

Special Purpose Zone - Pegasus Resort

(Insertions provided at the time of the DEXIN further submission underlined, and deletions ~~struck out~~. Insertions to respond to managing the cultural values of the Māketē site underlined in red. Suggested Insertions from the Sport and Education Corporation submission (Hearing Stream 10) underlined in purple, deletions ~~struck out in purple~~.)

Introduction

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

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

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

The key differences between these activity areas are the types of development enabled (as guided by SPZ(PR)-APP1) and the extent to which activities such as commercial golf resort activity and visitor accommodation can occur. This recognises that some activity areas predominantly perform functions relating to the existing golf course, or existing residential areas, while others will enable other major tourism related activities, and to allow each of these areas to develop a distinct character guided by the Pegasus Resort Urban Design Guidelines (design guidelines) (Appendix 2).

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

Activity Area 2 – Spa Village provides for a range of supporting commercial and visitor accommodation activities that will allow for visitors to cater for their stay. It will provide for visitor accommodation opportunities as an alternative to a hotel experience as well as commercial golf resort activities set out in accordance with the ODP to create a ‘village’ look and feel. Activity Area 2 will not provide for residential

activities or other commercial activities typically associated with a neighbourhood or local centre – any commercial golf resort activity will need to demonstrate a link to supporting the key tourism activities provided for in the remainder of the zone.

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

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

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

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

Activity Area 7A – Low Density Residential contains eight enclaves of residential sites with an average lot size of approximately 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 additional residential sites that were created as balance lots and are now being developed for residential activity.

Activity Area 7B – Māketete Medium Density Residential provides for medium density residential activity on the periphery of the Māketete 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 – Māketete 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.

Objectives	
SPZ(PR)-O1	<p>Tourist destination</p> <p>The establishment of 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>, low and medium density residential activities and māketete tourism activities with and 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 facilities</u> 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 and visual amenity values, <u>provide an authentic reflection of the cultural values of the area in collaboration with mana whenua</u> 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, māketete 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> 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>
SPZ(PR)-P3	<p>Landscape and character</p>

<p>SPZ(PR)-P4</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> <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 or māketē tourism; 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.
<p>SPZ(PR)-P5</p>	<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</u> to be consistent with the distinctive architectural style of New Zealand rural buildings; 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.
<p>SPZ(PR)-P6</p>	<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>
<p>SPZ(PR)-P7</p>	<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	<p>Residential development</p> <p>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.</p>

Activity Rules

SPZ(PR)-R1 Construction or alteration of or addition to any building or other structure	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> the activity complies with all built form standards (as applicable). 	<p>Activity status when compliance not achieved: as set out in the relevant built form standards</p>
SPZ(PR)-R2 Residential activity	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> the activity occurs within Activity Area 7A excluding Lot 212 DP 403716 and Lot 230 DP 417391); <u>or</u> <u>the activity occurs within Activity Area 7B.</u> 	<p>Activity status when compliance is not achieved: DIS</p>
<p>Activity Status: CON</p> <p>Where:</p> <ol style="list-style-type: none"> the activity occurs within Lot 212 DP 403716 and Lot 230 DP 417391; and only one residential unit per site. <p>Matters of control are restricted to:</p> <ul style="list-style-type: none"> SPZ-PR-MCD2 - Residential design controls SPZ-PR-MCD8 - Flooding hazard 	<p>Activity status when compliance is not achieved: DIS</p>
<p>Activity status: NC</p>	<p>Activity status when compliance is not achieved: N/A</p>

<p>Where:</p> <ol style="list-style-type: none"> the activity occurs within Activity Areas 1 to 6, <u>and 8.</u> 	
<p>SPZ(PR)-R3 Residential unit</p>	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> the activity occurs within Activity Area 7A including Lot 212 DP 403716 and Lot 230 DP 417391); <u>or</u> <u>the activity occurs within Activity Area 7B.</u> 	<p>Activity status when compliance is not achieved: NC</p>
<p>SPZ(PR)-R4 Minor residential unit</p>	
<p>Activity status: PER</p> <p>Where:</p> <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. 	<p>Activity status when compliance is not achieved: NC</p>
<p>SPZ(PR)-R5 Accessory building or structure</p>	
<p>Activity status: PER</p>	<p>Activity status when compliance is not achieved: N/A</p>
<p>SPZ(PR)-R6 Major sports facility</p>	
<p>Activity status: PER</p> <p>Where:</p> <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. 	<p>Activity status when compliance is not achieved: NC</p>

SPZ(PR)-R7 Recreation activities

Activity status: PER Where: <ol style="list-style-type: none">1. the activity occurs within Activity Areas 3, 5 and 6.	Activity status when compliance is not achieved: NC
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SPZ(PR)-R8 Helipad

Activity status: PER Where: <ol style="list-style-type: none">1. the helipad is relocated within 10m of the location shown on SPZ(PR)-APP1; and2. the helipad is not constructed over existing underground infrastructure.	Activity status when compliance is not achieved: NC
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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)-RX Public Amenities

Activity status: PER Where: <ol style="list-style-type: none">1. the activity occurs within Activity Area 8.	Activity status when compliance is not achieved: DIS
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SPZ(PR)-R9 New stormwater or recreation water bodies

Activity status: CON Where: <ol style="list-style-type: none">1. the activity occurs within Activity Areas 5 and 6;2. resizing, resitting and the provision of additional proposed stormwater ponds are consistent with SPZ(PR)-APP1 and engineering requirements; and3. 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: <ul style="list-style-type: none">• 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
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SPZ(PR)-R10 Visitor accommodation

This rule does not apply to any hotel provided for under SPZ(PR)-R11.

Activity status: RDIS

Where:

1. the activity occurs within Activity Area 2;
2. the maximum number of visitor accommodation units within Activity Areas 2 shall be 320; 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-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.

Activity status when compliance is not achieved: NC

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

Activity status when compliance is not achieved: NC

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

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:

- 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)-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

Activity status when compliance is not achieved: NC

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.

SPZ(PR)-R15 Golf education facility

Activity status: RDIS

Activity status when compliance is not achieved: NC

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.

SPZ(PR)-RX Māketē tourism activity

Activity Status: RDIS

Activity status when compliance is not achieved: NC

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

SPZ(PR)-RX – 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;
 - d. SPZ(PR)-BFSX Outdoor Living Space;
 - e. SPZ(PR)-BFSX Landscape Permeable Surfaces;
 - f. SPZ(PR)-BFSX Street Interface; and
 - g. SPZ(PR)-BFSX Height in Relation to Boundary.

; 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:

5. SPZ-PR-MCD1 –Design Controls
6. SPZ-PR-MCD3 – Transportation
7. SPZ-PR-MCD4 – Amenity values
8. SPZ-PR-MCD8 – Flooding hazard

Activity status when compliance is not achieved: DIS

SPZ(PR)-R16 Primary production

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.

Activity status: DIS

Activity status when compliance is not achieved: N/A

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

Activity status: DIS

Activity status when compliance is not achieved: N/A

SPZ(PR)-R18 Large format retail

Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R19 Supermarket	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R20 Plantation forestry and woodlots	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R21 Intensive indoor primary production	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R22 Commercial services	
<i>This rule does not apply to any hairdressing, beauty salons, barbers, and massage therapists except where provided for under SPZ(PR)-R11 to SPZ(PR)-R14.</i>	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R23 Mining and quarrying activities	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R24 Office	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R25 Funeral related services and facility	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R26 Waste management facility	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R27 Trade supplier	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R28 Service station	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R29 Motorised sports facility	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R30 Industrial activity	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R31 Boarding kennels	
Activity status: NC	Activity status when compliance is not achieved: N/A

SPZ(PR)-R32 Cattery	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R33 Composting facility	
Activity status: NC	Activity status when compliance is not achieved: N/A

Built Form Standards

SPZ(PR)-BFS1 Visitor accommodation unit standards	
<p>1. The minimum NFA (excluding garages, balconies, and any communal lobbies stairwells and plant rooms) per visitor accommodation unit shall be:</p> <ol style="list-style-type: none"> Studio 25m²; One bedroom 35m²; Two bedroom 50m²; and Three or more bedrooms 80m²; <p>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;</p> <p>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</p> <p>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.</p>	<p>Activity status when compliance is not achieved: RDIS</p> <p>Matters of control and discretion are restricted to:</p> <ul style="list-style-type: none"> SPZ-PR-MCD7 - Visitor accommodation units <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
SPZ(PR)-BFS2 Visitor accommodation waste management	
<p>1. All visitor accommodation shall provide:</p> <ol style="list-style-type: none"> a waste management area for the storage of rubbish and recycling of 5m² with a minimum dimension of 1.5m; and waste management areas shall be screened or located behind buildings when viewed from any road or public open space. 	<p>Activity status when compliance is not achieved: RDIS</p> <p>Matters of control and discretion are restricted to:</p> <ul style="list-style-type: none"> SPZ-PR-MCD7 - Visitor accommodation units <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
SPZ(PR)-BFS3 Building height	
<p>1. The maximum height of buildings above ground level shall be:</p> <ol style="list-style-type: none"> Activity Area 1 - 16m at 3 storeys; Activity Area 2 - 12m at 3 storeys; 	<p>Activity status when compliance is not achieved: NC</p>

- 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 212 DP 403716 and Lot 230 DP417391, which shall comprise a single storey residential unit no higher than 7m);-
- h. Activity Area 7B – 12m at 3 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.

Calculation method for SPZ(PR)-BFS5

- 1. For the purpose of calculating the height, the following shall be excluded:
 - 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

- 1. The building coverage shall not exceed the maximum percentage of net site area:
 - 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. Activity Area 7B – 50%; and
 - i. Activity Area 8 – 20%

Activity status when compliance is not achieved: RDIS

Matters of control and discretion are restricted to:

- SPZ-PR-MCD2 - Design considerations
- SPZ-PR-MCD4 - Amenity values

SPZ(PR)-BFS5 Living roof

- 1. In Activity Areas 1 and 4, buildings with a footprint over 2,000m² shall include a living roof.

Activity status when compliance is not achieved: RDIS

Matters of control and discretion are restricted to:

- SPZ-PR-MCD2 - Design considerations

- SPZ-PR-MCD4 - Amenity values

SPZ(PR)-BFS6 Building and structure setbacks

- Setbacks to be provided as per SPZ(PR)-APP1 as follows:
 - Pegasus Boulevard (Activity Areas 1 and 4) - 20m;
 - Pegasus Boulevard (Activity Area 3) - 5m;
- Setbacks to be provided in Activity Area 7A (excluding Lot 212 DP 403716 and Lot 230 DP 417391) as follows:
 - Any building or structure shall be no less than 10m from any internal boundary or road boundary; and
- Setbacks to be provided in Activity Area 7A on Lot 230 DP 417391 as follows:
 - Any building or structure shall be no less than 3m from the road boundary with Taerutu Lane; and
 - Any building or structure shall be no less than 10m from any internal boundary or other road boundary;
- Setbacks to be provided on Lot 212 DP 403716 as follows:
 - Any building or structure shall be no less than 3m from the road boundary with Atkinsons Lane; and
 - Any building or structure shall be no less than 10m from any internal boundary or other road boundary.
- Setbacks to be provided in Activity Area 7B as follows:
 - Any building or structures adjoining a State Highway – 25m;
 - Any building or structure shall be set back a minimum of 1.5m from any road boundary except for:
 - any fence;
 - poles and masts up to 6.5m in height above ground level;
 - structures other than a fence, less than 10m² and less than 3m in height above ground level;
 - any caravan;
 - the replacement, maintenance and minor upgrading of any infrastructure; and
 - any structure or residential unit adjoining an accessway that does not have doors or windows that open into that accessway.
 - 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.
- Setbacks to be provided in Activity Area 8 as follows:
 - Any building or structures adjoining a State Highway - 30m.

Activity status when compliance is not achieved: RDIS

Matters of control and discretion are restricted to:

- SPZ-PR-MCD2 - Design considerations
- SPZ-PR-MCD4 - Amenity values
- SPZ-PR-MCD6 - Boundary setback

Notification

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

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:

- Activity Area 1 - 40%;
- Activity Area 2 - 30%;
- Activity Area 3 - 30%;
- Activity Area 4 - 40%;
- Activity Area 5 - 90%; ~~and~~
- Activity Area 6 - 90%; ~~and~~
- Activity Area 8 – 50%.

Activity status when compliance is not achieved: NC

SPZ(PR)-BFS8 Outdoor storage

1. All goods, materials or equipment shall be stored inside a building, except for vehicles associated with the activity parked on the site overnight.

Activity status when compliance is not achieved: NC

SPZ(PR)-BFS9 Commercial waste management

1. All commercial activities shall provide:

- a waste management area for the storage of rubbish and recycling of no less than 5m² with a minimum dimension of 1.5m; or
- 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
- 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

1. Any buildings and structures within the Activity Areas 1 to 6, and 7B and 8 shall meet the following requirements:

- 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
- 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 212 DP 403716 and Lot 230 DP 417391

1. All buildings must be constructed on-site from new or high quality recycled materials;

Activity status when compliance is not achieved: DIS

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.

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 point 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) – BFSX Number of residential units per site

1. In Activity Area 7B there shall be no more than 3 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) – BFSX 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-
 1. grouped cumulatively by area in 1 communally accessible location; or
 2. 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-

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.

- f. is at least 8 square metres and has a minimum dimension of 1.8 metres; and
- g. is accessible from the residential unit; and
- h. may be-
 - 1. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
 - 2. located directly adjacent to the unit.

SPZ(PR) – BFSX Landscape permeable surfaces

- 1. Landscape permeable surfaces are to be provided in Activity Area 7B as follows:
 - a. The minimum landscaped permeable surface of any site shall be 20% of the net site area.
 - b. For the purpose of calculating the area of landscaped permeable surface the following areas can be included:
 - i. any paths 1.1m wide or less; or
 - ii. open slat decks under 1m in height above ground level with a permeable surface underneath.

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) – BFSX Street interface

- 1. 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:
 - a. Shall have a door that is directly visible and accessible from the street.
 - b. Garage doors that face the street shall have a combined maximum width of 6.5m.

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) – BFSX Height in relation to boundary

- 1. 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:
 - a. a boundary with a road;
 - b. existing or proposed internal boundaries within a site; and
 - c. site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.
- 2. 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.

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)-BFSX 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.
3. The minimum dimensions for a required outlook space are as follows:
 - a. a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
 - b. all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
4. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
5. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.
6. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
7. Outlook spaces may be under or over a balcony.
8. Outlook spaces required from different rooms within the same building may overlap.
9. Outlook spaces must -
 - a. be clear and unobstructed by buildings; and
 - b. 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)-BFSX 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)-BFSX Landscaped Area

2. 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.
3. 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

SPZ-PR-MCD1	Stormwater or recreational water bodies <ol style="list-style-type: none">1. Landscaping, planting and screening;2. Accessibility for maintenance purposes;3. Design capacity; and4. Integration into the stormwater network.
SPZ-PR-MCD2	Pegasus Resort Design considerations <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; andi. 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.
SPZ-PR-MCD3	Transportation <ol style="list-style-type: none">1. Safe, resilient, efficient functioning and sustainable for all transport modes.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.
SPZ-PR-MCD4	Amenity values <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;

	<ul style="list-style-type: none"> 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. <ol style="list-style-type: none"> 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.
SPZ-PR-MCD5	<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.
SPZ-PR-MCD6	<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: <ul 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.
SPZ-PR-MCD7	<p>Visitor accommodation units</p> <ol style="list-style-type: none"> 1. In relation to minimum unit size, where: <ul 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: <ul 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: <ul 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.

SPZ-PR-MCD8	Flooding hazard <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; andb. 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.
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Appendices

SPZ(PR)-APP1 - ODP

To be updated through urban design evidence

SPZ(PR)-APP2 - Pegasus Design Guidelines

See separate attachment

Definitions

Potential amendments to definitions may be recommended as part of planning evidence