

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

Under Schedule 1 of the Resource Management Act 1991

In the matter of the Proposed Waimakariri District Plan

Between **Various**

Submitters

And **Waimakariri District Council**

Respondent

**Council reply on Waitua motuhaka Special Purpose Zone – Pegasus Resort -
on behalf of Waimakariri District Council**

Date: 7 March 2024

INTRODUCTION:

- 1 My full name is Jessica Anneka Manhire. I am employed as a Policy Planner for Waimakariri District Council. I am the Reporting Officer for Whaitua motuhaka Special Purpose Zone – Pegasus Resort topic and prepared the s42A officer report.
- 2 I have read the evidence and tabled statements provided by submitters relevant to the Section 42A officer report - Whaitua motuhaka Special Purpose Zone – Pegasus Resort.
- 3 I have prepared this Council reply on behalf of the Waimakariri District Council (District Council) in respect of matters raised through Hearing Stream 10 on the Whaitua motuhaka Special Purpose Zone – Pegasus Resort Chapter.
- 4 I am authorised to provide this evidence on behalf of the District Council.

QUALIFICATIONS, EXPERIENCE AND CODE OF CONDUCT

- 5 Appendix D of my section 42A report sets out my qualifications and experience.
- 6 I confirm that I am continuing to abide by the Code of Conduct for Expert Witnesses set out in the Environment Court's Practice Note 2023.

SCOPE OF REPLY

- 7 This reply follows Hearing Stream 10 held on 19 February 2024. Minute 20 of the Hearing Procedures allows for s42A report authors to submit a written reply by 4pm Friday 8th March 2024.
- 8 The main topics addressed in this reply include:
 - Answers to the request posed by the Panel in Minute 20 which was as follows:

Please respond to the evidence and submissions from Sports and Education;
 - Matters remaining in contention; and

- Changes to recommendations in the s42A report.

9 **Appendix 1** has a list of materials provided by submitters including statements of evidence, legal submissions, and tabled letters. This information is all available on the Council website.

10 **Appendix 2** has recommended amendments to PDP provisions, with updated recommendations differentiated from those made in Appendix A of the s42A report.

11 **Appendix 3** has an updated table of recommended responses to submissions and further submissions, with updated recommendations differentiated from those made in Appendix B of the s42A report.

12 A preliminary set of responses was provided to questions from the panel at its hearing on 19 February 2024. This Reply Report is in response to the question from the Hearings Panel in Minute 20 and some other matters remaining in contention.

Definitions Nesting Tables

13 I note that there was an error in Paragraph 75 of the s42A report which was meant to read that 'education facility' is not defined.

14 I agree with S&E Corp that the Definitions Nesting Tables could be drafted in a way that indicates that the bespoke SPZ(PR) definitions only apply within the SPZ(PR) zone. However, I prefer the plan being clear in its interpretation, rather than having to refer to the Definition Nesting Tables as this could be missed by plan users. In my view, as TRAN-APP6 acts as a guide to interpret TRAN-R20 and is not intended to be an exhaustive list, there is no issue with interpretation. To assist the panel, I reiterate that the reporting officer for the Transport Chapter Mr MacLennan has recommended deletion of TRAN-APP6.

15 I note that 'golf education facility' also includes ancillary activity such as golf related retail activity and does not have to be associated with a childcare service, school or tertiary education service. Therefore, in my view, it does not nest well into 'educational facility'.

- 16 The Definition Nesting Tables set-out the relationship between listed defined terms, and how to interpret the activity rules where a more generic, rather than specific term is used. It simplifies the activity rules because the general activity can be used without needing to reference the specific activity.
- 17 Under the National Planning Standards (section 14), local authorities must consider whether to include instructions on how definitions relate to one another (e.g. nesting tables or Venn diagrams). Therefore, my understanding is that they act as instructions to interpreting the definitions and do not have any legal status on their own. The purpose of them is to provide clarity for plan interpretation where there may be uncertainty.
- 18 In my view, including these terms in the Definition Nesting Tables, as requested by S&E Corp would be a too broad brush approach, would not be effective, and potentially create issues outside of the SPZ-PR area.

Definition of ‘commercial golf resort activity’

- 19 I consider ancillary workshop is encapsulated by the definition of ‘commercial golf resort activity’ where it supports the tourism/resort activities in the zone and involves a gift/souvenir shop. However, in my view ancillary workshops could still be broadly interpreted to include activities such as a golf ball factory or wine bottling facility that may support but not be integral to the gift/souvenir shop.
- 20 Based on the clarification Ms Pearson provided, I consider alternative wording, such as the addition of the word “artisan”¹ before workshop relieves my concerns. The submitter supports the addition of artisan and Ms Pearson considers the GFA limit would prevent an activity such as a wine bottling facility from establishing in the zone anyway.
- 21 The submitter was asked at the hearing whether there may be ancillary artisan workshops that may cause problems. Ms Dewar stated that artisan workshop can still include machinery used such as an engraver

¹ Artisan – a skilled worker who makes things by hand. Oxford Paperback Dictionary and Thesaurus, 2009.

for artwork and does not think the word artisan is necessary. In her view, there are other constraints in terms of size and can only be workshops that are ancillary to a gift or souvenir shop.

22 I agree there are limitations to ensure the activity would not become a large-scale commercial or industrial scale activity, including that commercial golf resort activity is a restricted discretionary activity. However, in my view, the word “artisan” provides more certainty and specificity to the type of activity envisaged to ensure it does not evolve into a commercial activity that extends beyond the tourism purpose of the zone. This ensures new commercial activities are primarily directed to the Key Activity Centres and neighbourhood centres to give effect to RPS Objective 6.2.6, and to not give rise to significant adverse distributional or urban form effects (RPS Policy 6.3.6(4)).

23 I recommend the definition of 'commercial golf resort activity' be amended as follows:

"...

24 (e) gift/souvenir shop [and any ancillary artisan workshops](#)".

Policy SPZ(PR)-P3

25 The S&E Corp seek SPZ(PR)-P3 include consideration of future buildings on the site.

26 Ms Pearson's, on behalf of S&E Corp, considers the policy as recommended in my s42A report:

“could be interpreted as any future buildings needing to be totally subservient within the landscape to these natural elements, which takes the focus away from the intention of the zone as being enabling of a tourism resort that includes a number of buildings.”²

27 Ms Pearson said at the hearing that the policy was drafted to reflect a landscape that has existing built elements and is going to change over

² Statement of Evidence of Melissa Pearson for S&E CORP (Submitter 416), 31 January 2024, paragraph 33.

time with the end-goal being a landscape that includes buildings for tourism purposes.

28 In her view, linking back to the design guidelines within SPZ(PR)-P3 achieves that and *“would ‘close the loop’ on this policy by directing plan users to the document that has already considered the master-planning, landscape design and massing of buildings that would provide for the landscape character of both the golf course and the mountain backdrop”*.³

29 Ms Pearson considers including a reference to the design guidelines reduces the potential to be interpreted in an overly conservative manner with respect to the scale and form of buildings anticipated. In my view, the scale and form of buildings is important to retain the parkland character and ensure the resort does not become dominated by built-form.

30 Ms Dewar, on behalf of S&E Corp, stated at the hearing that the policy needs to be flexible as there are a wide-range of activities anticipated in the zone, and to recognise the existing character as “provided for by permitted activities”. However, I note that the policy should inform the rule framework and not the other way around.


31 The design guidelines are referenced in other policies including SPZ(PR)-P1 and SPZ(PR)-P5. SPZ(PR)-P5 encourages high quality urban design requiring all development to be in accordance with the Pegasus design guidelines.

32 In my view, if SPZ(PR)-P3 is read on its own, the recommended wording in my s42A report is not overly conservative as the landscape character values of the golf course and background mountain range are only to be “provided for”. In my view, landscape character values of the golf course and mountain range can still be provided for while establishing new buildings for tourism purposes for example through “massing of

³ Statement of Evidence of Melissa Pearson for S&E CORP (Submitter 416), 31 January 2024, paragraph 35.

buildings” as stated in the policy. In my view, referring to an external document that can be amended would not maintain amenity values.

Date: 07/03/2024



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Appendix 1 – List of materials provided by submitters

1. Letter to be tabled at Hearing 10 on behalf of Canterbury Regional Council – submission #316
2. Statement of Evidence of Melissa Pearson for S&E CORP – submission #416
3. Legal Submissions on behalf of Sports and Education Corporation Ltd – submission #416

Appendix 2 – Recommended amendments to PDP provisions

In order to distinguish between the recommendations made in the s42A report and the recommendations that arise from this report:

- s42A recommendations are shown in red text (with underline and ~~strike out~~ as appropriate); and
- Recommendations from this report in response to evidence are shown in blue text (with underline and ~~strike-out~~ as appropriate).

Special Purpose Zone - Pegasus Resort

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. The zone provides for hotel and visitor accommodation, existing large residential lots, a spa and hot pool complex, golf education and golf⁴ country club facilities and a limited mix of commercial and associated ancillary activities, that support tourism activities associated with the Pegasus Resort.

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 7: Residential.

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).

⁴ Consequential amendment

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 7 – 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 7 also include two additional residential sites that were created as balance lots and are now being developed for residential activity.

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 The establishment of regionally significant tourist destination based around an 18-hole international championship golf course, with existing large residential sites, incorporating hotel and visitor accommodation, spa/wellness and hot pool complex, golf education facility, golf country club⁵ and limited small-scale commercial activity and ancillary activity.</p>
SPZ(PR)-O2	<p>Design components The development of spa/wellness and hot pool complex a tourism resort⁶ centred on a spa village within a framework of open space and recreation facilities, that reflect the local open space, recreational, landscape and visual amenity values and achieve urban design excellence consistent with the Pegasus design guidelines.</p>
Policies	
SPZ(PR)-P1	<p>Outline development plan 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, golf country club,⁷ 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

⁵ S&E Corp [416.2]

⁶ S&E Corp [416.3]

⁷ S&E Corp [416.4]

	<p>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.</p>
<p>SPZ(PR)-P2</p>	<p>Infrastructure services 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>
<p>SPZ(PR)-P3</p>	<p>Landscape and character Provide for the landscape character values of the golf course, country club facilities⁸ and the background mountain range, particularly as viewed from public places, through master-planning, landscape design and massing of buildings.</p>
<p>SPZ(PR)-P4</p>	<p>Provision of commercial activities Ensure that the amenity values for visitors to the resort and the residents living in Activity Area 7 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; 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 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;

⁸ S&e Corp [416.5]

	<p>4. encouraging development to be consistent with the existing distinctive architectural style of the golf resort buildings to ensure the character is retained;</p> <p>5. efficient design of vehicle access ways and car parking, which is adequately screened from Pegasus Boulevard with appropriately designed landscaping; and</p> <p>6. provision of secure, visible and convenient cycle parking.</p>
SPZ(PR)-P6	<p>Open areas 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 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 Provide for the relocation of two golf holes within the village fringe.</p>
SPZ(PR)-P9	<p>Residential development Provide for residential development located within Residential activity area, 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 Where:</p> <ol style="list-style-type: none"> 1. 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 Where:</p> <ol style="list-style-type: none"> 1. the activity occurs within Activity Area 7 excluding Lot 212 DP 403716 and Lot 230 DP 417391). 	<p>Activity status when compliance is not achieved: DIS</p>
<p>Activity Status: CON Where:</p> <ol style="list-style-type: none"> 2. the activity occurs within Lot 212 DP 403716 and Lot 230 DP 417391; and 3. 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 Where:</p> <ol style="list-style-type: none"> 4. the activity occurs within Activity Areas 1 to 6. 	<p>Activity status when compliance is not achieved: N/A</p>
<p>SPZ(PR)-R3 Residential unit</p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity occurs within Activity Area 7 including Lot 212 DP 403716 and Lot 230 DP 417391). 	<p>Activity status when compliance is not achieved: NC</p>
<p>SPZ(PR)-R4 Minor residential unit</p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity occurs within Activity Area 7 including Lot 212 DP 403716 and Lot 230 DP 417391); 2. the maximum GFA of the minor residential unit shall be 80m² (excluding any area required for a single car vehicle garage or carport); 3. there shall be only one minor residential unit per site; and 4. parking and access shall be from the same vehicle crossing 	<p>Activity status when compliance is not achieved: NC</p>

as the principal residential unit on the site.	
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"> 1. the activity occurs within Activity Areas 3, 5 and 6; 2. the outdoor lighting of the major sports facility must not operate within the hours of 10:00pm to 7:00am; 3. any tennis court surfaces are either dark green or grey in colour; 4. any tennis court fencing is chain mesh or similar, and grey or black in colour; 5. the GFA of any single building is less than 2,000m²; and 6. 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"> 1. the activity occurs within Activity Areas 3, 5 and 6. 	Activity status when compliance is not achieved: NC
SPZ(PR)-R8 Helipad	
Activity status: PER Where:	Activity status when compliance is not achieved: NC

<ol style="list-style-type: none"> 1. the helipad is relocated within 10m of the location shown on SPZ(PR)-APP1; and 2. the helipad is not constructed over existing underground infrastructure. 	
<p>Advisory Note</p> <ul style="list-style-type: none"> • The location and design of any helipad must comply with Civil Aviation Rules, the Civil Aviation Act 1990 and other relevant legislation. 	
<p>SPZ(PR)-R9 New stormwater or recreation water bodies</p>	
<p>Activity status: CON</p> <p>Where:</p> <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; and 3. the stormwater pond is lined with a liner of sufficient impermeability so that seepage from the pond does not increase the likelihood of liquefaction. <p>Matters of control and discretion are restricted to:</p> <p style="padding-left: 40px;">SPZ-PR-MCD1 - Stormwater or recreational water bodies</p> <p>Notification</p> <p>An application for a controlled activity under this rule is precluded from being publicly or limited notified.</p>	<p>Activity status when compliance is not achieved: NC</p>
<p>SPZ(PR)-R10 Visitor accommodation <i>This rule does not apply to any hotel provided for under SPZ(PR)-R11.</i></p>	
<p>Activity status: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> 1. the activity occurs within Activity Area 2; 2. the maximum number of visitor accommodation units within Activity Areas 2 shall be 320; and 	<p>Activity status when compliance is not achieved: NC</p>

<p>3. design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2.</p> <p>Matters of control and discretion are restricted to:</p> <p>SPZ-PR-MCD2 - Design considerations</p> <p>SPZ-PR-MCD3 - Transportation</p> <p>SPZ-PR-MCD4 - Amenity values</p> <p>SPZ-PR-MCD7 - Visitor accommodation</p> <p>SPZ-PR-MCD8 - Flooding hazard</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>	
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SPZ(PR)-R11 Hotel

<p>Activity status: RDIS Where:</p> <ol style="list-style-type: none"> 1. the activity occurs within Activity Areas 1 and 4; 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. <p>Matters of control and discretion are restricted to:</p> <p>SPZ-PR-MCD2 - Design considerations</p> <p>SPZ-PR-MCD3 - Transportation</p> <p>SPZ-PR-MCD4 - Amenity values</p> <p>SPZ-PR-MCD8 - Flooding hazard</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>	<p>Activity status when compliance is not achieved: NC</p>
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SPZ(PR)-R12 Spa/wellness and hot pool complex

<p>Activity status: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> 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. <p>Matters of control and discretion are restricted to:</p> <ul style="list-style-type: none"> SPZ-PR-MCD2 - Design considerations SPZ-PR-MCD3 - Transportation SPZ-PR-MCD4 - Amenity values SPZ-PR-MCD8 - Flooding hazard <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>	<p>Activity status when compliance is not achieved: NC</p>
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SPZ(PR)-R13 Commercial golf resort activity

<p>Activity status: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> 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. <p>Matters of control and discretion are restricted to:</p> <ul style="list-style-type: none"> SPZ-PR-MCD2 - Design considerations 	<p>Activity status when compliance is not achieved: NC</p>
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<p>SPZ-PR-MCD3 - Transportation SPZ-PR-MCD4 - Amenity values SPZ-PR-MCD8 - Flooding hazard</p>	
<p>SPZ(PR)-R14 Golf country club</p>	
<p>Activity status: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> 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. <p>Matters of control and discretion are restricted to: SPZ-PR-MCD5 - Golf facility considerations</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>	<p>Activity status when compliance is not achieved: NC</p>
<p>SPZ(PR)-R15 Golf education facility</p>	
<p>Activity status: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> 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. <p>Matters of control and discretion are restricted to: SPZ-PR-MCD5 - Golf facility considerations</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule</p>	<p>Activity status when compliance is not achieved: NC</p>

is precluded from being publicly or limited notified.	
SPZ(PR)-R16 Primary production	
<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>	
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	
<ol style="list-style-type: none"> 1. The minimum NFA (excluding garages, balconies, and any communal lobbies stairwells and plant rooms) per visitor accommodation unit shall be: <ol style="list-style-type: none"> 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. 	<p>Activity status when compliance is not achieved: RDIS Matters of control and discretion are restricted to: SPZ-PR-MCD7 - Visitor accommodation units</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
SPZ(PR)-BFS2 Visitor accommodation waste management	
<ol style="list-style-type: none"> 1. All visitor accommodation shall provide: <ol style="list-style-type: none"> a. a waste management area for the storage of 	<p>Activity status when compliance is not achieved: RDIS Matters of control and discretion are restricted to:</p>

<p>rubbish and recycling of 5m² with a minimum dimension of 1.5m; and</p> <p>b. waste management areas shall be screened or located behind buildings when viewed from any road or public open space.</p>	<p>SPZ-PR-MCD7 - Visitor accommodation units</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
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SPZ(PR)-BFS3 Building height

<p>1. The maximum height of buildings above ground level shall be:</p> <ul style="list-style-type: none"> 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 7 - 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). <p>2. The minimum height of buildings shall be:</p> <ul style="list-style-type: none"> a. Activity Area 2 - 6m at 1 storey. 	<p>Activity status when compliance is not achieved: NC</p>
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<p>Calculation method for SPZ(PR)-BFS5</p> <p>1. For the purpose of calculating the height, the following shall be excluded:</p> <ul 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.
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SPZ(PR)-BFS4 Building coverage

<p>1. The building coverage shall not exceed the maximum percentage of net site area:</p> <ul 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%; and g. Activity Area 7 - 20% 	<p>Activity status when compliance is not achieved: RDIS Matters of control and discretion are restricted to:</p> <ul style="list-style-type: none"> SPZ-PR-MCD2 - Design considerations SPZ-PR-MCD4 - Amenity values
<p>SPZ(PR)-BFS5 Living roof</p>	
<p>1. In Activity Areas 1 and 4, buildings with a footprint over 2,000m² shall include a living roof.</p>	<p>Activity status when compliance is not achieved: RDIS Matters of control and discretion are restricted to:</p> <ul style="list-style-type: none"> SPZ-PR-MCD2 - Design considerations SPZ-PR-MCD4 - Amenity values
<p>SPZ(PR)-BFS6 Building and structure setbacks</p>	
<p>1. Setbacks to be provided as per SPZ(PR)-APP1 as follows:</p> <ul style="list-style-type: none"> a. Pegasus Boulevard (Activity Areas 1 and 4) - 20m; b. Pegasus Boulevard (Activity Area 3) - 5m; <p>2. Setbacks to be provided in Activity Area 7 (excluding Lot 212 DP 403716 and Lot 230 DP 417391) as follows:</p> <ul style="list-style-type: none"> a. Any building or structure shall be no less than 10m from any internal boundary or road boundary; and <p>3. Setbacks to be provided in Activity Area 7 on Lot 230 DP 417391 as follows:</p> <ul style="list-style-type: none"> a. Any building or structure shall be no less than 3m from the road boundary with Taerutu Lane; 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 Matters of control and discretion are restricted to:</p> <ul style="list-style-type: none"> SPZ-PR-MCD2 - Design considerations SPZ-PR-MCD4 - Amenity values SPZ-PR-MCD6 - Boundary setback <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>

<p>4. Setbacks to be provided on Lot 212 DP 403716 as follows:</p> <ol style="list-style-type: none"> 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. 	
<p>Exemption</p> <ul style="list-style-type: none"> • The setback provisions do not apply to the temporary storage of non-motorised caravans. 	
<p>SPZ(PR)-BFS7 Landscaping</p>	
<p>1. The minimum amount of landscaped area in each activity area shall be:</p> <ol style="list-style-type: none"> a. Activity Area 1 - 40%; b. Activity Area 2 - 30%; c. Activity Area 3 - 30%; d. Activity Area 4 - 40%; e. Activity Area 5 - 90%; and f. Activity Area 6 - 90%. 	<p>Activity status when compliance is not achieved: NC</p>
<p>SPZ(PR)-BFS8 Outdoor storage</p>	
<p>1. All goods, materials or equipment shall be stored inside a building, except for vehicles associated with the activity parked on the site overnight.</p>	<p>Activity status when compliance is not achieved: NC</p>
<p>SPZ(PR)-BFS9 Commercial waste management</p>	
<p>1. All commercial activities shall provide:</p> <ol 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; and b. waste management areas shall be screened or located behind buildings 	<p>Activity status when compliance is not achieved: DIS</p>

<p>when viewed from any road or public space.</p>	
<p>SPZ(PR)-BFS10 Building and structures colours and reflectivity</p>	
<p>1. Any buildings and structures within the Activity Areas 1 to 6 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 earthy 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%. 	<p>Activity status when compliance is not achieved: DIS</p>
<p>SPZ(PR)-BFS11 Residential buildings on Lot 212 DP 403716 and Lot 230 DP 417391</p>	
<p>1. All buildings must be constructed on-site from new or high quality recycled materials;</p> <p>2. Exterior cladding for all buildings (except for the cladding of soffits or gable ends) shall be of the following materials:</p> <ul style="list-style-type: none"> 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 	<p>Activity status when compliance is not achieved: DIS</p>

- 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

<p>designed for residential activity and any accessory building;</p> <p>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</p> <p>11. Only post and rail fences may be erected on side boundaries. No fencing is permitted on road frontage or any internal boundary.</p>	
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SPZ(PR)-BFS12 Site layout Pegasus Resort ODP

<p>1. Development shall be in accordance with SPZ(PR)-APP1.</p> <p>2. For the purpose of this built form standard the following amendments do not constitute a breach of SPZ(PR)-APP1:</p> <ul style="list-style-type: none"> 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, resitting and the provision of additional 	<p>Activity status when compliance not achieved: DIS</p>
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proposed stormwater ponds.	
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Matters of Control or Discretion

SPZ- PR- MCD1	<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.
SPZ- PR- MCD2	<p>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.
SPZ- PR- MCD3	<p>Transportation</p> <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.

<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

	<p>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.</p> <p>2. In relation to storage space, where:</p> <p>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</p> <p>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.</p> <p>3. In relation to outdoor living space, where:</p> <p>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>
<p>SPZ- PR- MCD8</p>	<p>Flooding hazard</p> <p>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:</p> <p>a. the location and type of infrastructure; and</p> <p>b. any restriction on floor levels as a result of flood hazard risk.</p> <p>2. The extent to which overland flow paths are maintained.</p> <p>3. Any effects from fill on stormwater management on the site and adjoining properties and the appropriateness of the fill material.</p> <p>4. Increased ponding or loss of overland flow paths.</p>

Appendices

SPZ(PR)-APP1 - ODP



SPZ(PR)-APP2 - Pegasus Design Guidelines

Pegasus Design Guidelines

Definitions

Amend the definition of 'commercial golf resort activity':

"...

(e) gift/souvenir shop and any ancillary artisan workshops".⁹

⁹ S&E Corp [416.15]

Appendix 3 – Recommended responses to submissions and further submissions

In order to distinguish between the recommended responses in the s42A report and the recommended responses that arise from this report:

- Recommendations from this report in response to evidence are shown in blue text (with underline and ~~strike-out~~ as appropriate).

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of s42A Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
General provisions							
284.1	CIL	General	Amend all controlled and restricted discretionary activity rules: " <u>Applications shall not be limited or publicly notified, on the basis of effects associated specifically with this rule and the associated matters of control or discretion.</u> "	3.2	Reject	See the relevant section of the s42a report.	No
326.116	RIDL	General	Amend the Proposed District Plan to delete the use of absolutes such as 'avoid', 'maximise' and 'minimise'.	3.2	Reject	See the relevant section of the s42A report.	No
FS78	Forest and Bird		<i>Oppose - there may be instances where it is appropriate to notify consents</i>	3.2	Accept	<i>See the relevant section of the s42A report.</i>	<i>No</i>
FS84	Ohoka Residents Association		<i>Oppose – “Refer to ORA submission on RCP031 for further detail. It is inconsistent with the policy direction set out in the National Policy Statement for Highly Productive Land. It is also inconsistent with the objectives of the National Policy Statement on Urban”</i>	3.2	Accept	<i>See the relevant section of the s42A report.</i>	<i>No</i>

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of s42A Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			<p><i>“ORA oppose any and every amendment requested to the Proposed District Plan that supports RIDL's hugely unpopular, unwanted and inappropriate satellite town to be developed in Ohoka . We want the Council to disregard all submissions from RIDL, The Carter Group Limited and Chapmann Tripp that are designed to facilitate RCP031”</i></p> <p><i>Disallow the submission</i></p>				
FS119	Andrea Marsden		<p><i>Oppose – RIDL suggest limited the use of absolutes i.e. maximum, within the Waimakariri District Plan. The these attributes exist is surely to ensure compliance with the District Plan so should be included as they stand to prevent private developers doing exactly as they please”</i></p> <p><i>Limiting the use of absolutes as suggested by RIDL opens the system up to potential abuse. As RIDL are proposing a Plan Change 31 which directly affects my property, this change to wording must not be allowed.</i></p> <p><i>Disallow</i></p>	3.2	Accept	See the relevant section of the s42A report.	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of s42A Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS120	Christopher Marsden		<p><i>Oppose – RIDL are seeking to limit the use of absolutes, i.e. 'maximum', 'avoid' in the Waimakariri District Plan – this plan covers Ohoka where I live. However these absolutes exist to ensure compliance with the District Plan so should be included as they stand.</i></p> <p><i>Disallow</i></p>	3.2	Accept	See the relevant section of the s42A report.	No
326.2	RIDL	General	<p>Amend so that all controlled and restricted discretionary activity rules include the following wording, or words to like effect:</p> <p><u>"Applications shall not be limited or publicly notified, on the basis of effects associated specifically with this rule and the associated matters of control or discretion."</u></p>	3.2	Reject	See the relevant section of the s42A report.	No
FS78	Forest and Bird		<p><i>Oppose - there may be instances where it is appropriate to notify consents</i></p>	3.2	Accept	See the relevant section of the s42A report.	No
FS119	Andrea Marsden		<p><i>Oppose – RIDL are proposing that the wording be altered to include unlimited applications which do not need to be publicly notified. However all applications should be notified and open for consultation to give local communities a voice.</i></p> <p><i>The District Plan covers Ohoka. RIDL have proposed a Plan</i></p>	3.2	Accept	See the relevant section of the s42A report.	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of s42A Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			<p><i>Change 31 for this area and adopting unlimited applications and non-notifications will open the system up to exploitation so the change of wording must be declined.</i></p> <p><i>Disallow</i></p>				
FS120	Christopher Marsden		<p><i>Oppose – RIDL are proposing that the wording be altered to include unlimited applications which do not need to be publicly notified. However all applications should be notified and open for consultation to give local communities a voice.</i></p> <p><i>The District Plan covers the area where we live, Ohoka. RIDL have proposed a Plan Change 31 for this area and adopting unlimited applications and non-notifications will open the system up to exploitation.</i></p> <p><i>Disallow</i></p>	3.2	Accept	<i>See the relevant section of the s42A report.</i>	No
326.3	RIDL	General	Amend controlled and restricted discretionary activity rules to provide direction regarding non-notification.	3.2	Reject	See the relevant section of the s42A report.	No
FS78	Forest and Bird		<i>Oppose - There may be instances where it is appropriate to notify consents</i>	3.2	Accept	<i>See the relevant section of the s42A report.</i>	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of s42A Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
155.15	Woodend-Sefton Community Board	General	Planning for active transport modes as part of any development.	N/A	N/A	<p>The submitter is seeking Council advocate to Waka Kotahi for an underpass to be installed at the Pegasus/Ravenswood roundabout, which is not a District Plan Review matter.</p> <p>However, provision for active transport may be a consideration for the rezoning of 1250 Main North Road, which will be considered as part of the rezoning requests hearing.</p>	N/A
Pegasus Resort - General							
155.13	Woodend-Sefton Community Board	General	Protect existing residential lots and housing in the Special Purpose Zone-Pegasus Resort.		N/A	<p>The submitter has not stated how they wish the existing lots to be protected.</p> <p>I note that the ODP gives certainty as to the location of residential areas.</p>	No
<i>FS100</i>	<i>S&E Corp</i>		<i>Support - The SPZ(PR) will not impact upon the existing residential lots and housing in the SPZ(PR). S&E Corp seeks that the SPZ(PR) provisions which relate to Activity Area 7 are retained as notified.</i>		<i>N/A</i>	<i>Agree with submitter.</i>	<i>No</i>

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of s42A Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS101	DEXIN		<p><i>Support - DEXIN seeks that the SPZ-PR provisions which relate to Activity Area 7 are retained as notified, with the exception of the minor change to the name of the Activity Area to 'Activity Area 7A – Low Density Residential'.</i></p> <p><i>The proposed SPZ-PR and expansion of the zone to cover the 1250 Main North Road site will not impact upon the existing residential lots and housing in the SPZ-PR.</i></p>		N/A	<i>The name change will depend on outcome of rezoning request.</i>	No
416.1	S&E Corp	General	Retain the SPZ(PR) and associated Pegasus Resort Outline Development Plan and Pegasus Design Guidelines, subject to the relief sought in the subsequent submission points on SPZ(PR)-O1, SPZ(PR)-O2, SPZ(PR)-P1, SPZ(PR)-P3, SPZ(PR) R10, and SPZ(PR)-R10.		N/A	See the relevant section of the s42A report.	N/A
FS101	DEXIN		<p><i>Support - DEXIN seeks that Council approve the submission of Sports and Education Corporation in full, together with the additional changes to the SPZ-PR, ODP and PGD to enable the expansion of the SPZ-PR over DEXIN's site at 1250 Main North Road.</i></p>		N/A	<i>See the relevant section of the s42A report.</i>	N/A
Definitions nesting tables							
416.14	S&E Corp	Definitions Nesting Tables	Amend definitions nesting tables so that the Commercial Golf Resort Activity and Spa/Wellness and Hotpool Complex are	3.3.1	Reject	See the relevant section of the s42A report.	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of s42A Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			nested as Commercial Activities, the Golf Education Facility is nested as an Education Facility, and the Golf Country Club is nested as a Major Sports Facility.				
FS101	DEXIN		Support - DEXIN seeks that Council approve the submission of Sports and Education Corporation in full, together with the additional changes to the SPZ-PR, ODP and PGD to enable the expansion of the SPZ-PR over DEXIN's site at 1250 Main North Road.	3.3.1	Reject	See the relevant section of the s42A report.	N/A
Definitions							
416.15	S&E Corp	Definition of commercial golf resort	Amend the definition of 'commercial golf resort activity': " ... (e) gift/souvenir shop <u>and any ancillary workshop</u> ".	3.3.2, and paras 20-25 of Reply Report	Reject Accept in part	See the relevant section of the s42A report.	No Yes
FS101	DEXIN		Support - DEXIN seeks that Council approve the submission of Sports and Education Corporation in full, together with the additional changes to the SPZ-PR, ODP and PGD to enable the expansion of the SPZ-PR over DEXIN's site at 1250 Main North Road.	3.3.2, and paras 20-25 of Reply Report	Reject Accept in part	See the relevant section of the s42A report.	N/A

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of s42A Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
Pegasus Resort - Objectives							
416.2	S&E Corp	SPZ(PR)-O1	<p>Amend SPZ(PR)-O1:</p> <p>"The establishment of regionally significant tourist destination based around an 18-hole international championship golf course, with existing large residential sites, incorporating hotel and visitor accommodation, spa/wellness and hot pool complex, golf education facility, <u>country club</u> and limited small-scale commercial activity and ancillary activity."</p>	3.4.1	Accept in part	See the relevant section of the s42A report.	Yes
<i>FS101</i>	<i>DEXIN</i>		<p><i>Support - DEXIN seeks that Council approve the submission of Sports and Education Corporation in full, together with the additional changes to the SPZ-PR, ODP and PGD to enable the expansion of the SPZ-PR over DEXIN's site at 1250 Main North Road.</i></p>	3.6.1	Accept in part	<i>See the relevant section of the s42A report.</i>	<i>N/A</i>
416.3	S&E Corp	SPZ(PR)-O2	<p>Amend SPZ(PR)-O2:</p> <p>"The development of spa/wellness and hot pool complex <u>tourism facilities</u> centred on a spa village within a framework of open space and recreation facilities, that reflect the local open space, recreational, landscape and visual amenity values and achieve</p>	3.4.5	Accept in part	See the relevant section of the s42A report.	Yes

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of s42A Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			urban design excellence consistent with the Pegasus design guidelines".				
FS101	DEXIN		<i>Support - DEXIN seeks that Council approve the submission of Sports and Education Corporation in full, together with the additional changes to the SPZ-PR, ODP and PGD to enable the expansion of the SPZ-PR over DEXIN's site at 1250 Main North Road.</i>	3.4.5	<i>Accept in part</i>	<i>See the relevant section of the s42A report.</i>	<i>N/A</i>
Pegasus Resort - Policies							
416.4	S&E Corp	SPZ(PR)-P1	Amend SPZ(PR)-P1: "Use and development of land shall: ... 2. ensure that development: 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>country club</u> , small-scale commercial activities and ancillary activities"	3.4.1	Accept in part	See the relevant section of the s42A report.	Yes

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of s42A Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS101	DEXIN		<i>Support - DEXIN seeks that Council approve the submission of Sports and Education Corporation in full, together with the additional changes to the SPZ-PR, ODP and PGD to enable the expansion of the SPZ-PR over DEXIN's site at 1250 Main North Road.</i>	3.4.1	Accept in part	<i>See the relevant section of the s42A report.</i>	N/A
316.186	ECan	SPZ(PR)-P2	Consider whether to include a hierarchy of preference in terms of when effects from infrastructure on water quality are avoided, or remedied, or mitigated.	3.6.1	Reject	See the relevant section of the s42A report.	No
FS100	S&E Corp		<i>Neutral - While S&E Corp are not opposed in principle to changes to this policy, S&E Corp seeks scope to be involved in any future discussions on potential wording changes to this policy. S&E Corp considers changes to the policy should be consistent with other plan provisions that aim to manage the water quality of receiving waterbodies in other zones, and not introduce a hierarchy of preference which creates more onerous or strict requirements for the SPZ(PR) zone compared to what is imposed in other parts of the proposed WDP relating to water quality.</i>	3.6.1	N/A	<i>See the relevant section of the s42A report.</i>	N/A
FS101	DEXIN		<i>Neutral - While DEXIN are not opposed in principle to changes to this policy, DEXIN seeks scope to be involved in any future discussions on potential wording changes to this policy.</i>	3.6.1	N/A	<i>See the relevant section of the s42A report.</i>	N/A

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of s42A Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			<i>DEXIN considers changes to the policy should be consistent with other plan provisions that aim to manage the water quality of receiving waterbodies in other zones, and not introduce a hierarchy of preference which creates more onerous or strict requirements for the SPZ-PR zone compared to what is imposed in other parts of the PDP relating to water quality.</i>				
416.5	S&E Corp	SPZ(PR)-P3	Amend SPZ(PR)-P3: "Provide for the landscape character values of the golf course, country club facilities Pegasus Resort landscape and the background mountain range, particularly as viewed from public places, through master-planning, landscape design and massing of buildings."	3.6.1	Accept in part	See the relevant section of the s42A report.	Yes
FS101	DEXIN		<i>Support - DEXIN seeks that Council approve the submission of Sports and Education Corporation in full, together with the additional changes to the SPZ-PR, ODP and PGD to enable the expansion of the SPZ-PR over DEXIN's site at 1250 Main North Road.</i>	3.7.1	Accept in part	<i>See the relevant section of the s42A report.</i>	N/A
Pegasus Resort – Activity Rules							
416.6	S&E Corp	SPZ(PR)-R10	Merge SPZ(PR) R10 and R11 together:	3.7.1	Reject	See the relevant section of the s42A report.	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of s42A Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			<p><u>"Visitor accommodation and hotels</u></p> <p><u>Activity status: RDIS</u></p> <p><u>Where:</u></p> <p><u>1. the activities occur within Activity Areas 1, 2 or 4 and</u></p> <p><u>2. design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2."</u></p>				
FS101	DEXIN		<p><i>Support - DEXIN seeks that Council approve the submission of Sports and Education Corporation in full, together with the additional changes to the SPZ-PR, ODP and PGD to enable the expansion of the SPZ-PR over DEXIN's site at 1250 Main North Road.</i></p>	3.7.1	Reject	See the relevant section of the s42A report.	No
416.7	S&E Corp	SPZ(PR)-R11	<p>Merge SPZ(PR)-R10 and R11 together.</p> <p><u>"Visitor accommodation and hotels</u></p> <p><u>Activity status: RDIS</u></p> <p><u>Where:</u></p> <p><u>1. the activities occur within Activity Areas 1, 2 or 4 and</u></p>	3.7.1	Reject	See the relevant section of the s42A report.	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of s42A Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			2. design of development shall be in accordance with the <u>Pegasus design guidelines SPZ(PR)-APP2.</u> "				
FS101	DEXIN		Support - DEXIN seeks that Council approve the submission of Sports and Education Corporation in full, together with the additional changes to the SPZ-PR, ODP and PGD to enable the expansion of the SPZ-PR over DEXIN's site at 1250 Main North Road.	3.7.1	Reject	See the relevant section of the s42A report.	No
Pegasus Resort – Built Form Standards							
416.10	S&E Corp	SPZ(PR)-BFS12	BFS12: " ... (c) resizing, resitting and the provision of additional proposed stormwater ponds. 3. <u>In the event of a conflict between SPZ(PR)-APP1 and a rule in the TRAN - Ranga waka - Transport chapter, the SPZ(PR)-APP1 prevails, and resource consent is not required under any conflicting Transport chapter rule.</u> "	3.8.1	Reject	See the relevant section of the s42A report.	No
FS101	DEXIN		Support - DEXIN seeks that Council approve the submission of Sports and Education Corporation in full, together with the additional changes to the SPZ-PR, ODP and PGD to enable the	3.8.1	Reject	See the relevant section of the s42A report.	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of s42A Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			<i>expansion of the SPZ-PR over DEXIN's site at 1250 Main North Road.</i>				
Pegasus Resort - Appendices							
416.11	S&E Corp	SPZ(PR)-APP1	The landscaped setback overlay be re-inserted onto the SPZ(PR)-APP1 so that it aligns with the version of the Pegasus Resort ODP referred to in the Pegasus Design Guidelines.	N/A	Accept	The correct ODP has already been inserted under clause 16A and has been confirmed as correct by the submitter.	No
<i>FS101</i>	<i>DEXIN</i>		<i>Support - DEXIN seeks that Council approve the submission of Sports and Education Corporation in full, together with the additional changes to the SPZ-PR, ODP and PGD to enable the expansion of the SPZ-PR over DEXIN's site at 1250 Main North Road.</i>	<i>N/A</i>	<i>N/A</i>		<i>N/A</i>

