SPZ(PR) being fully developed. Whether or not an upgrade to the Pegasus Boulevard vehicle crossing will ever be required depends on a range of factors, such as the timing of the Woodend Bypass project and the potential opening of the Gladstone Road emergency crossing, which may substantially reduce the amount of traffic using Pegasus Boulevard next to the SPZ(PR)⁴⁰. Mr Smith considers that future traffic monitoring will be required as development of the SPZ(PR) advances to futureproof the development and check the performance of the Māketete site access⁴¹.
78. As a result, I agree with Mr Smith's recommendation that the Transport matter of discretion for restricted discretionary activities, which applies to Māketete tourism activities as well as other major tourism activities in the SPZ(PR), be amended to signal that an Integrated Transportation Assessment (ITA) will be required to assess the performance of the Māketete site access.
79. I rely on Mr Smith's assessment that the need for a future roundabout upgrade is a potential outcome but not a foregone conclusion⁴² and a matter of discretion that signals the need to continue to assess the future traffic situation along Pegasus Boulevard adjacent to the SPZ(PR) is appropriate. I consider that an amendment to SPZ(PR)-MCD3 - Transport is the most efficient place from a drafting perspective to signal the need for ITAs and I have recommended amendments accordingly in paragraph 122 of my evidence below and in **Annexure A**.

Accessibility

80. I consider that there are two aspects to considering accessibility both within and around the SPZ(PR) – the appropriateness of connection points from a safety perspective and from an urban design perspective.
81. With respect to the safety of proposed connection points and Mr Binder's preference for a more direct pedestrian link from the Māketete site to the

⁴⁰ Evidence of Dave Smith, Paragraph 54

⁴¹ Evidence of Dave Smith, Paragraph 55.

⁴² Evidence of Dave Smith, paragraph 54(d).

Pegasus Roundabout, bus stops and potentially Ravenswood⁴³, I rely on Mr Smith's response that any pedestrian access across State Highway 1 installed prior to the Woodend Bypass would almost certainly need to be removed⁴⁴.

82. I agree with Ms Manhire and Mr Binder that a pedestrian link to Ravenswood would be ideal, but also accept the situation as explained by Mr Smith that showing a confirmed pedestrian access point on the ODP is not realistic at this point in time given the uncertainty around the Woodend Bypass timing and the potential need to remove any pedestrian link infrastructure as part of the State Highway 1 upgrades. I also note Mr Smith's comment that NZTA has advised that the Woodend Bypass design would likely provide an improved crossing facility linking the Māketete site with Ravenswood⁴⁵, so the desired pedestrian link is a viable possibility in the future.
83. Given that the future provision of a pedestrian access to Ravenswood is not precluded by either the SPZ(PR) chapter or the ODP and that a future connection may be possible as part of future development proposals, I do not consider that the lack of certainty over this connection is sufficient justification to refuse the Māketete rezoning request. I rely on Mr Smith's conclusion in paragraph 66 that, because of *"the excellent level of internal connectivity for active modes coupled with connections to Burntwood Lane, Mapleham Drive and the bus stops on Pegasus Boulevard, the site integrates well with the wider pedestrian and cycle network"*.
84. With respect to the connectivity and accessibility within the SPZ(PR) from an urban design perspective, I rely on the evidence of Mr Lunday who states *"In my opinion, the network of pathways proposed within the SPZ(PR) provides for key links between tourism activities, residential use and key facilities and destinations, which provides for a well-connected, well-functioning urban environment. Further, the network of pathways will integrate well with the wider pedestrian and cycle network outside of the resort"*⁴⁶.

⁴³ Officer's Report, paragraph 124.

⁴⁴ Evidence of Dave Smith, paragraph 63.

⁴⁵ Evidence of Dave Smith, paragraph 63.

⁴⁶ Evidence of James Lunday, paragraph 72.

85. Based on the above conclusions, I am satisfied that the relevant policy tests relating to accessibility set out by Ms Manhire in the Officer's Report⁴⁷ can be met. In particular, I consider that the layout of pedestrian and golf buggy access options, combined with the proposed internal roading layout will result in visitors, employees and residents having good accessibility between their places of accommodation, employment and relevant tourism attractions and activities.
86. In terms of accessibility between the Māketete site and the surrounding environment, I consider that being within 225m of the Ravenswood town centre and having bus stops accessible on Pegasus Boulevard means that there is sufficient accessibility for those seeking to access the site, either with or without a private vehicle. In my mind, this satisfies the requirement of NPS-UD Policy 1(c) with respect to accessibility.
87. I have already provided an assessment against NPS-UD policies 1(e) and 1(f) in my March memo, which it appears that Ms Manhire largely accepts⁴⁸, aside from her stated preference for a pedestrian link to Ravenswood. The amendments to the ODP have not altered my assessment of these policies and I remain of the view that the Māketete site rezoning is appropriate in the context of a well-functioning urban environment that reduces greenhouse gas emissions and is resilient to climate change effects.

CONSIDERATION OF THE NPS-UD POLICY 8 GATEWAY TEST

88. As discussed in paragraphs 22-27 of my evidence, I consider the key test as to whether the Māketete rezoning can be supported from a policy perspective is whether it meets Policy 8 of the NPS-UD, which in my view is the pathway for an urban development rezoning request to be considered if it is not anticipated by Chapter 6 and Map A of the CRPS.
89. I have addressed numerous aspects of Policy 8 in the preceding sections of my evidence, but in the interests of assisting the Hearing Panel, I have summarised my view as follows:
- (a) I consider that the request to include the Māketete site within the SPZ(PR) is a local authority decision that affects a site that has

⁴⁷ Officer's Report, paragraphs 120 and 121.

⁴⁸ Officer's Report, paragraphs 123 and 124.

characteristics associated with urban environments (as set out in the chapeau of Policy 8). I note that Ms Manhire agrees that the notified SPZ(PR) exhibits urban characteristics, *“particularly as it is adjoining and effectively viewed as the gateway to, and part of, Pegasus town⁴⁹”* despite it not being located within an identified ‘Existing Urban Area’ on CRPS Map A.

- (b) I consider that the notified SPZ(PR) has already passed through the Policy 8 gateway. I also note that my position on the matter as set out in the planning joint witness statement for Day 1 of expert conferencing is that Map A of the CRPS is not determinative of the extent of the urban environment for Greater Canterbury and that it is possible for other areas to be considered part of the urban environment based on the NPS-UD policies and definition⁵⁰.
- (c) I consider that the proposed Māketē rezoning would add significantly to development capacity in the context of providing for a regionally significant tourism destination by way of a special purpose zone that includes a mix of resort style residential activities and commercial tourism activities. My reasons for this conclusion are set out in paragraphs 59-66 of my evidence above.
- (d) I consider that the proposed Māketē rezoning would contribute to well-functioning urban environments, with reference to the minimum tests set out in Policy 1 of the NPS-UD as follows:
 - (i) Policy 1(a) – met, as set out in paragraphs 57 and 58 of my evidence relating to providing a variety of homes from both an urban design and economic perspective.
 - (ii) Policy 1(b) – met, as set out in paragraph 32 of my evidence relating to the variety of location options for tourism related activities across the SPZ(PR) enabled by having two activity nodes around the core tourism activities of the spa village and farmers market.

⁴⁹ Officer’s Report, paragraph 54.

⁵⁰ Paragraphs 19, 21 and 22-27 of the Day 1 planning joint witness statement on ‘Urban Environment’.

- (iii) Policy 1(c) – met, as set out in paragraph 86 of my evidence relating to accessibility, both within and outside the SPZ(PR).
- (iv) Policy 1(d) – met, as set out in paragraph 33 of my evidence relating to Mr Heath’s evidence on supporting competitive land and development markets.
- (v) Policy 1(e) – met, as per my March memo assessment.
- (vi) Policy 1(f) – met, as per my March memo assessment.

90. Based on the above, it is my opinion that the Māketete rezoning meets Policy 8 of the NPS-UD for rezoning proposals that are unanticipated by RMA planning documents or are out of sequence with planned land release. As such, I consider that the relevant policy framework supports the Māketete site rezoning proposal.

ODP AND 65A MAPLEHAM DRIVE

91. Ms Manhire notes in Section 3.2.1.10 of the Officer’s Report that a revised ODP is expected in evidence and that it is anticipated to address the following two issues:

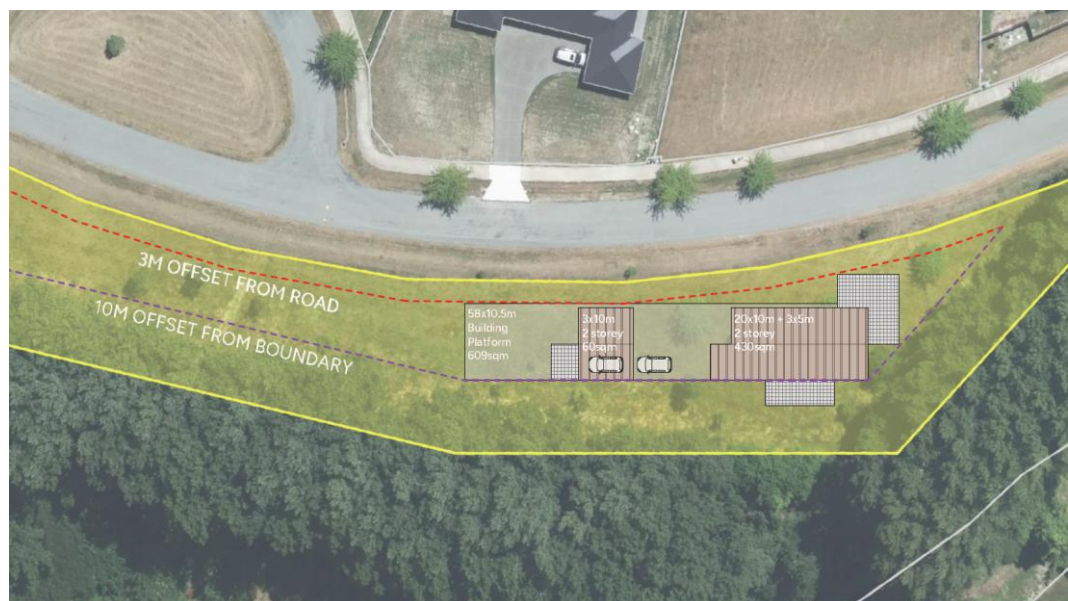
- (a) Missing landscaped setbacks for Activity Areas 1 and 4 and the road access points for Activity Area 3; and
- (b) Confirm the requested ODP activity area for the property at 65A Mapleham Drive.

92. With respect to paragraph 91(a) above, these elements were missing from the ODP as originally notified for the SPZ(PR) and were also missing from the ODP supplied as part of the DEXIN Submission⁵¹. However, I understand that these omissions were dealt with by Council via a clause 16 amendment and the current version of the ODP that forms part of the e-plan shows the correct version of the ODP (minus the requested addition of the Māketete site). The revised version of the ODP appended to Mr Lunday’s evidence also uses the corrected ODP base map of the wider zone and all landscaped setbacks and road access points are correct.

⁵¹ Appendix 3 of the DEXIN further submission.

93. With respect to paragraph 91(b) above, 65A Mapleham Drive already has a SPZ(PR) zoning but it needs to be allocated to an activity area on the ODP. I can confirm that this was a mapping error when the original ODP was presented to Council for adoption and inclusion in the PDP. I acknowledge the awkward shape of the site and that it does not obviously lend itself to residential development, however, the request has been made to include this site as part of Activity Area 7A: Low Density Residential for the following reasons:

- (a) The site has an area of 5,067m²⁵², including a wider section at the south-eastern end. This size of the site would not enable any further subdivision under SUB-S1 (which sets a minimum lot size of 4ha), but there would be space for a single building platform with dimensions of approximately 58m by 10.5m that could comply with the building and structure setbacks in SPZ(PR)-BFS6 if they were applied to 65A Mapleham in the same way as the other two vacant pieces of land available for residential development⁵³. This is demonstrated in Figure 1 below and at full scale in **Annexure C**:



*Figure 1 – Indicative area for a 609m² building platform on 65A Mapleham Drive, excluding setbacks (refer to **Annexure C** for full scale plan)*

⁵² Lot 206 Deposited Plan 412982.

⁵³ Lot 212 DP 403716 and Lot 230 DP 417391 on Atkinsons Lane and Taerutu Lane respectively. The relevant setbacks would be 3m from the Mapleham Drive road boundary and 10m from all other boundaries – refer to **Annexure A** for proposed amendments to the setback rules.

- (b) To ensure alignment with the balance of residential development in Activity Area 7A, I recommend that the standards applying to residential buildings under SPZ(PR)-BFS3 and SPZ(PR)-BFS11 also be applied to 65A Mapleham Drive for consistency. The associated amendments to the built form standards in the SPZ(PR) that would be necessary are included in **Annexure A** to my evidence.
- (c) 65A Mapleham Drive is not connected to any golf course land in Activity Area 6 and has no functional purpose as part of the golf course. It would effectively sterilise the practical use of this land to restrict it to the limited range of activities that can occur in Activity Area 6.
- (d) 65A Mapleham Drive is directly opposite other Activity Area 7A land to the north and Rural Lifestyle Zone (**RLZ**) zoned land to the south. In my opinion, one additional dwelling on a 5,067m² site would be consistent with the character and amenity outcomes of both areas of adjacent land to the north and south.
94. If the Council considers that there is scope to align the notified boundary of the SPZ(PR) with the ODP and include 65A Mapleham Drive as part of Activity Area 7A, I consider that several consequential amendments would need to be made to SPZ(PR) rules, which I have included in **Annexure A** to this evidence for completeness. This is to ensure that 65A Mapleham Drive is treated in the same manner as the other two residential lots that were included in the SPZ(PR) when notified but were not part of the original Mapleham development around the golf course⁵⁴. Amendments would be required to:
- (a) SPZ(PR)-R2 and R3 Residential activity and Residential unit to also refer to 65A Mapleham Drive;
- (b) SPZ(PR)-BFS3 – Building Height to ensure the same single storey and 7m height limit also apply to 65A Mapleham Drive; and
- (c) SPZ(PR)-BFS11 – Residential buildings on Lot 212 DP 403716 and Lot 230 DP 417391. The title of the BFS also needs to refer to the

⁵⁴ These lots are Lot 212 DP 403716 and Lot 230 DP 417391.

legal description of 65A Mapleham Drive and ensure that the same 3m road boundary and 10m other boundary setbacks are consistently applied.

95. On another ODP related matter, I note that Ms Manhire comments on the rezoning requests to amend the zoning of 70 and 74 Mapleham Drive from RLZ to Residential Zone in paragraph 39 of the Officer's Report and that these requests are being dealt with as part of Hearing Stream 12E. DEXIN did not make a further submission in respect of these rezoning requests as the focus was on any submissions relating to the SPZ(PR) and they were not aware that 70 and 74 Mapleham Drive had been excluded from the SPZ(PR).
96. In the interest of assisting the Hearing Panel with this future hearing stream, I would like to record that these two sites have been included in the SPZ(PR) ODP since the original ODP was submitted by S&E Corp to Council for consideration prior to the PDP notification. They were created as part of the Mapleham Golf Course development⁵⁵ along with the balance of existing residential enclaves around the golf course and were included in the ODP at the request of Council on the basis that there was a desire to retain the existing residential lots within the SPZ(PR) rather than give them a separate residential zoning. There was also a desire expressed by Council that these lots should all be treated the same and that no further development beyond what was originally approved be enabled by the rezoning.

NOISE AND VIBRATION

97. In the March memo provided to Council⁵⁶, I included an assessment of potential noise and vibration effects on the Māketete site if the site was rezoned and developed in accordance with the ODP provided with the DEXIN further submission. I note that Ms Manhire has adopted my assessment in Section 3.2.1.11 of the Officer's Report.

⁵⁵ As per the decision set out in Appendix G of the Officer's Report.

⁵⁶ Noting that the assessment I provided in this memo was reliant on the acoustic technical evidence supplied in Hearing Stream 5, which is the same acoustic technical evidence relied upon by the planners preparing the joint witness statement in relation to the noise provisions in Hearing Stream 5.

98. However, the ODP and associated Master Plan has been amended as per Mr Lunday's evidence, so I consider an update to my noise and vibration assessment in the March memo is required.
99. The sections of my March memo with respect to noise and vibration that have not changed as a result of the ODP and Master Plan revisions are:
- (a) Paragraphs 13 and 14 relating to the applicability of proposed NOISE-SCHED1;
 - (b) Paragraph 15 with respect to the required noise mitigation for dwellings that are both within 100m of the State Highway and further than 100m from the State Highway;
 - (c) Paragraph 17 with respect to the use of a construction schedule being appropriate;
 - (d) Paragraph 19 with respect to the benefits of having residential development near main transport routes and how that can help achieve a well-functioning urban environment; and
 - (e) Section 3.1.2 relating to managing internal noise levels within the site.
100. The key changes when comparing the DEXIN further submission version of the ODP and the version appended to Mr Lunday's evidence with respect to noise are:
- (a) **A relocation of the car park from the north-western boundary to the south-western boundary.** While this does not provide the same level of buffer to residential activities from the section of State Highway travelling south towards the Pegasus Boulevard roundabout, it provides an improved buffer in the south-western corner of the site closest to the roundabout. Ms Manhire notes from her site visit that she observed adverse noise effects associated with trucks braking into and accelerating out of the roundabout⁵⁷. In my opinion the relocation of the carpark to the part of the site closest to the roundabout and the removal of all residential activity from the

⁵⁷ Officer's Report, paragraph 161.

south-western boundary reduces the likelihood of future residents experiencing adverse noise effects from the roundabout.

- (b) **Relocation of the majority of the residential areas into the northern corner of the site.** Although the bulk of the proposed residential area has been moved into the northern corner of the site (which brings most potential residential units within 100m of the State Highway), I note that the Master Plan design for the site proposes non-habitable garages as well as retaining the mounded landscape barrier within the landscape buffer, both of which will assist with reducing actual noise effects experienced onsite. I also consider that the application of proposed NOISE-R16 to any new dwellings within 100m of the State Highway is still an appropriate planning response to mitigate noise effects (as set out in Paragraph 15.b of the March memo).

101. With respect to Ms Manhire's comments about adverse noise effects on outdoor living areas⁵⁸, I do not consider this to be an adverse effect that the PDP should be controlling given the lack of practical mitigation options for managing outdoor noise levels. I note that the planning joint witness statement prepared in relation to NOISE-R16⁵⁹ does not propose any rules or standard to manage outdoor noise levels near state highways anywhere else in the District⁶⁰ and I do not consider that there are any site specific characteristics that would warrant a different approach being taken here.
102. Overall, the amendments to the ODP and Master Plan do not alter the conclusions that I reached in my March memo with respect to noise and vibration provisions that should apply to the Māketete site.

AMENDMENTS TO PROVISIONS

103. This section of my evidence focuses on Ms Manhire's comments⁶¹ on the proposed amendments to the SPZ(PR) Chapter and the Definitions Chapter that have been provided as part of the DEXIN Submission.

⁵⁸ Officer's Report, paragraph 161.

⁵⁹ Dated 16 November 2023.

⁶⁰ Noting that the matters of discretion in NOISE-MCD1.2 would allow for the use and enjoyment of outdoor areas to be a relevant matter for consideration if Rule NOISE-R16 was not complied with (provided the wording of the planning joint witness statement on NOISE-R16 is adopted).

⁶¹ Officer's Report, Section 3.2.1.12.

Activity Area 7B and Variation 1

104. Ms Manhire has responded to the DEXIN request to align the residential zone standards for Activity Area 7B with the equivalent notified Medium Density Residential Zone (**MDRZ**) standards being advanced through Variation 1⁶². She has pointed out the difficulty aligning the Hearing Stream 12A process with Variation 1 given they are two separate processes and the risk of creating inconsistencies between the two sets of provisions.
105. I agree with Ms Manhire that there is a high risk that these two processes become misaligned, however I note that DEXIN advancing this approach was a direct result of discussions with Council staff. Mr Mark Buckley, on behalf of Council, alerted DEXIN to the need for all relevant residential zone provisions in the PDP to align with the Medium Density Residential Standards (**MDRS**) in June 2022, prior to lodging the DEXIN further submission in November 2022.
106. Up until this point the intention was not to be as enabling with the residential rules and standards for the Māketē site but DEXIN agreed to design the SPZ(PR) amendments to provide for Activity Area 7B in a manner that aligned as far as practicable with the MDRS to support Council taking a consistent PDP wide approach to their residential provisions.
107. I note that the requested provisions in the SPZ(PR) chapter and Subdivision chapter that apply to Activity Area 7B, such as a maximum of 3 residential units per site, the 12m maximum height standard, 50% coverage standard, 1.5m road setback standard, 1m internal boundary setback standard, the outdoor living space standard and having no minimum lot size⁶³ all derive directly from the MDRS and were included on the basis of advice received from Council to achieve consistency with Schedule 3A of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.
108. As discussed in paragraph 36-38 of my evidence above, I understand that Ms Manhire now has reservations about the intensity of residential

⁶² Officer's Report, Section 3.2.1.13.

⁶³ Refer to a range of amendments to the SPZ(PR)-BFS standards requested in the DEXIN further submission, including amendments to SPZ(PR)-BFS3, BFS4, BFS6 and eight new standards to align with the MDRS. The DEXIN submission also requested no minimum lot size for Activity Area 7B in SUB-S1.

development proposed for Activity Area 7B, both in terms of the number of potential dwellings and the overall height and bulk of the buildings. Given Ms Manhire's reservations, combined with the concerns over misalignment with Variation 1, I consider that deviations from the MDRS (and the associated outcome of the Variation 1 process) can be supported on the basis that the SPZ(PR) is not one of the residential zones listed in standard 8 (zone framework standard) of the National Planning Standards or an equivalent zone⁶⁴.

109. In my opinion, the SPZ(PR) is a bespoke special purpose zone with a unique focus on a mixture of tourism and residential activities within an overall resort environment, which makes it distinct from any of the National Planning Standard residential zones. I do not consider that having a residential component within a wider tourism resort zone means that the MDRS must be applied.
110. As such, in my view the Built Form Standards (**BFS**) that apply to Activity Area 7B can be revised to address some of the concerns raised by Ms Manhire about the intensity of the residential development and how it might impact the residential amenity of surrounding sites. I consider that the majority of BFS proposed for Activity Area 7B are still appropriate and will balance the need to use land efficiently with the need to maintain the character and amenity of the SPZ(PR) as a whole. My recommended amendments to better align the Activity Area 7B provisions and SUB-S1 with the level of residential development anticipated by the ODP and Master Plan are as follows:
- (a) SPZ(PR)-BFS3 Building height;
 - (b) SPZ(PR)-BFSX Number of residential units per site and SUB-S1;
 - (c) SPZ(PR)-R2 Residential units;
 - (d) SPZ(PR)-MCD3 Transportation; and
 - (e) Māketete tourism activity definition.

⁶⁴ That is, it is not equivalent to a low density residential zone, a general residential zone, a medium density residential zone or a high density residential zone as set out in the definitions of 'residential zone' and 'relevant residential zone' in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

SPZ(PR)-BFS3 Building height

111. Ms Manhire discusses the requested 12m height at three stories for Activity Area 7B in Section 3.2.1.14 of the Officer's Report. She notes that a 12m height limit is 2m higher than the maximum enabled 10m at two storeys in the adjacent Activity Area 7A⁶⁵ and that this could result in "*a discontinuous built form without a clear central point for tourism activity*"⁶⁶. She also notes that the adjacent Rural Lifestyle Zone (**RLZ**) land is also limited to a height of 10m for residential units.
112. The 12m, 3 storey maximum height limit for Activity Area 7B was derived from the MDRS, at Council's request. Mr Sam Huo's statement confirms he is comfortable with the amended built form standards, including the new maximum height limit.⁶⁷
113. I consider that either 12m or 10m (and the equivalent three or two storey) maximum height limits would be appropriate for the Māketete site, particularly given my comments in relation to the appropriateness of having multiple pockets of commercial tourism and resort style residential activities occurring throughout the SPZ(PR) in paragraphs 30-32 of my evidence.
114. However, I can support the lesser height limit of 10m and two storeys being applied to Activity Area 7B. This will align better with the residential built form on adjacent sites, is closer in height to the maximum height of commercial buildings in Activity Area 8 and is supported by both Mr Lunday and Mr Moore in terms of urban design and landscape effects. An amendment to SPZ(PR)-BFS3 to this effect is included in **Annexure A** below.

SPZ(PR)-BFSX Number of residential units per site and SUB-S1

115. Ms Manhire has concluded that, based on the MDRS based built form standards that around 40 dwellings could theoretically be achieved within Activity Area 7B⁶⁸. The fact that SUB-S1 does not have a minimum lot size for Activity Area 7B places further emphasis on the built form standards driving the residential development outcomes for the Māketete site.

⁶⁵ This is notified Activity Area 7: Residential, which contains the existing residential enclaves scattered throughout the golf course.

⁶⁶ Officer's Report, paragraph 166.

⁶⁷ Evidence of Sam Huo, paragraphs 43-44.

⁶⁸ Officer's Report, paragraph 103.

116. I assume that Ms Manhire's assessment of 40 potential dwellings arises from DEXIN's requested new built form standard to allow no more than 3 residential units per site (again a standard derived from the MDRS), combined with the suggested 200-300m² lots⁶⁹ but no minimum lot size specified under SUB-S1. Mr Lunday has confirmed in his statements that a yield of around 27 residential units across Activity Area 7B is both more realistic and desirable, and Mr Huo is in agreement with this.⁷⁰
117. As discussed in paragraphs 111-114 above, I consider that the built form standards can deviate from the MDRS direction with respect to the Māketē site to address some of Ms Manhire's concerns about the density of development. It is my opinion that setting a minimum lot size for Activity Area 7B is not an efficient planning approach as it removes flexibility and design options when trying to make good use of a limited amount of space, as well as the need to work around elements such as the need for stormwater attenuation and provision of setbacks to the Taranaki Stream and the State Highway.
118. In my experience, if the desired outcome is limiting density while still enabling design flexibility, a more appropriate approach is to set a maximum cap on residential units that can be established in Activity Area 7B. I rely on the evidence of Mr Lunday, who has developed the Master Plan and considers that 27 residential units is achievable while still retaining a good level of green open space and working around the other site constraints⁷¹.
119. On this basis, I recommend that SUB-S1 continues to specify no minimum lot size for Activity Area 7B, but that the requested additional built form standard relating to number of residential units per site be replaced with a BFS that limits the number of residential units in Activity Area 7B to a maximum of 27. I consider that this approach strikes a better balance between enabling good urban design outcomes but also giving Council an assurance that Activity Area 7B will not be developed to maximum capacity in the absence of a minimum lot site. Amendments to this effect are included in **Annexure A**.

⁶⁹ As indicated on the Master Plan submitted with the DEXIN further submission.

⁷⁰ Evidence of James Lunday, paragraph 55, and evidence of Sam Huo, paragraph 44.

⁷¹ Evidence of James Lunday, paragraphs 53-55.

Activity status of residential units in Activity Area 7B

120. In the DEXIN further submission it was requested that the activity status of residential units in Activity Area 7B be permitted under SPZ(PR)-R2 Residential Activity. In light of the Officer's Report comments relating to the medium density development not being well integrated into the rest of the Pegasus Resort⁷², I consider that links between Activity Area 7B and the remainder of the resort can be strengthened by requiring development to be undertaken in accordance with the PRUDG, as discussed in paragraphs 36-52 of my evidence.
121. I consider that amending the activity status of residential units in Activity Area 7B from permitted to controlled under SPZ(PR)-R2 and to add in a controlled activity condition stating that "design of development in Activity Area 7B shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2" is an appropriate planning response to link the medium density residential development proposed for the Māketē site into the PRUDG. It will ensure that the residential units are designed to the same high standard as the remainder of the resort and fit in with the look and feel of other resort buildings. Amendments to this effect are included in **Annexure A**.

SPZ(PR)-MCD3 Transportation

122. As discussed in paragraphs 77-79 of my evidence, Mr Smith has recommended the addition of text into SPZ(PR)-MCD3 to more explicitly set out what an ITA assessing the impact of the Activity 8 site access will be required to cover, including the impact of the proposed development on the performance of Pegasus Boulevard and the intersection with State Highway 1. I agree with the suggested amended wording provided by Mr Smith in paragraph 56 of his evidence as follows:

1. Safe, resilient, efficient functioning and sustainable transport network⁷³ for all transport modes, including:

⁷² Officer's Report, paragraph 107.

⁷³ Consequential amendment as these words appeared to be missing.

- (a) 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:
- (i) the site accesses along Pegasus Boulevard adjacent to the SPZ(PR); and
- (ii) the SH1 / Pegasus Boulevard roundabout or any future upgraded intersection replacing the roundabout.

2. Adverse effects on the character and amenity values of the surrounding area in terms of noise, vibration, dust, nuisance, glare or fumes.

3. Provision of safe vehicle access and adequate on-site car parking and circulation and on-site manoeuvring.

4. Road and intersection design in accordance with SPZ(PR)-APP1.

5. Compliance with the relevant standards contained within the Transport Chapter.

Māketē Tourism Activity definition

123. Ms Manhire has provided an extensive assessment of the DEXIN proposed definition of 'Māketē tourism activity' in Section 3.2.1.15 of the Officer's Report. Central to her assessment is the concern that *"the definition of 'Māketē tourism' is broad and could result in activities that are intended in the TCZ or LCZ establishing"*⁷⁴.
124. While I appreciate Ms Manhire's concern about the potential for the activities in Activity Area 8 to undermine adjacent Key Activity Centres in the TCZ or LCZ, I consider that she has been overly conservative in her assessment. Although some of the descriptions of potential activities in the Māketē tourism activity definition may appear broad when read in isolation, they are appropriate when read in the context of the definition description and the definition chapeau, both of which clearly state that activities must be related to and/or support tourism activities in the zone.

⁷⁴ Officer's Report, paragraph 172.

125. In my opinion, this is a clear safeguard against the full range of potential commercial activities that could otherwise establish on the Māketete site if the listed activities were not viewed through this 'tourism' lens. As such, I do not agree with her assertion that a range of the terms used could result in activities that extend beyond the tourism purpose of the site or zone⁷⁵ as it is inherent within the wording of the definition that a link to supporting tourism activities be demonstrated.
126. The second safeguard is the restricted discretionary activity status, which allows Council to determine whether a proposed activity does in fact meet the definition of 'Māketete tourism activity' and whether the activity is appropriate in the context of the SPZ(PR). I note that this approach is more conservative than the permitted activity status for the broader term 'Rural tourism' that can occur in the adjacent RLZ (subject to standards controlling the scale of operations).
127. I disagree with Ms Manhire's suggestion that, if the definition were to be included, it also includes the phrase 'and is limited to' in the definition chapeau, as this would create an absolute finite list of potential tourism activities appropriate for Activity Area 8. This approach is overly conservative and inappropriate for such a dynamic industry as tourism, where operators are constantly innovating and proposing new ways to sell products, experiences and education opportunities to draw in potential tourists to the Waimakariri District.
128. I also note that this suggestion is inconsistent with the majority of definitions in the Interpretation section of the PDP, none of which use a term as restrictive as 'and is limited to'. Rather, definitions that include sub-lists of suggested activities predominantly use 'including' without further restriction. A pertinent example is the definition of 'Rural tourism' in the PDP, which uses the phrase '*It includes, but is not necessarily limited to*', in order to provide the necessary flexibility to accommodate activities not explicitly listed but otherwise fitting with the chapeau of the definition. As such, I do not support any amendment to the chapeau of the 'Māketete tourism activity' definition.

⁷⁵ Used various times (or similar wording) in Section 3.2.1.15 of the Officer's Report to justify concerns with the definition as a whole, as well as the terms 'wellness activity', 'food and beverage retail' and 'entertainment activity'.

129. I have assumed that, as there were no relevant or negative comments in the Officer's Report, Ms Manhire does not have any concerns with the sub-clauses listing 'artisan workshops', 'gift/souvenir shops', and 'cultural facilities' in the definition. As such, I agree that these should be retained.
130. With respect to Ms Manhire's other suggested amendments to the definition, I do not agree that the terms 'wellness activities' and 'entertainment' are problematic in their current form, although the word 'activities' could be added after 'entertainment' to better match the PDP definition of 'entertainment activity'.
131. As discussed above, when these terms are viewed through the tourism 'lens', any activity attempting to rely on these terms will be required to demonstrate how their proposal supports the tourism activities within the SPZ(PR), otherwise Council will be able to maintain that the activity does not fall within the definition. This inherently limits the full range of potential commercial activities that could be considered wellness or entertainment activities and reduce the likelihood of wellness or entertainment activities intended to service the local resident population establishing outside of the TCZ or LCZ.
132. Regarding the term 'food and beverage retail', I appreciate that there could be some confusion given that the PDP already contains a similarly worded definition for 'food and beverage outlet'. I agree with Ms Manhire that the range of activities enabled by 'food and beverage outlet' is much broader than what is intended for Activity Area 8 and lists activities such as drive through restaurants that would not be appropriate in the SPZ(PR).
133. As an alternative, I suggest bringing across equivalent terms 'cafes', 'restaurants' and 'wine bars' from the 'Commercial Golf Activities' definition used in the balance of the SPZ(PR) to provide more specificity about what is intended. In terms of the 'retail' aspect, I consider that much of what was intended by Mr Huo (selling wine, food products produced locally etc.) could be covered by some of the other terms I discuss below, such as farmers markets.⁷⁶
134. I understand Ms Manhire's desire to use existing PDP definitions or terms where possible. As such, I can support her suggested addition of the word

⁷⁶ Evidence of Sam Huo, paragraph 37.

'farmers' before 'markets' as the PDP definition of 'farmers markets' covers the types of activities that I consider fall into the term 'markets' and appropriately puts a focus on the agricultural and horticultural elements of the markets that were intended by DEXIN.

135. I agree with Ms Manhire that the term 'manufacturing of food or beverage goods' incorrectly gives the impression of a level of industrial activity. I also agree that a smaller scale version of this could be covered by the term 'artisan workshop', which aligns better with what was actually intended by DEXIN, so I can support the deletion of this term from the definition.
136. However, to make it clear that products produced in artisan workshops can also be sold directly from the workshop, I suggest that the term be amended to read 'artisan workshops and associated retail of products'. I consider that this addition closes the gap left by the deletion of 'food and beverage retail' and 'manufacturing of food and beverage goods' to still allow small scale food and beverage producers to establish onsite, produce a limited amount of food and beverage products and sell those to visitors. Examples could be micro-breweries, sale of honey and honey products, cooking of jams/chutneys or other food products made with local ingredients and sold to visitors.
137. I also agree that the term 'horticulture' is relatively vague and does not give a clear indication of the range of activities intended by DEXIN under that heading. I understand that this term was originally suggested by DEXIN as a deliberately broad term to capture a range of tourism activities related to horticulture, such as 'farm to food' agricultural experiences.
138. However, I can support this term having more specificity to rule out more industrial elements that can be associated with horticulture, such as packhouses or cool storage. Although I consider that the PDP definition of 'Rural tourism' is too broad to apply in the Māketete context (particularly elements such as adventure tourism), I consider the two sub-terms 'agri-tourism' and 'wine tourism' from that definition useful in capturing the range of activities originally intended by the term 'horticulture'. As such, I suggest that the term 'horticulture' is replaced by 'agri-tourism and wine tourism'.
139. Finally, I have identified that a reference to 'educational facilities' has been omitted from the 'Māketete tourism activity' definition that was signalled in the

original DEXIN submission⁷⁷ and is also referenced in the description of Activity Area 8 suggested in the DEXIN further submission. I believe that this was an error when submitting the definition of 'Māketē tourism activity' in the further submission as providing educational experiences relating to tourism (particularly in the fields of agriculture and sustainable food production) has been signalled in all documents supplied since the original submission. As such, I support the definition including a reference to 'associated educational facilities' to further strengthen the link to the educational facility needing to have a tourism purpose.

140. Based on the paragraphs above, the revised definition of 'Māketē tourism activity' would be as follows:

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

- a. wellness activities;*
- b. ~~food and beverage retail;~~ cafes;*
- c. restaurants;*
- 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."*

141. These suggested amendments have been included in **Annexure A**.

SECTION 32AA EVALUATION

142. The analysis provided in my evidence above has concluded that the suggested amendments are the most appropriate way to achieve the objectives of the SPZ(PR) and will be both efficient and effective in

⁷⁷ DEXIN submission, paragraphs 2.1.5 and 2.3.10.

achieving a well-functioning and vibrant tourism hub in the Waimakariri District. However, with more specific reference to the tests of section 32AA, I make the following comments:

Assessment against the notified objectives and policies of the SPZ(PR)

143. Ms Manhire has undertaken an assessment of the Māketete site rezoning proposal against the notified objectives SPZ(PR)-O1 and O2 of the SPZ(PR) in Section 3.2.1.16 of the Officer's Report. In terms of how the proposed rezoning meets the notified objectives, she has concluded that:

- (a) The Māketete tourism activities proposed for the site meet the tourism purpose of the zone as set out in SPZ(PR)-O1 (subject to a refinement of the definition of 'Māketete tourism activity' discussed in paragraphs 123-141 above);
- (b) The open space and parklike character would mostly be retained when viewed from surrounding sites, as per SPZ(PR)-O2; and
- (c) The proposal reflects cultural values and will implement measures to protect and enhance cultural values, as per SPZ(PR)-O2.

144. I agree with Ms Manhire's assessment of these aspects of the objectives.

145. The key concerns that Ms Manhire has raised with respect to the Māketete site rezoning giving effect to the notified objectives and policies relate to:

- (a) The medium density housing element not being envisaged by SPZ(PR)-O1 and introducing a different residential character compared to the surrounding environment, which does not align with the character envisaged by SPZ(PR)-O2; and
- (b) The Māketete site not being centred on the spa village as per SPZ(PR)-O2.

146. While I understand Ms Manhire's reservations about the rezoning giving effect to the SPZ(PR) objectives as notified, the DEXIN Submission signalled necessary amendments to the objectives and policies framework to support the inclusion of the Māketete site.⁷⁸ This was subsequently followed with a marked up SPZ(PR) chapter in the DEXIN further

⁷⁸ DEXIN submission, paragraph 2.4.1.

submission, which requested the following amendments to SPZ(PR)-O1 and O2 as follows (Officer's Report recommendations in red⁷⁹, further submission amendments in blue):

"SPZ(PR)-O1 Tourist destination

The establishment of a regionally significant tourist destination based around an 18-hole international championship golf course. This provides for existing large residential sites, incorporating hotel and visitor accommodation, spa/wellness and hotpool complex, golf education facility, golf country club, low and medium density residential activities and Māketete tourism activities with ~~and~~ limited small-scale commercial activity and ancillary activity."

"SPZ(PR)-O2 Design components

The development of ~~spa/wellness and hot pool complex~~ a tourism resort centred on a spa village, and tourism and residential activities centred on a Māketete Village within a framework of open space and recreation facilities, that reflect the local open space, recreational, landscape, cultural and visual amenity values and achieve urban design excellence consistent with the Pegasus design guidelines."

147. I consider that the Māketete site rezoning request should be considered against the versions of the SPZ(PR) objectives as requested by the DEXIN submission and further submission and their appropriateness should be evaluated against the tests in section 32AA.
148. The notified SPZ(PR) objectives did not anticipate any development on the Māketete site as it was not included within the notified SPZ(PR) zone, so inevitably the rezoning will appear to be inconsistent with the objectives. In my opinion, the more appropriate test is whether the SPZ(PR) objectives as amended to account for the addition of the Māketete site are the most appropriately way to achieve the purpose of the RMA.
149. With respect to SPZ(PR)-O1, I consider that the removal of the reference to 'existing large residential sites' and replacement with the phrase 'low and medium density residential activities' is a more accurate and efficient way

⁷⁹ These amendments recommended by Ms Manhire are supported.

to reflect that there will be a range of densities provided across several enclaves of residential development throughout the SPZ(PR), including the new residential area on the Māketete site. An alternative version of this wording could be 'low density residential, and limited medium density residential activities', to reflect that the proposed development will be much less dense than enabled by true medium density residential development under the MDRS. As discussed in paragraphs 41-50 above, a limited amount of residential activity is both a normal and essential supporting activity within a tourism resort, both from an urban design and economic perspective.

150. In my opinion, SPZ(PR)-O1 is the most appropriate way to achieve the purpose of the RMA as it reflects the full range of activities anticipated to support a well-functioning resort environment, which includes both the residential and Māketete tourism activities, the latter being an element of the rezoning proposal supported by Ms Manhire⁸⁰. The revised objective provides a clear and specific framework for the development of the tourism resort as a whole and emphasises the core purpose of the zone, being to 'establish a regionally significant tourist destination'. In my opinion, referring to the residential and Māketete tourism activities within this objective only strengthens its core purpose, being to achieve that tourism destination.
151. With respect to SPZ(PR)-O2, I consider that a drafting refinement is appropriate considering Ms Manhire's suggested replacement of 'spa/wellness and hot pool complex' with 'tourism resort'. I agree with this amended wording and it removes the need to refer to tourism activities a second time in relation to the Māketete site. A more efficient way to draft this objective is, in my opinion, as follows (Officer's Report recommendations in red, my refined amendments in blue):

"SPZ(PR)-O2 Design components

The development of ~~spa/wellness and hot pool complex~~ a tourism resort centred on a spa village and a Māketete village within a framework of open space and recreation facilities, that reflect the local open space, recreational, landscape, cultural and visual

⁸⁰ Table 5, paragraph 182 – Ms Manhire states with respect to SPZ(PR)-O1 that "*The Māketete tourism aspect of the proposal meets the tourism purpose provided the activities on the site are tourism focused and do not extend beyond the tourism purpose of the zone.*"

amenity values and achieve urban design excellence consistent with the Pegasus design guidelines.”

152. I consider that this version of SPZ(PR)-O2 more accurately reflects that there can be more than one ‘hub’ of tourism activities within a wider resort zone and that this outcome can still be considered a well-functioning, integrated and coherent urban environment, as discussed in paragraphs 28-35 of my evidence.
153. I consider that the residential activities proposed across the entire SPZ(PR) are an integral part of the tourism resort functioning well across both peak and low seasons and can be considered as part of the phrase ‘tourism resort’ without needing to refer to residential activities explicitly and in light of SPZ(PR)-O1.
154. In my opinion, the revised drafting of SPZ(PR)-O2 above is the most appropriate way of achieving the purpose of the RMA as it clearly sets out the design expectation for a tourism resort with multiple hubs of tourism activity set within the golf course grounds, subject to specific urban design considerations set out in the zone rules/standards and the PRUDG.
155. The following paragraphs consider the suite of amendments to provisions included in **Annexure A** of my evidence⁸¹ with respect to section 32AA, being amendments to:
- (a) SPZ(PR)-R2 and R3 Residential activity and Residential unit to also refer to 65A Mapleham Drive and make residential activity in Activity Area 7B a controlled activity;
 - (b) SPZ(PR)-BFS3 – Maximum height to reduce the height in Activity Area 7B from 12m and 3 storeys to 10m and 2 storeys and to include a reference to 65A Mapleham Drive in the Activity Area 7A maximum height standard;

⁸¹ This assessment only considers the new amendments in Annexure A proposed as part of this evidence. The amendments proposed as part of the DEXIN further submission have already been considered in the s32AA assessment included in the further submission and the amendments to better reflect cultural values introduced in my March memo have been assessed by Ms Manhire in Appendix C of the Officer’s Report. I concur with her assessment.

- (c) SPZ(PR)-BFS6 – Building and structure setbacks to include new setbacks for 65A Mapleham Drive;
- (d) SPZ(PR)-BFS11 – Residential buildings on Lot 212 DP 403716 and Lot 230 DP 417391. Amend to also refer to the legal description of 65A Mapleham Drive;
- (e) SPZ(PR)-BFSX – Number of residential units per site (new standard requested in the DEXIN further submission) to replace this with a maximum cap of 27 residential units in Activity Area 7B;
- (f) SPZ(PR)-MCD3 – Transportation to refer to the potential need for an ITA for Activity Area 8; and
- (g) Inclusion of 65A Mapleham Drive in Activity Area 7A on the ODP.

Efficiencies

156. The proposed amendments to SPZ(PR)-R2 and R3 and the listed BFS above are an efficient way to ensure that the level of residential development enabled across the SPZ(PR) integrates well with existing residential sites and maintains the open and parklike character of the zone, while still making efficient use of available land. In particular, the height reduction in Activity Area 7B will ensure that residential development across the zone remains consistently a maximum of 10m and 2 storeys in height and the change of activity status to controlled will provide an efficient and clear link to the need to develop in accordance with the PRUDG.
157. Using a residential unit cap instead of introducing a minimum lot size for Activity Area 7B is efficient as it provides flexibility to work around existing site constraints, such as landscape setbacks and stormwater attenuation areas, while ensuring that the density of development is compatible with the level of existing residential development on adjacent sites.
158. Amending SPZ(PR)-MCD3 Transportation to more explicitly refer to the need for an ITA with respect to Activity Area 8 is efficient in that it provides more clarity to an existing matter of discretion. I consider that the notified version of SPZ(PR)-MCD3 provides sufficient scope for the Council to require an ITA for any of the restricted discretionary activities in the SPZ(PR) subject to this matter, however the suggested wording makes it

clear to all plan users what the focus of any ITA for Activity Area 8 should be.

159. Including 65A Mapleham Drive in Activity Area 7A and applying the same rules and BFS as other similarly sized vacant residential lots within the SPZ(PR) is efficient as it allows an otherwise awkwardly shaped lot to be used for a residential purpose. It is also more efficient than Ms Manhire's suggestion to include it in Activity Area 6 given that the land does not serve any purpose or function relating to the golf course activity.

Effectiveness

160. The amendments to SPZ(PR)-R2 and R3 and associated BFS will be effective in achieving the desired outcomes for residential activities across the SPZ(PR), which are to ensure that residential activities are of a scale and density that integrates well with the golf course and other tourism activities across the zone and maintains the open and parklike feel of the resort.
161. Amending SPZ(PR)-MCS3 will, in my view, have a similar level of effectiveness compared to the notified version as I consider that requiring an ITA is already enabled under the notified wording. However, it may be more effective in terms of steering future applicants towards including modelling of the performance of the Pegasus Boulevard access points when they are developing Activity Area 8.
162. Including 65A Mapleham Drive in Activity Area 7A is effective as it will resolve the core issue of the SPZ(PR) zone boundary and the ODP not aligning, as well as enabling an otherwise unused piece of land to have a relevant function that is consistent with adjacent land use activities to the north and south.

Benefits

163. Benefits of amending SPZ(PR)-R2 and R3, the listed BFS above and aligning the SPZ(PR) zone with the ODP include:
 - (a) Clarity around the expected land use of 65A Mapleham Drive;

- (b) Consistency in terms of setbacks and residential development at 65A Mapleham Drive and other similar sized residential lots within the SPZ(PR);
- (c) A more consistent level of residential development across the entire zone, with better integration between Activity Areas 7A and 7B;
- (d) A clear link between residential development in Activity Area 7B and the need to develop in accordance with the PRUDG, which will assist with the development in this activity area feeling cohesive in the context of the wider Pegasus Resort;
- (e) Provide more direction as to the likely required content of an ITA for the development of Activity Area 8; and
- (f) Certainty around the ability to include residential activities as part of the development of the Māketete site, which is an integral part of making the SPZ(PR) a well-functioning urban environment (as set out in paragraphs 36-58 of my evidence).

Costs

- 164. There are economic costs associated with removing the flexibility to increase the number of residential units in Activity Area 7A if desired – the proposed cap of 27 units will prevent additional dwellings being constructed even if they were supportable from an urban design perspective and were compatible with adjacent land uses.
- 165. There are also costs associated with reducing the potential scale of residential development in Activity Area 7B, removing the ability to construct a third storey and requiring controlled activity consent for residential activity, however these costs are considered acceptable in the context of providing better residential integration across the SPZ(PR), as discussed above.
- 166. There are costs associated with the requirement to undertake traffic monitoring and prepare an ITA under amended SPZ(PR)-MCD3 when developing Activity Area 8, however these costs are considered to be acceptable in the context of potentially avoiding the higher costs associated with an upgrade of the Māketete site access onto Pegasus Boulevard when this may not be required in the future. They are also acceptable when

compared to the notified wording of SPZ(PR)-MCD3, which I consider would also provide Council with the ability to request an ITA to address the performance of the Māketete site access.

Risks of acting or not acting

167. I do not consider that there are any risks of acting or not acting as there is sufficient information available to understand the likely impacts of enabling residential development as part of the wider tourism resort development. The rules and BFS associated with 65A Mapleham Drive and Activity Area 7B provide sufficient certainty as to the expected outcomes from a built form perspective and I am satisfied that the level of development enabled by these changes integrates well with the existing and anticipated built form on adjacent land, as informed by the evidence of Mr Lunday.
168. I am also satisfied that the amended matter of discretion in SPZ(PR)-MCD3 makes it clear that the performance of Pegasus Boulevard and the intersection with State Highway 1 is a relevant consideration when developing the Māketete site and sets up the framework to evaluate the potential need for upgrades to the Māketete access in the context of more up to date information.

SUMMARY

169. In summary, I recommend that the SPZ(PR) and Definitions chapter be amended as per **Annexure A** to my evidence and that the ODP and PRUDG be updated as per the revised versions appended to the evidence of Mr Lunday and the equivalent tracked changes version in **Annexure B** of my evidence.
170. I consider that these amendments appropriately respond to the issues raised in the Officer's Report and can be used as the basis to recommend accepting the inclusion of the Māketete site within the SPZ(PR).
171. My evidence has demonstrated that rezoning the Māketete site to SPZ(PR) meets Policy 8 of the NPS-UD, which both Ms Manhire and I agree is the key policy for determining whether urban rezoning requests that were unanticipated by the CRPS can be approved.

172. I also consider the SPZ(PR) amended provisions, as per **Annexure A** to my evidence, effectively respond to the concerns raised in the Officer's Report as to whether the rezoning of the Māketete site could be considered to achieve a well-functioning urban environment under both the NPS-UD and the CRPS. Amending the scale, density and activity status of the medium density resort style living in Activity Area 7B will assist with creating a more coherent and integrated tourism resort, with the added assurance of development occurring in accordance with the PRUDG. I consider that the amendments to the transportation matter of discretion provide more clarity that Council are able to require an ITA to assess the impact of Activity Area 8 on the Māketete site access (and have scope to require one for the balance of the resort development if necessary), which is an appropriate response to the transportation issues raised.
173. In terms of the tests of section 32AA, I consider that the analysis provided in my statement of evidence demonstrates that the suggested amendments are the most appropriate way to achieve the objectives of the SPZ(PR) and will be both efficient and effective in terms of enabling the construction of a regionally significant tourist destination that reflects the local open space, recreational, landscape, cultural and visual amenity values and achieves urban design excellence.



Melissa Pearson, BPlan (Hons), Full Member of NZPI

20 May 2024

ANNEXURE A

REVISED SPZ(PR) CHAPTER AND ASSOCIATED DEFINITIONS TO RESPOND TO ISSUES RAISED
IN THE OFFICER'S REPORT

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 and Right of Reply Recommended Amendments are shown in red text with underline and ~~strike-out~~ as appropriate.

Makete Rezoning Request Officer's Report Recommended Amendments are shown in pink text with underline and ~~strike-out~~.

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.

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~~.

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 Māketete 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 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 Māketete 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: Māketete Medium Density Residential.
- Activity Area 8: Māketete 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 2000m². 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~~ three¹ 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 residential dwellings 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.

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

Objectives	
SPZ(PR)-O1	<p>Tourist destination</p> <p>The establishment of <u>a</u> regionally significant tourist destination based around an 18-hole international championship golf course. This provides for with existing large residential sites, incorporating hotel and visitor accommodation, spa/wellness and hot pool complex, golf education facility, <u>golf country club</u>², low and medium density residential activities and māketē tourism activities with <u>and</u> limited small-scale commercial activity and ancillary activity.</p>
SPZ(PR)-O2	<p>Design components</p> <p>The development of spa/wellness and hot pool complex <u>tourism resort</u>³ centred on a spa village, and tourism and residential activities centred on a Māketē Village 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.</p>
Policies	
SPZ(PR)-P1	<p>Outline development plan</p> <p>Use and development of land shall:</p> <ol style="list-style-type: none"> 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; 2. ensure that development: <ol style="list-style-type: none"> 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>,⁴ <u>māketē tourism, residential activities and</u> small-scale commercial activities and ancillary activities; b. contributes to a strong sense of place, and a coherent, functional and safe neighbourhood; c. retains and supports the relationship to, and where possible enhances recreational features; d. is in accordance with the Pegasus design guidelines; e. achieves a high level of landscape, visual and amenity values; and 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 g. <u>provides an authentic reflection of the cultural values of the area in collaboration with mana whenua, and</u>⁵ 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.
SPZ(PR)-P2	<p>Infrastructure services</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>

² S&E Corp [416.2]

³ S&E Corp [416.3]

⁴ S&E Corp [416.4]

⁵ DEXIN [377.1, 377.2, 377.3, 377.15]

SPZ(PR)-P3	<p>Landscape and character</p> <p>Provide for the landscape character values of the golf course country club facilities 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>Provision of commercial activities</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"> 1. only providing for commercial activities that meet the definition of commercial golf resort activity <u>or māketete tourism</u>; 2. having individual and maximum caps on the floor area of commercial golf resort activity; and 3. managing the compatibility of activities within and between developments, especially for activities adjacent residential areas, through: <ol style="list-style-type: none"> a. controlling site layout, landscaping and design measures, including outside areas and storage; and b. controls on emissions including noise, light and glare.
SPZ(PR)-P5	<p>Urban design elements</p> <p>Encourage high quality urban design by:</p> <ol style="list-style-type: none"> 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; 2. requiring all subdivision and development to be in accordance with the Pegasus design guidelines; 3. encouraging design responses that respond to the cultural values and visual character of the area; 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; 5. <u>encouraging development in Activity Area 8 to be consistent with the distinctive architectural style of New Zealand rural buildings</u>; 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; and 7. provision of secure, visible and convenient cycle parking.
SPZ(PR)-P6	<p>Open areas</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>Golf activity</p> <p>Enable golf course activities and ancillary facilities that:</p> <ol style="list-style-type: none"> 1. support the golf course within the Golf course activity area; and 2. provide for development of the resort while ensuring that Pegasus Golf Course remains an 18 hole championship golf course.
SPZ(PR)-P8	<p>Village fringe</p> <p>Provide for the relocation of two golf holes within the village fringe.</p>

SPZ(PR)-P9	Residential development 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.
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Activity Rules

SPZ(PR)-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: 1. the activity complies with all built form standards (as applicable).	Activity status when compliance not achieved: as set out in the relevant built form standards
SPZ(PR)-R2 Residential activity	
Activity status: PER Where: 1. the activity occurs within Activity Area 7A excluding Lot 206 DP 412982⁶ , Lot 212 DP 403716 and Lot 230 DP 417391); or 2. the activity occurs within Activity Area 7B.	Activity status when compliance is not achieved: DIS
Activity Status: CON Where: 1. the activity occurs within: a. Lot 206 DP 412982⁷ , Lot 212 DP 403716 and or Lot 230 DP 417391; or b. Activity Area 7B ; and 2. only one residential unit per site; and 3. design of development in Activity Area 7B shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2. Matters of control are restricted to: SPZ-PR-MCD2 - Residential design controls SPZ-PR-MCD8 - Flooding hazard	Activity status when compliance is not achieved: DIS
Activity status: NC Where: 1. the activity occurs within Activity Areas 1 to 6, and <u>8.</u>	Activity status when compliance is not achieved: N/A

⁶ Consequential amendments if 65A Mapleham Drive is included in Activity Area 7A of the ODP.

⁷ Consequential amendments if 65A Mapleham Drive is included in Activity Area 7A of the ODP.

SPZ(PR)-R3 Residential unit	
Activity status: PER Where: <ol style="list-style-type: none"> the activity occurs within Activity Area 7A including Lot 206 DP 412982⁸, Lot 212 DP 403716 and Lot 230 DP 417391); <u>or</u> <u>the activity occurs within Activity Area 7B.</u> 	Activity status when compliance is not achieved: NC
SPZ(PR)-R4 Minor residential unit	
Activity status: PER Where: <ol style="list-style-type: none"> the activity occurs within Activity Area 7A (including Lot 212 DP 403716 and Lot 230 DP 417391); the maximum GFA of the minor residential unit shall be 80m² (excluding any area required for a single car vehicle garage or carport); there shall be only one minor residential unit per site; and parking and access shall be from the same vehicle crossing as the principal residential unit on the site. 	Activity status when compliance is not achieved: NC
SPZ(PR)-R5 Accessory building or structure	
Activity status: PER	Activity status when compliance is not achieved: N/A
SPZ(PR)-R6 Major sports facility	
Activity status: PER Where: <ol style="list-style-type: none"> the activity occurs within Activity Areas 3, 5 and 6; the outdoor lighting of the major sports facility must not operate within the hours of 10:00pm to 7:00am; any tennis court surfaces are either dark green or grey in colour; any tennis court fencing is chain mesh or similar, and grey or black in colour; the GFA of any single building is less than 2,000m²; and landscape components are designed in accordance with Pegasus design guidelines SPZ(PR)-APP2. 	Activity status when compliance is not achieved: NC
SPZ(PR)-R7 Recreation activities	
Activity status: PER Where: <ol style="list-style-type: none"> the activity occurs within Activity Areas 3, 5 and 6. 	Activity status when compliance is not achieved: NC

⁸ Consequential amendment if 65A Maplesham Drive is included in Activity Area 7A of the ODP.

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

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

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.

SPZ(PR)-R13 Commercial golf resort activity

Activity status: RDIS

Where:

1. the activity occurs within Activity Areas 1 to 4;
2. there is a maximum of 2,500m² GFA within Activity Areas 1, 2, 3 and 4 combined, as shown on SPZ(PR)-APP1;
3. commercial golf resort activity in Activity Areas 1 to 4 shall be a maximum of 200m² GFA per tenancy; and
4. 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

Activity status when compliance is not achieved: NC

SPZ(PR)-R14 Golf country club

Activity status: RDIS

Where:

1. the activity occurs within Activity Area 3; 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:

SPZ-PR-MCD5 - Golf facility considerations

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)-R15 Golf education facility

Activity status: RDIS

Where:

1. the activity occurs within Activity Area 4; 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:

SPZ-PR-MCD5 - Golf facility considerations

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)-R1X Māketē tourism activity

Activity Status: RDIS

Where:

1. The activity occurs within Activity Area 8; and
2. The design of development is in accordance with the Pegasus design guidelines SPZ(PR)-APPX.

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

Activity status when compliance is not achieved: NC

SPZ(PR)-R1X – Multi Unit Residential Development

Activity Status: RDIS

Where:

1. The activity occurs within Activity Area 7B; and
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 **SPZ(PR)-RX**; and
3. The activity complies with the following built form standards:
 - a. SPZ(PR)-BFS3 Building Height;
 - b. SPZ(PR)-BFS4 Building Coverage;
 - c. SPZ(PR)-BFS6 Building and Structure Setbacks;

Activity status when compliance is not achieved: DIS

<p>d. <u>SPZ(PR)-BFSX Outdoor Living Space;</u></p> <p>e. <u>SPZ(PR)-BFSX Landscape Permeable Surfaces;</u></p> <p>f. <u>SPZ(PR)-BFSX Street Interface; and</u></p> <p>g. <u>SPZ(PR)-BFSX Height in Relation to Boundary</u></p> <p>4. <u>design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2.</u></p> <p><u>Matters of control and discretion are restricted to:</u></p> <p><u>SPZ-PR-MCD1 –Design Controls</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>SPZ(PR)-R16 Primary production</p>	
<p><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></p>	
<p>Activity status: DIS</p>	<p>Activity status when compliance is not achieved: N/A</p>
<p>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</p>	
<p>Activity status: DIS</p>	<p>Activity status when compliance is not achieved: N/A</p>
<p>SPZ(PR)-R18 Large format retail</p>	
<p>Activity status: NC</p>	<p>Activity status when compliance is not achieved: N/A</p>
<p>SPZ(PR)-R19 Supermarket</p>	
<p>Activity status: NC</p>	<p>Activity status when compliance is not achieved: N/A</p>
<p>SPZ(PR)-R20 Plantation forestry and woodlots</p>	
<p>Activity status: NC</p>	<p>Activity status when compliance is not achieved: N/A</p>
<p>SPZ(PR)-R21 Intensive indoor primary production</p>	
<p>Activity status: NC</p>	<p>Activity status when compliance is not achieved: N/A</p>
<p>SPZ(PR)-R22 Commercial services</p>	
<p><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></p>	

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

1. The minimum NFA (excluding garages, balconies, and any communal lobbies stairwells and plant rooms) per visitor accommodation unit shall be:
 - a. Studio 25m²;
 - b. One bedroom 35m²;
 - c. Two bedroom 50m²; and
 - d. Three or more bedrooms 80m²;
2. Each visitor accommodation unit shall be provided with a private outdoor living space with a minimum area of 6m² and a minimum dimension of 1.5m;
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 4m³ and a minimum dimension of 1m; and
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.

Activity status when compliance is not achieved: RDIS

Matters of control and discretion are restricted to:

SPZ-PR-MCD7 - Visitor accommodation units

Notification

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

SPZ(PR)-BFS2 Visitor accommodation waste management

1. All visitor accommodation shall provide:
 - a. a waste management area for the storage of rubbish and recycling of 5m² with a minimum dimension of 1.5m; and
 - b. waste management areas shall be screened or located behind buildings when viewed from any road or public open space.

Activity status when compliance is not achieved: RDIS

Matters of control and discretion are restricted to:

SPZ-PR-MCD7 - Visitor accommodation units

Notification

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

SPZ(PR)-BFS3 Building height

1. The maximum height of buildings above ground level shall be:
 - a. Activity Area 1 - 16m at 3 storeys;
 - b. Activity Area 2 - 12m at 3 storeys;
 - c. Activity Area 3 - 9m at 2 storeys;
 - d. Activity Area 4 - 14m at 3 storeys;
 - e. Activity Area 5 - 8m at 2 storeys;
 - f. Activity Area 6 - 6m at 1 story; ~~and~~
 - g. Activity Area 7A - 10m at 2 storeys (with the exception of [Lot 206 DP 412982⁹](#), Lot 212 DP 403716 and Lot 230 DP417391, which shall comprise a single storey residential unit no higher than 7m);⁻
 - h. [Activity Area 7B - 12m 10m at 3 2 storeys](#); and
 - i. [Activity Area 8 - 9m at 2 storeys](#).
2. The minimum height of buildings shall be:
 - a. Activity Area 2 - 6m at 1 storey.

Activity status when compliance is not achieved: NC

⁹ Consequential amendment if 65A Maplesham Drive is included in Activity Area 7A of the ODP.

Calculation method for SPZ(PR)-BFS5	
<ol style="list-style-type: none"> 1. For the purpose of calculating the height, the following shall be excluded: <ol style="list-style-type: none"> a. items listed in the definition of height calculation; and 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. 	
SPZ(PR)-BFS4 Building coverage	
<ol style="list-style-type: none"> 1. The building coverage shall not exceed the maximum percentage of net site area: <ol style="list-style-type: none"> a. Activity Area 1 - 35%; b. Activity Area 2 - 35%; c. Activity Area 3 - 20%; d. Activity Area 4 - 35%; e. Activity Area 5 - 3%; f. Activity Area 6 - 3%; g. Activity Area 7A - 20%; h. <u>Activity Area 7B – 50%</u>; and i. <u>Activity Area 8 – 20%</u> 	<p>Activity status when compliance is not achieved: RDIS</p> <p>Matters of control and discretion are restricted to:</p> <p>SPZ-PR-MCD2 - Design considerations</p> <p>SPZ-PR-MCD4 - Amenity values</p>
SPZ(PR)-BFS5 Living roof	
In Activity Areas 1 and 4, buildings with a footprint over 2,000m ² shall include a living roof.	<p>Activity status when compliance is not achieved: RDIS</p> <p>Matters of control and discretion are restricted to:</p> <p>SPZ-PR-MCD2 - Design considerations</p> <p>SPZ-PR-MCD4 - Amenity values</p>
SPZ(PR)-BFS6 Building and structure setbacks	
<ol style="list-style-type: none"> 1. Setbacks to be provided as per SPZ(PR)-APP1 as follows: <ol style="list-style-type: none"> a. Pegasus Boulevard (Activity Areas 1 and 4) - 20m; b. Pegasus Boulevard (Activity Area 3) - 5m; 2. Setbacks to be provided in Activity Area 7A (excluding Lot 206 DP 412982¹⁰, Lot 212 DP 403716 and Lot 230 DP 417391) as follows: <ol style="list-style-type: none"> a. Any building or structure shall be no less than 10m from any internal boundary or road boundary; and 3. Setbacks to be provided in Activity Area 7A on Lot 230 DP 417391 as follows: <ol style="list-style-type: none"> a. Any building or structure shall be no less than 3m from the road boundary with Taerutu Lane or Mapleham Drive; and b. Any building or structure shall be no less than 10m from any internal boundary or other road boundary; 	<p>Activity status when compliance is not achieved: RDIS</p> <p>Matters of control and discretion are restricted to:</p> <p>SPZ-PR-MCD2 - Design considerations</p> <p>SPZ-PR-MCD4 - Amenity values</p> <p>SPZ-PR-MCD6 - Boundary setback</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>

¹⁰ 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.¹¹
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 10m² 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

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

¹¹ Consequential amendment if 65A Mapleham Drive is included in Activity Area 7A of the ODP.

<ul style="list-style-type: none"> e. Activity Area 5 - 90%; and f. Activity Area 6 - 90%; and g. <u>Activity Area 8 – 50%.</u> 	
SPZ(PR)-BFS8 Outdoor storage	
<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>	Activity status when compliance is not achieved: NC
SPZ(PR)-BFS9 Commercial waste management	
<p>1. All commercial activities shall provide:</p> <ul style="list-style-type: none"> a. a waste management area for the storage of rubbish and recycling of no less than 5m² with a minimum dimension of 1.5m; or b. <u>a common waste management area for the storage of rubbish and recycling within Activity Area 8 of no less than 5m² per 100m² of commercial activity GFA within the activity area; and</u> c. waste management areas shall be screened or located behind buildings when viewed from any road or public space. 	Activity status when compliance is not achieved: DIS
SPZ(PR)-BFS10 Building and structures colours and reflectivity	
<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"> a. exterior wall cladding including gable ends, dormers and trim of all structures shall be finished in their natural colours or coloured earthly mid tones and achieve reflectivity between 5% and 22%; and 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%. 	Activity status when compliance is not achieved: DIS
SPZ(PR)-BFS11 Residential buildings on Lot 206 DP 412982¹², Lot 212 DP 403716 and Lot 230 DP 417391	

¹² 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

SPZ(PR)-BFS12 Site layout Pegasus Resort ODP

1. Development shall be in accordance with SPZ(PR)-APP1.
2. For the purpose of this built form standard the following amendments do not constitute a breach of SPZ(PR)-APP1:
 - 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;
 - 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
 - c. resizing, resiting and the provision of additional proposed stormwater ponds.

Activity status when compliance not achieved: DIS

SPZ(PR) – BFS13 Number of residential units in Activity Area 7B per site

1. In Activity Area 7B there shall be no more than 327 residential units per site

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.

SPZ(PR) – BFS14 Outdoor living space

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"> 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> d. <u>located directly adjacent to the unit.</u> 	
SPZ(PR) – BFS15 Landscape permeable surfaces	
<ul style="list-style-type: none"> 1. <u>Landscape permeable surfaces are to be provided in Activity Area 7B as follows:</u> <ul style="list-style-type: none"> a. <u>The minimum landscaped permeable surface of any site shall be 20% of the net site area.</u> 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"> c. <u>any paths 1.1m wide or less; or</u> d. <u>open slat decks under 1m in height above ground level with a permeable surface underneath.</u> 	<p><u>Activity status when compliance not achieved: RDIS</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>SPZ-PR-MCD2 - Design considerations</u></p> <p><u>SPZ-PR-MCD4 - Amenity values</u></p> <p><u>Notification</u></p> <p><u>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</u></p>
SPZ(PR) – BFS16 Street interface	
<ul style="list-style-type: none"> 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"> a. <u>Shall have a door that is directly visible and accessible from the street.</u> b. <u>Garage doors that face the street shall have a combined maximum width of 6.5m.</u> 	<p><u>Activity status when compliance not achieved: RDIS</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>SPZ-PR-MCD2 - Design considerations</u></p> <p><u>SPZ-PR-MCD4 - Amenity values</u></p> <p><u>Notification</u></p> <p><u>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</u></p>
SPZ(PR) – BFS17 Height in relation to boundary	
<ul style="list-style-type: none"> 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"> a. <u>a boundary with a road;</u> b. <u>existing or proposed internal boundaries within a site; and</u> 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> 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> 	<p><u>Activity status when compliance not achieved: RDIS</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>SPZ-PR-MCD2 - Design considerations</u></p> <p><u>SPZ-PR-MCD4 - Amenity values</u></p> <p><u>Notification</u></p> <p><u>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</u></p>
SPZ(PR)-BFS18 Outlook space (per unit)	

1. In Activity Area 7B an outlook space must be provided for each residential unit as specified in this clause.
2. An outlook space must be provided from habitable room windows as shown in Figure MRZ-5.
 - a. The minimum dimensions for a required outlook space are as follows:
 - b. a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
 - c. all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
 - d. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
 - e. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.
 - f. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
 - g. Outlook spaces may be under or over a balcony.
 - h. Outlook spaces required from different rooms within the same building may overlap.
 - i. Outlook spaces must be clear and unobstructed by buildings; and
 - j. not extend over an outlook space or outdoor living space required by another dwelling.

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.

SPZ(PR)-BFS19 Windows to Street

1. 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.

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.

SPZ(PR)-BFS20 Landscaped Area

1. 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.
2. The landscaped area may be located on any part of the development site and does not need to be associated with each residential unit.

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.

Matters of Control or Discretion

<p>SPZ-PR-MCD1</p>	<p>Stormwater or recreational water bodies</p> <ol style="list-style-type: none"> 1. Landscaping, planting and screening; 2. Accessibility for maintenance purposes; 3. Design capacity; and 4. Integration into the stormwater network.
<p>SPZ-PR-MCD2</p>	<p>Pegasus Resort Design considerations</p> <ol style="list-style-type: none"> 1. The layout of non-fixed elements of the development in accordance with SPZ(PR)-APP1. 2. Design of development in accordance with the Pegasus design guidelines, including: <ol style="list-style-type: none"> a. the bulk, scale, location and external appearance of buildings; b. the creation of active frontages adjacent to roads and public spaces; c. setbacks from roads; d. landscaping; e. streetscaping design; f. application of CPTED principles; g. focus on sustainable design to reduce carbon footprint; h. provision for internal walkways, paths, and cycleways; and i. appropriate legal mechanism to ensure implementation of design responses as relevant; 3. Lighting design that meets the character and amenity values for the activity area. 4. Adequate provision of storage and loading/servicing areas and access to all service areas that require ongoing maintenance. 5. Enhancement of ecological and natural values.
<p>SPZ-PR-MCD3</p>	<p>Transportation</p> <ol style="list-style-type: none"> 1. Safe, resilient, efficient functioning and sustainable transport network for all transport modes, including: <ol style="list-style-type: none"> a. 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: <ol style="list-style-type: none"> i. the site accesses along Pegasus Boulevard adjacent to the SPZ(PR); and ii. the SH1 / Pegasus Boulevard roundabout or any future upgraded intersection replacing the roundabout. 2. Adverse effects on the character and amenity values of the surrounding area in terms of noise, vibration, dust, nuisance, glare or fumes. 3. Provision of safe vehicle access and adequate on-site car parking and circulation and on-site manoeuvring. 4. Road and intersection design in accordance with SPZ(PR)-APP1. 5. Compliance with the relevant standards contained within the Transport Chapter.
<p>SPZ-PR-MCD4</p>	<p>Amenity values</p> <ol style="list-style-type: none"> 1. Effects of the development on: <ol style="list-style-type: none"> a. character and quality of the environment, including natural character, water bodies, ecological habitat and indigenous biodiversity, and sites of significance to Māori; 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. 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. 3. Incorporation of effective mitigation such as landscaping or screening.

<p>SPZ-PR-MCD5</p>	<p>Golf facility considerations</p> <ol style="list-style-type: none"> 1. Maintaining the spatial extent of the 18 hole champion golf course. 2. Interface with public roads and open spaces. 3. Traffic generation, access and parking. 4. Noise duration, timing, noise level and characteristics, and potential adverse effects in the receiving environment.
<p>SPZ-PR-MCD6</p>	<p>Boundary setback</p> <ol style="list-style-type: none"> 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"> a. compatibility with the appearance, layout and scale of other buildings and sites in the surrounding area; and b. the classification and formation of the road, and the volume of traffic using it within the vicinity of the site. 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. 3. The extent to which the reduced setback will result in a more efficient, practical and better use of the balance of the site. 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.
<p>SPZ-PR-MCD7</p>	<p>Visitor accommodation units</p> <ol style="list-style-type: none"> 1. In relation to minimum unit size, where: <ol style="list-style-type: none"> 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; b. other onsite factors compensate for a reduction in unit sizes e.g. communal facilities; and 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. 2. In relation to storage space, where: <ol style="list-style-type: none"> 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 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. 3. In relation to outdoor living space, where: <ol style="list-style-type: none"> 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.
<p>SPZ-PR-MCD8</p>	<p>Flooding hazard</p> <ol style="list-style-type: none"> 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"> a. the location and type of infrastructure; and b. any restriction on floor levels as a result of flood hazard risk. 2. The extent to which overland flow paths are maintained. 3. Any effects from fill on stormwater management on the site and adjoining properties and the appropriateness of the fill material. 4. Increased ponding or loss of overland flow paths.

Part 1 – Te Whakamāramatanga – Interpretation

Definitions

Amend the definition of 'Makete 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;*
- 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"*¹³

¹³ S&E Corp [416.15].

Part 2 District-wide matters

SUB – Wāwāhia whenua – Subdivision

SUB-S1 Allotment size and dimensions			
1. All allotments created shall comply with Table SUB-1.		Activity status when compliance not achieved: In the Medium Density Residential Zone, any Industrial Zone and Special Purpose Zone (Kaiapoi Regeneration): DIS In any other zone: NC	
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, and 4, <u>and 8</u>	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

ANNEXURE B

TRACKED CHANGED VERSION OF THE PEGASUS URBAN DESIGN GUIDELINES TEXT

SPZ(PR) – APP2 – Pegasus Design Guidelines

Insertions provided at the time of the DEXIN further submission underlined, deletions ~~struck out~~.

Insertions to respond to managing the cultural values of the Māketete site provided as part of the March memo underlined in red.

Insertions introduced in evidence underlined in purple, deletions ~~struck out~~.

1.1 Context

...

1. Spa Activity Area – Hotel, Wellbeing Spa and Hot Pools
2. Spa Village Activity Area – Visitor Accommodation and mixed-use
3. Golf Square Activity Area – Country Club and mixed-use retail and hospitality
4. Golf Village Activity Area – Tourism, Education, and Hotel
5. Village Fringe – Golf Course, Holes 1 and 2
6. Golf Course – Holes 3-18
7. B. Māketete Medium Density Residential
8. Māketete Village

...

1.2 Vision and Objectives

Pegasus Resort is expected to be a high quality tourist destination which provides a parklands-style par 72 – 18 hole championship Golf Course; Spa/Wellness and Hot Pool facility alongside visitor accommodation, and a complementary Māketete Village visitor destination. These Urban Design Guidelines are intended to assist Pegasus Resort to develop a strong sense of identity through the use of design criteria, building styles, forms, materiality and requirement to deliver high quality private public realm.

...

1.3 Activity Area Objectives

Pegasus Resort is made up of ~~six~~ eight activity areas which are described below with specific objectives detailed below. The key differences between these activity areas are the types of development enabled in each area (as guided by the Outline Development Plan (ODP)) and the extent to which key activities such as Commercial Golf Resort Activities and Visitor Accommodation can occur. This recognises that some activity areas predominantly perform functions relating to the existing golf course, while others will enable other major tourism related activities, and to allow each of these areas to develop a distinct character guided by these guidelines.

...

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

The Specific Objectives for the Māketē Medium Density Residential Activity Area are:

- To provide a variety of high quality stand alone, duplex and terraced house typologies, with a connection to the surrounding facilities including the Māketē Village, hot pools, Hotel and Golf Course.
- To require all built forms to be appropriately modulated to ensure visual variation in the façades of buildings.
- To ensure that other parts of the Māketē Village Resort are well and safely connected to the Medium Density Residential Area with pedestrian and cycleways.

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 small scale commercial food and beverage operations and visitor attractions that will showcase local fine arts, artisan crafts, cultural activities and historical interpretation, which will reflect the important cultural values of the area. Educational and entertainment experiences for visitors will focus on sustainability, food production, crafts, local history and cultural heritage.

There is a need for car parking to support the activities of this zone. The ODP shows the carparking placed parallel to the State Highway in the southern portion of the site, with a landscape buffer between the carparking and the road. This is intended to have low mounds with mostly low-level native planting and some larger trees. The interior of the site including the Māketē is intended to have pedestrian access only.

The Specific Objectives for the Māketē Village Activity Area are:

- To ensure the development creates an intimate, human scaled and cohesive environment with buildings providing activation to the public realm.
- To ensure the buildings ~~are arranged around~~ are adjacent to a landscaped 'Village Green' which provides open space for recreation and can cater for a variety of outdoor events.
- To encourage verandas and awnings where appropriate to enhance the streetscape and pedestrian environment, and to provide a variety of outdoor seating and recreation spaces to provide shelter in different weather conditions.
- To require all built forms to be appropriately modulated to ensure visual variation in the façades of buildings.
- To encourage varied design within a palette of materials and finishes.
- To provide a range of entertainment and educational activities relating to themes of agriculture, horticulture, food production, winemaking, museum/historical interpretation, sustainability, arts, crafts and culture.
- To provide a space for local producers and makers to sell and promote their products.

- To develop and enhance waahi taonga and mahinga kai opportunities through developing spaces for culturally authentic entertainment and educational activities and through landscaping and biodiversity enhancement projects.
- To encourage landscaping that reflects the surrounding natural landscape and is appropriate for the area, enhancing the amenity and biodiversity of the area, and to protect the ecology and amenity of the existing creek.
- To minimise the impact of carparking by requiring extensive landscaping within and around the carpark and to create a safe pedestrian environment in the interior of the site by limiting vehicular traffic to the perimeter.
- To ensure that other parts of the Village Pegasus Resort are well and safely connected to the Māketete development with pedestrian and cycleways.
- To retain historical and cultural artifacts and provide interpretative displays relating to the history of the site.
- To develop the design that has regard to Ngai Tuahuriri development values and cultural narrative.

2.1 Design Considerations

The built form design considerations are intended to encourage a diversity of built form that will complement the overarching objectives of Pegasus Resort. Each of the Activity Areas have a different set of guidelines which aim to weave together to ensure Pegasus Resort:

- Maintains an appreciated amenity surrounding an international golf course;
- Complements the existing landscape and locale;
- Has diversity of built form and outdoor spaces;
- Has different buildings which do not overlook or overshadow one another, that respect the overall pattern of fronts, backs and sides;
- Connects with and enhances the architecture of the existing golf course club rooms and buildings;
- Provides variation of façades and appropriate visual scale through use of recesses and materiality adjoining the golf course and public realm (such as Pegasus Boulevard); and
- Defines each of the activity areas and their associated uses; and
- References the local historical and cultural context, including working alongside mana whenua to provide authentic reflections of cultural values.

...

2.2 Form + Massing Controls

2.2.X Māketete Medium Density Residential Activity Area

The Medium Density Residential Activity Area provides for 2 and 3-storey stand alone dwellings, duplexes and terraced house typologies, set in a landscaped environment and with links to the Māketete and Golf Course.

2.2.X.1 Coverage Controls: Medium Density Residential Activity Area

Maximum Site Coverage – 50%

Minimum Landscape Coverage – 20%

Maximum Paved/Impermeable Coverage – 20%

2.2.X.2 Maximum Height: Māketē Medium Density Residential Activity Area

Maximum Building Height – ~~12m, 3 storeys~~ 10m, 2 storeys

2.2.X.X Maximum number of residential units: Māketē Medium Density Residential Area

In the Māketē Medium Density Residential Area there shall be no more than 27 residential units.

2.2.X.3 Building Setback/Landscaped Buffer: Māketē Medium Density Residential Activity Area

A minimum building or structures setback of 25m shall be maintained to State Highway 1. Other zone or activity area boundaries where buildings are proposed within 20m of the boundary must, except for where vehicle entrances are cut through, be provided a minimum strip 3.5m wide to be completely planted in species identified in Section 3 with a minimum height of 0.5m. Planting in this area should include at least 1 tree capable of reaching 10m at maturity to be planted every 20m².

Alongside Taranaki Stream, except for where roads or pathways cross, setback areas are to be appropriately planted using locally appropriate indigenous species from within Section 3 to enhance the natural waterway values and should be free of any new structures (other than pathways and decks less than 1m in height).

2.2.X.4 Modulation of Buildings: Medium Density Residential Activity Area

Consideration shall be given to breaking up the mass of building forms in excess of 15m in length. This can be done through the use of recesses, offsets, gable end projections, chimneys, balconies, and the use of façade variation and materials. Blank facades are to be avoided.

2.2.X.5 Roofs: Māketē Medium Density Residential Activity Area

The aim of the following controls is to ensure a unified roofscape that does not detract from the surrounding landscape and the established built form.

- All buildings should follow a simple roof form that follow the architectural design of cottages, villas or pavilions. For a pavilion gabled roof a minimum pitch of 25° and maximum of 45°.
- It is recommended that simple roof forms are used.
- Mono-pitched roofs, exceeding 20% of the building footprint can be incorporated with a minimum pitch of 5° and maximum of 10° where the combination of roof forms is minimal.
- Lean-to structures are permitted and shall have a minimum roof pitch of 15° and a maximum pitch of 35°.

- Flat roofs that connect and link pitched roofed pavilions are acceptable but will generally not exceed 30% of the total roof area of the activity area. These roofs are encouraged to be accessible and/or have a living roof.
- No hip roofs are permitted.
- Eaves or overhangs are encouraged.
- Roofs shall have a Light Reflectivity Value (LRV) of between 5-22% in a neutral colour.
- Steel tray cladding/roof, Profiled Steel, Colorsteel or tiles are permitted limited to one form, with colours similar to Resene matte finish: Element; Grey Friars; Windswept; Squall; Ironsand; Lignite; High Tide; Charcoal or Karaka.
- A second roof finish to a secondary form such as a garage or lean-to may be permitted where it can be satisfied that the overall design will benefit from this feature.
- Down pipes and gutters will be in a colour matching the roof.
- Dormers are permitted and must be treated with same material as main roof.

2.2.X.6 Wall Cladding: Māketē Medium Density Residential Activity Area

The wall cladding controls aim to ensure that new buildings are complementary and blend into the immediate Pegasus Golf Club part of the Resort and wider landscape. Cladding materials shall be authentic, of quality with natural or recessive colours with a limited number of variations in finish.

The following cladding materials and colours are permitted;

- Concrete with a low light reflection coefficient (i.e. textured such as board formed or oxide additives) for not more than 30% of the total exterior façade wall cladding;
- Brick either natural or painted in contemporary dark paint colours to match an LRV of 5-22%;
- Painted timber in contemporary dark paint colours to match an LRV of 5-22%;
- Natural timber cladding, vertical or horizontal, left to weather, oiled or stained to match an LRV of 5-22%;
- Board and batten stained to match an LRV of 5-22%;
- Stone to match the existing golf club façade;
- Joinery, guttering, and downpipes should match roof colours;

Corrugated Iron or Hardie™ Flatboard are not permitted. Materials not listed in the list above may be considered appropriate at the sole discretion of WDC.

2.2.X.7 Windows and Doors: Māketē Medium Density Residential Activity Area

The aim of these controls is to ensure a sense of human scale is achieved throughout Pegasus Resort.

- Natural or stained timber, steel, powder coated aluminium or anodised aluminium joinery in a recessive colours is permitted.
- Windows are to be double-glazed, vertical in proportion and adjoining the golf course, to be toughened glass.
- All glazing is to be non-reflective and no mirrored glass is permitted.

- Shed or Garage doors are to be timber stained or painted and in a recessive colour.

2.2.X.8 Building Projections: Māketē Medium Density Residential Activity Area

The use of verandas, porches and pergolas is encouraged to enhance the outdoor spaces provided for all year round use. Built form projections should be designed as connected elements to the main building form.

- Roof projections, such as chimneys and flues are to be compatible in materials and height with the main building form.
- Chimneys that are considered to be a strong built form element may exceed 1.1m in height and width to a maximum of 2m.
- Verandas, pergolas and balconies are to be of a proportion and scale to suit the development and provide space for people to sit and connect at street level, act as an activation extension to ground floor uses.

2.2.X.9 Car Parking: Māketē Medium Density Residential Activity Area

Car parking controls aim to reduce the adverse effects of at-grade carparking, garaging or car parking structures on Pegasus Resort and to ensure these spaces do not dominate or significantly detract from the pedestrian orientated and landscaped quality of the area.

- 'At-grade' car parking or parking buildings are not considered appropriate for the Village Fringe.
- If at any point this is deemed to be a requirement, the car parking should be appropriately landscaped to retain the character and landscape amenity of Pegasus Resort. Organic patterning of vegetation shall be used to appropriately screen reducing the dominance of parked cars and pavement alongside providing shade for parking in summer. Landscape planting to a high standard should be used to reduce the dominance of hard surfaces and avoid large areas of impermeable surfacing.

2.2.X Māketē Village Activity Area

The Māketē Village Activity Area provides for a market space, supported by a number of small scale, boutique commercial, retail and food and beverage operations. The focus is on agriculture, food production, arts, crafts and culture and historical interpretation.

2.2.X.1 Coverage Controls: Māketē Village Activity Area

Maximum Site Coverage – 20%

Minimum Landscape Coverage – 50%

Maximum Paved/Impermeable Coverage 30%

2.2.X.2 Maximum Height: Māketete Village Activity Area

Maximum Building Height – 9m, 2 storeys

2.2.X.3 Building Setback: Māketete Village Activity Area

A minimum building or structures setback of 30 m shall be maintained to State Highway 1. Adjoining State Highway 1 landscaped buffers, except for where the emergency vehicle entrances are cut through, provide a minimum 7m wide strip that is to be developed with low, naturalistic mounding up to 1.0m high and completely planted in species identified in Section 3 with a minimum height of 0.5m. At least 1 tree capable of reaching 10m at maturity is to be planted per 20m².

Alongside Taranaki Stream, except for where roads or pathways cross, setback areas are to be appropriately planted using locally appropriate indigenous species from within Section 3 to enhance the natural waterway values and should be free of any new structures (other than pathways and decks less than 1m in height).

2.2.X.4 Commercial and Retail Activities: Māketete Village Activity Area

The Market Building is to be located between the car parking and the Village Green Taranaki Stream, while also having frontage and activation onto to provide enclosure and shelter to the Village Green. Buildings around the Village Green are intended to house small scale commercial and retail activities and should be generally only one storey. Buildings around the Green should front onto the green and provide activation to the public area. Food and beverage operations should open out to the creek to the north and the Village Green to the south, with good pedestrian access between and around buildings.

2.2.X.5 Modulation of Buildings: Māketete Village Activity Area

Consideration shall be given to breaking up the mass of building forms in excess of 15m in length. This can be done through the use of recesses, offsets, gable end projections, chimneys, balconies, and the use of façade variation and materials. Blank facades are to be avoided.

2.2.X.6 Roofs: Māketete Village Activity Area

The aim of the following controls is to ensure a unified roofscape that does not detract from the surrounding landscape and the established built form.

- Gable roof or monopitch roofs that reference local agricultural vernacular are preferred, although a contemporary interpretation of these forms is encouraged.
- Flat roofs that connect and link pitched roofed pavilions are acceptable but will generally not exceed 30% of the total roof area of the activity area.
- It is recommended that simple roof forms are used.
- Eaves or overhangs are encouraged.

- Roofs shall have a Light Reflectivity Value (LRV) of between 5-22% in a neutral colour or Resene Heritage Colour.
- Steel tray cladding/roof, profiled metal roofing are permitted, with colours similar to Resene matte finish: Element; Grey Friars; Windswept; Squall; Ironsand; Lignite; High Tide; Charcoal or Karaka.
- Down pipes and gutters will be in a colour matching the roof.
- No hip roofs are permitted.

2.2.X.7 Wall Cladding: Māketete Village Activity Area

The wall cladding controls aim to ensure that new buildings form a cohesive development within a limited palate of materials. Cladding materials shall be authentic and reference the local agricultural heritage. A contemporary interpretation of traditional agricultural materials and forms is encouraged.

The following cladding materials and colours are permitted:

- Concrete with a low light reflection coefficient (i.e. textured such as board formed or oxide additives)
- Brick; red clay brick or similar natural and traditional colours.
- Painted timber, painted in colours typical of traditional agricultural activities
- Natural timber cladding, vertical or horizontal, left to weather, oiled or stained to match an LRV of 5-22%;
- Board and batten stained to match an LRV of 5-22%;
- Corrugated, trapezoidal profiled or tray type colour coated steel, colours typical of traditional agricultural activities.
- Stone; local stone or river stone.
- Joinery, guttering, and downpipes should match roof colours;

Hardie™ Flatboard is not permitted. Materials not listed in the list above may be considered appropriate at the sole discretion of WDC.

2.2.X.8 Windows and Doors: Māketete Village Activity Area

The aim of these controls is to ensure a cohesive design is achieved throughout Pegasus Resort.

- Natural or stained timber, steel, powder coated aluminium or anodised aluminium joinery in recessive colours are permitted.
- Windows are to be double-glazed and reference shape and proportion of traditional agricultural buildings. Large areas of glazed curtain walls should be avoided.
- All glazing is to be non-reflective and no mirrored glass is permitted.

2.2.X.9 Building Projections: Māketē Village Activity Area

The use of verandas, porches and pergolas is encouraged to enhance the outdoor spaces, encourage active frontages Built form projections should be designed as connected elements to the main building form.

- Verandas, pergolas and balconies are to be of a proportion and scale to suit the development and provide space for people to sit and connect at street level, act as an activation extension to ground floor uses.
- A variety of covered outdoor spaces shall be provided to offer shelter and comfort in different weather conditions and throughout the year.

2.2.X.10 Car Parking: Māketē Village Activity Area

Car parking controls aim to reduce the adverse effects of at-grade carparking, garaging or car parking structures on Pegasus Resort and to ensure these spaces do not dominate or significantly detract from the pedestrian orientated and landscaped quality of the area.

- The 'at-grade' car parking along the boundary to the south State Highway should be treated in semi-permeable surface and landscaped to provide a buffer between the State Highway Pegasus Boulevard/State Highway 1 roundabout and the Māketē Development.
- Car parking buildings are not considered appropriate for the Māketē Village Development. If at any point this is deemed to be a requirement, any building shall be appropriately modulated through façade treatment to ensure that it does not inappropriately undermine the character of Pegasus Resort and adjacent areas.
- Organic patterning of vegetation shall be used to appropriately screen reducing the dominance of parked cars and pavement alongside providing shade for parking in summer.
- Landscape planting to a high standard should be used to reduce the dominance of hard surfaces and avoid large areas of impermeable surfacing.
- Best practice urban design solutions should be used to avoid the dominance of car parking areas.
- Coach/bus parking areas shall be appropriately landscaped.

2.2.X.11 Landmark: Māketē Village Activity Area

A landmark structure or sculpture should be provided in this area to assist with way finding for the activity area. The landmark structure or sculpture should be designed by an artist or designer to articulate the cultural heritage and values of the site. Opportunity should be provided for a co-design process with Ngai Tuahuriri to assist with the articulation of cultural values.

3.0 Landscape

3.2 Minimum Landscape Requirements

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

1. Spa Activity Area – 40%
2. Spa Village Activity Area – 30%
3. Golf Square Activity Area – 30%
4. Golf Village Activity Area – 40%
5. Village Fringe Activity Area – 90%
6. Golf Course Activity Area – 90%
8. Māketē Village Activity Area – 50%.

ANNEXURE C

SITE PLAN DEMONSTRATING POTENTIAL RESIDENTIAL USE OF 65A MAPLEHAM DRIVE



3M OFFSET FROM ROAD

10M OFFSET FROM BOUNDARY

58x10.5m
Building
Platform
609sqm

3x10m
2 storey
60sqm

20x10m + 3x5m
2 storey
430sqm

