

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 Mākete site underlined in red.)

1.1 Context

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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. Mākete Medium Density Residential
8. Mākete Village

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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 Mākete 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.

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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.

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Activity Area 7B - Mākete Medium Density Residential provides for medium density residential activity on the periphery of the Mākete 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 in a landscape setting.

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

- To provide a variety of high quality duplex and terraced house typologies, with a connection to the surrounding facilities including the Māketete, 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 Village Resort are well and safely connected to the Medium Density Residential Area with pedestrian and cycleways.

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 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 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 Māketete is intended to have pedestrian access only.

The Specific Objectives for the Māketete 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 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 Resort are well and safely connected to the Māketē 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.

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2.2 Form + Massing Controls

2.2.X Māketē Medium Density Residential Activity Area

The Medium Density Residential Activity Area provides for 2 and 3 storey duplexes and terraced house typologies, set in a landscaped environment and with links to the Māketē 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

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: Māketē Village Activity Area

Maximum Building Height – 9m, 2 storeys

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

A minimum building or structures setback of 30 m shall be maintained to State Highway 1. Adjoining State Highway 1 a landscaped buffers, except for where 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, 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: Māketē 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: Māketē 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 State Highway should be treated in semi-permeable surface and landscaped to provide a buffer between the State Highway 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%.