

Section 32 Report

Whaitua motuhake/ Special Purpose (Pegasus Resort) Zone

prepared for the

Proposed Waimakariri District Plan

18 September 2021



WAIMAKARIRI
DISTRICT COUNCIL

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1. EXECUTIVE SUMMARY

This report provides an evaluation of the proposed Special Purpose Zone (Pegasus Resort) (zone). The zone is new and is being proposed to enable the development of a specialised tourism resort, located at the existing Pegasus Golf and Sports Club.

The District is facing several key issues in relation to economic growth and development, which the proposed zone will seek to address. Specifically, the District aims to improve employment self-sufficiency, as large numbers of residents commute to Christchurch for employment. The District is also not supported with large amounts of tourist accommodation, destinations or facilities, which further limits the ability to provide for employment self-sufficiency, and restricts economic growth in the tourism sector.

The existing Pegasus Golf Course will support a specialised tourism resort, with a consented hotel on the site and proposed provisions enabling a mix of activities, including a spa/wellness and hot pool complex, hotels, visitor accommodation, golf education, country club and a limited amount of commercial activity related to the resort.

The Operative District Plan does not enable the proposed development and a 'Special Purpose Zone' is proposed to facilitate strategic development of this site, in line with National Planning Standards.

The proposed provisions reflect current best practice, are consistent with national and regional policy direction, and will give effect to Part 2 of the Resource Management Act 1991 (RMA).

2. OVERVIEW AND PURPOSE

2.1 Purpose of Section 32 RMA

The overarching purpose of Section 32 of the Resource Management Act 1991 (RMA) is to ensure that plans are developed using sound evidence and rigorous policy analysis, leading to more robust and enduring provisions.

Section 32 reports are intended to clearly and transparently communicate the reasoning behind plan provisions to the public. The report should provide a record of the evaluation process, including the consultation, technical work, methods, assumptions and risks that informed that process. A robust report can prove highly useful to decision makers, particularly where it clearly communicates the analysis undertaken to identify the most appropriate way to achieve the purpose of the RMA.

The District Council is required to undertake an evaluation of any proposed District Plan provisions before notifying those provisions. The Section 32 evaluation report provides the reasoning and rationale for the proposed provisions and should be read in conjunction with those provisions.

2.2 Topic Description

The purpose of the Zone is to provide for customised tourism at the existing Pegasus Golf and Sports Course, to enable further development of the resort. The resort is to be managed through a Special Purpose Zone and Outline Development Plan (ODP). The proposed development will include: hotel and visitor accommodation; a spa/wellness centre complex; golf education and country club facilities; and a limited mix of commercial and associated ancillary activities. The zone provisions and ODP will also be supported by Pegasus Resort Design Guidelines (PR Design Guidelines), which provides guidance on the urban design outcomes expected of the Resort.

The area covered by the proposed zone contains the Pegasus Golf and Sports Course, an 18 hole championship golf course, located adjacent to Pegasus Township, north of Christchurch. It includes an 18-hole golf course, a driving range, practice greens, a retail shop, a restaurant, tennis courts and a gym. The golf course and surrounding residential lots were established through resource consent in 2005. The resource consent enabled development of a community facility containing the golf course, main and arterial access roads, a village green, clubhouse, gym, restaurant, café, service buildings and 98 residential lots on the Mapleham Block and the Special Purpose Area adjacent to Pegasus Town.

Consent has also been recently granted for a three-storey hotel comprising 50 rooms, a restaurant and conference centre, and associated car parking, to be located on three vacant lots on Taerutu Lane, to the northwest of the golf club buildings (Consent Number RC195127).

The zone is divided into six distinct Activity Areas:

Activity Area 1 – Spa provides for a range of tourism activities. This complex necessitates and provides for other activities that support the spa and wellness centre complex, such as, a hotel, car parking and ancillary commercial activities. Ancillary commercial activities includes: restaurant; café; bar; small grocery store and tourist craft activities.

Activity Area 2 – Spa Village provides for a range of visitor accommodation comprising 320 accommodation units of terraced units of between 25 to 80m² in size. The intent is to provide longer stay accommodation for those using the resort as a base to travel around the Canterbury Region. It

will also provide for some commercial activities, and has design components intending to create a 'village' character feel, as set out in the Pegasus Resort Design Guidelines (design guidelines).

Activity Area 3 – Golf Square contains the existing golf club facilities. The architectural design of these existing buildings is intended to set the tone for the built form of the rest of the zone, as set out in the design guidelines. Development 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. Activities enabled by the ODP include a hotel and a golf education facility, both of which are intended 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 larger lot residential properties 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 the 98 residential lots that were created as part of the resource consent for the golf course development in 2005. These residential lots range in size from approximately 1,430m² to 2,600m², with an average size of around 2,000m², and have been designed to overlook the open space of the golf course. Activity Area 7 also contains two additional lots that were created as part of the same resource consent but are not currently being used for either residential or golf course purposes (Lot 212, DP 403716 and Lot 230, DP 417391). These lots are being included in Activity Area 7 to recognise that they may have the potential to be used for residential development in the future, provided any site specific constraints are addressed at resource consent stage and they are able to comply with the activity rules and built form standards of the zone.

The ODP is contained in Appendix A.

The key differences between these activity areas is the types of development enabled in each area (as guided by the ODP) and the extent to which 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 enable other major tourism related activities. The distinction between activity areas will also allow each of these areas to develop a distinct character guided by the design guidelines.

2.3 Significance of this Special Purpose Zone

The zone is significant because it provides for the proposed redevelopment of the Pegasus Golf Course into a major tourist centre within the District. The golf course is presently zoned Mapleham Rural 4B and Rural Pegasus, which contain provisions which allowed for the present golf course, but is not conducive to allowing any further development of the site. The Mapleham Rural 4B allowed for certain land use and residential development.

The proposed development meets the criteria for a special purpose zone. They meet the following criteria:

- a. Significant to the district or region;
- b. Impractical to be managed through another zone;
- c. Impractical to be managed through a combination of special layers.

As the proposed development is considered to be significant to the region, confined to a specific area and contains a mix of land uses that would not easily be covered by provisions for other zones.

Tourism is a key economic driver for the development which contributes to the social and economic wellbeing of the District. Tourism is seen as an area that is currently underdeveloped as a business sector in the Waimakariri district and there is an opportunity for the proposed district plan to provide areas where this sector can grow from existing assets. The Waimakariri District also has obligations under the NPS UD to provide sufficient business development capacity (as discussed further in Section 3.2.2) and developing a tourism focused special purpose zone will assist with meeting these obligations.

The operative District Plan does not have a specific zone for tourism resorts. Economic analysis has demonstrated that the estimated one-off and ongoing annual impacts of developing a tourism resort are both significant¹:

The provision of a special purpose zone for the Pegasus Resort will provide for a vibrant, high-quality visitor resort, based around the existing Pegasus golf course, and will make a significant contribution to the social and economic wellbeing of the wider community. Given the low number of tourist accommodation and tourism attractions within the district, the Pegasus Resort is anticipated to be a significant tourism asset to the District and wider Region once completed.

2.4 Current Objectives, Policies and Methods

The site is currently covered by a split zoning: Mapleham Rural 4B Zone and the Rural Pegasus Zone. The site currently falls within both the Pegasus Outline Development Plan (Map 142 of the WDP) and the Mapleham Outline Development Plan (Map 147 of the WDP). A list of objectives, policies and methods is in Appendix B.

The objectives and policies within the Rural Zone seek to maintain and enhance both rural production and the rural character of Rural Zones, avoid adverse effects from wastewater treatment and disposal systems on the quality of the water resource, and also seek to facilitate the rebuild and recovery of Greater Christchurch by directing future developments to explicitly identified areas.

Specific to the Pegasus Rural Zone, the existing provisions seek to protect the life-supporting capacity of soil, air and water resources in the zone, maintain and enhance the nature conservation and cultural values, while avoiding, remedying or mitigating adverse effects on the quality, flows and levels of ground and surface waters from the use of the Pegasus Rural Zone.

The Mapleham Rural 4B Zone was approved by the Environment Court (C9/2002) as an intensive rural development with restrictions on some land uses, a minimum lot size of one hectare, a minimum average allotment area of 1.5 hectare, and a maximum of 35 lots in the zone. Subdivision and dwelling house development on lots below these thresholds are non-complying activities.

¹ From the Executive Summary of the *Economic Assessment of Proposed Plan Change for the Pegasus Golf Resort*, Insight Economics, pg 5-6

The current use of the golf club is a permitted activity under both zones, however the development of a tourism resort and commercial activities is not anticipated within either of these zones.

The use of a special purpose zone allows for the inclusion of the ODP and the design guidelines, combined with bespoke rules relating to built form, urban design outcomes and controls on commercial development and visitor accommodation. This combination of a specific spatial plan and design guidelines to guide development, plus objectives, policies and rules to support the development of a tourist resort, will enable the future development of the site.

2.5 Information and Analysis

The following assessment reports have been provided on the topic of providing a Special Purpose Zone for the Pegasus Resort:

Topic	Author	Brief Summary
Economic Assessment	Fraser Colegrave, Insight Economics,	<ul style="list-style-type: none"> • Economic analysis focusing on the likely commercial feasibility of the development enabled by the special purpose zone, • Report considers the likely one-off and ongoing economic impacts on regional GDP, employment opportunities and household incomes and considers that the economic benefits associated with the proposed level of development would be significant, • Considers that an upper limit of 5,000m² of proposed commercial and retail activities could be accommodated in the zone (across all parts of the resort) without undermining the district's three existing and emerging key activity centres (KACs).² • Considers that controls on the GFA of individual tenancies, as well as an overall GFA cap of 2,500m² on non-ancillary commercial activities will be required to ensure no unintended adverse effects on KACs arise, • Likely wider economic benefits of the proposal include: <ul style="list-style-type: none"> • Enabling the subject site to be put to its highest and best use; • Improved district self-sufficiency and economic resilience; • Support for the New Zealand golf tourism strategy; • Support for year-round tourism activity; and • Synergies with the emerging Ravenswood commercial area.

² This includes existing or consented commercial and retail activities associated with the golf club and consented hotel, future commercial activities which are ancillary to the hotel/spa/golf country club or golf education facility, as well as independent commercial/retail activities not directly connected to the hotel/spa/golf course.

		<ul style="list-style-type: none"> • Overall, the economic assessment shows that “<i>the proposed rezoning and associated development will deliver a significant and enduring stream of economic benefits without any material risk of adverse effects</i>”.
<p>Desktop Ecological Review</p>	<p>Keren Bennett, 4Sight Consulting</p>	<ul style="list-style-type: none"> • Desktop review of available ecological information in the vicinity of the proposed zone. • The report notes that to the east of the site is a shallow gully system, known as ‘Taerutu Gully’. A wetland (‘Taerutu Gully wetland’) is located within the gully to the north of the site, artificially formed for stormwater management within the ephemeral stream gully bed. • A section of the narrow Taerutu Gully system and adjacent ridgeline to the east of the resort zone is identified in the Waimakariri District Plan maps as the ‘Western Ridge Conservation Area’ (WRCA). • The proposed development plan illustrates that all buildings and structures will be offset from the gully watercourse edge by at least 40m, and the design offers opportunity to extend the gully planting as part of wider amenity and landscape planting plans for the site. • There is also a 1.7ha area including a small, ponded wetland located to the east of the WRCA, which is identified in the Waimakariri District Plan maps as a ‘Mudfish Conservation Area’ (MCA). This area is home to Canterbury mudfish (<i>Neochanna burrowsius</i>), a native fish species listed as ‘Threatened: Nationally Critical’. The MCA is not contiguous with the resort zone and will not be impacted by the development proposed. • A large constructed pond is located to the south of the Sports Club buildings, is to be retained and could be enhanced through marginal planting. • Two additional amenity water features are to be incorporated into the design, and are likely to comprise a component of the stormwater detention and treatment system for the site, and offer an opportunity to incorporate native wetland and stream side vegetation into the resort area. • A potential golf course ‘wetland’ habitat within the golf course in the area to be redeveloped has been investigated and found to be a constructed feature added as an amenity feature for the golf course. This feature has subsequently become degraded and its removal would not be ecologically significant. • The report concludes that due to the highly modified nature as a golf course, the site has retained few notable ecological features of value.

		<ul style="list-style-type: none"> The most notable feature of the site is the adjacent WRCA/Taerutu Gully. Provided care is taken to ensure earthworks and construction avoids encroachment into the WRCA and wider gully system, and stormwater discharge is managed to avoid adverse effects on the receiving gully stream system (water quality, sediment discharge and erosion), no notable adverse ecological impacts on downstream receiving environments are anticipated.
Landscape and Visual Effects Assessment	Mike Moore	<ul style="list-style-type: none"> Evaluates the landscape and visual impacts of the new zone compared to the baseline of the existing, considerably modified landscape resulting from farming and golf course activities and residential. Concludes that the proposed tourism resort will integrate acceptably into the landscape and that the assessed landscape and visual effects as generally no more than moderate-low effects. Buildings up to 16m in height located within approx. 100m of residential sites does have the potential to cause adverse visual effects that are more significant than in the rest of the resort. However, the report concludes that the proposed ODP and zone provisions provide appropriately for mitigation of adverse effects in these areas.
Integrated Transport Assessment	Jay Baththana and Shonel Sonakjee, Abley Limited	<ul style="list-style-type: none"> Evaluates the potential transportation related effects of the rezoning on the future transport network, and assesses the various transport and access elements of the zone. Concludes that, overall, the development that would be facilitated by the proposed rezoning will result in an increased level of activity compared to the current zoning. The results of the analysis demonstrate that the receiving transport network has some capacity to accommodate the traffic generated from the resort. However, when a fully developed Ravenswood subdivision is introduced, some relatively minor design and traffic management changes will be required to the SH1/Pegasus Boulevard roundabout to improve traffic operations with the forecast higher traffic flows. Recommends discussions with NZTA, given the uncertainty around the future receiving environment in the vicinity of the SH1/ Pegasus Boulevard roundabout and in particular the layout and timing of the proposed Woodend Bypass. Considers it unlikely that the proposed development related traffic will compromise road safety within the vicinity, although notes an appropriate

		<p>pedestrian/cycle crossing facility may be required for the State Highway.</p> <ul style="list-style-type: none"> • Considers the proposed rezoning to be consistent with the transport related objectives and policies of the Regional and District Plans.
Servicing	Eliot Sinclair	<ul style="list-style-type: none"> • Technical Services Report addressing servicing requirements in respect of the proposed resort. • The report evaluates the wastewater, water supply, stormwater and utility services. • Two options for servicing the proposed resort development for sewer identified, as well as options for collection and pumping. The sewer system, including any pump stations or lift stations, would be designed and constructed in accordance with the Waimakariri District Council Engineering Code of Practice and would be vested in Council. All public sewer infrastructure within private land would be covered by appropriate easements in favour of the Council. • In terms of water supply, a peak hourly potable water demand for the site of approximately 13L/s, and a peak day demand of approximately 820m³ has been calculated. Council has confirmed that there is sufficient capacity in the existing water supply reticulation to serve the development at the estimated demand, but that upgrades would need to be made to the Pegasus Water Treatment Plant headworks filtration and surface pump which would require a financial contribution and further work with Council would be required at the time of concept design and through detailed design to ascertain the value of the upgrades. • The proposed stormwater system is assessed in terms of integration with existing infrastructure, and different treatment options considered (wetlands, first flush basins, detention basins, raingardens and wet ponds) and two strategy options proposed. • The report confirms that the proposed development is not located within a 50 or 200 year flood zone. Canterbury Regional Council does not consider the site to be subject to flooding. The ponding shown on the WDC hazard maps is associated with the existing lakes located within the Mapleham development. • The development roading would convey the 2% AEP secondary flow to the Stormwater Management Area, which is to have capacity to detain and discharge the 2% AEP storm critical duration event. • In extreme rainfall events above the 2% AEP critical duration storms, stormwater would overflow into Taerutu Gully via formed and stabilised spillways.

		<ul style="list-style-type: none"> The report confirms that utility services (electricity, gas and telecommunications) is available for the development.
Mana whenua report	Mahaanui Kurataiao Limited	<ul style="list-style-type: none"> For initial comments on the proposed plan change and on-going engagement see Section 2.7 below.

2.6 Consultation Undertaken

Consultation has been undertaken as part of this District Plan Review process with key stakeholders and the local community.

Consultation relevant to the Pegasus Resort Special Purpose Zone has been targeted towards mana whenua and Canterbury Regional Council, and is summarised below:

Date	Group	Subject Matter	Feedback and response
Mid July 2019	Pegasus Residents Group Inc Committee Meeting, and invited guests: Matt Doocey (MP) and Woodend-Sefton Community Board Members	<ul style="list-style-type: none"> First community consultation presentation to Pegasus Residents Group Inc, by Sam Huo from SEC, introducing the company, the project location, contribution to local economy, and the project development plan 	Email from the President of the Pegasus Residents Group Inc: <i>"On behalf of the Pegasus Residents Group I would like to thank you and Aiden for the most informative and encouraging presentation last evening. The proposal is most visionary and will certainly put our town on the international tourist destination map with added financial value well beyond Pegasus..."</i>
8 October 2019	Pegasus Residents Group Inc Committee Meeting	<ul style="list-style-type: none"> Presentation to Committee meeting providing update regarding design competition 	Following comments were noted in the Committee meeting notes: <i>"Sam Huo from SEC gave those present an update on plans for the Pegasus Golf & Sports Club accommodation complex. Sam also advised that there will be a hearing as part of the hotel consent process in early November and that he has been in discussions with affected neighbours to see what modifications need to be made to the design to alleviate their concerns. The Lodge that was going to be built across the road from the hotel will not now go ahead."</i>

			<i>Members of the committee appreciated Sam keeping them informed and that he is working with the community."</i>
Date	Group	Subject Matter	Feedback and response
17 July 2020	Canterbury Regional Council – Carmel Rowlands	<p>Memorandum provided to Carmel Rowlands dated 16 July 2020, from Nigel Bryce, Planning and Policy Consultant, 4Sight Consulting, setting out an overview of topic to be discussed:</p> <ul style="list-style-type: none"> • Overview of proposal • Key regional issues • Economic effects of proposed rezoning • Ecological effects of proposed rezoning 	<p>Canterbury Regional Council provided guidance on relevant policies to consider, and refrained from providing specific commentary on the policy outcomes of the CRPS, particularly as this relates to urban development outside of Key Activity Centres.</p> <p>Canterbury Regional Council staff reinforced that the NPS - UD 2020 requires further consideration to be given to urban zones such as the SPZ(PR) that contribute to both housing and business development capacity and will likely require further amendments to the CRPS, so refrained from being drawn on a policy position relating to this plan change</p> <p>Regional Council staff provided contact details of staff to discuss particular elements of the proposed plan change with (in regards to wetlands/ freshwater biodiversity/ water quality/ natural hazards/ flooding/ public transport/ stormwater engineering).</p> <p>Further discussions were held between the project team and Regional Council staff as necessary throughout the development of the plan change.</p>
13 April 2021	Pegasus Residents Group Inc Committee Meeting	<ul style="list-style-type: none"> • Presentation to Committee meeting providing update regarding design competition 	Brief discussion between Council representative and committee members about the proposed zone. Discussion around the links with NPS-UD

			and the proposed development. Questions around the extent of commercial at the site and whether there will be residential housing at the property.
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2.7 Iwi Authority Advice

Clause 3(1)(d) of Schedule 1 of the RMA sets out the requirements for local authorities to consult with iwi authorities during the preparation of a proposed plan. Clause 4A requires the District Council to provide a copy of a draft proposed plan to iwi authorities and have particular regard to any advice received. This section summarises the consultation feedback/advice received from the iwi authority relevant to Pegasus Resort Special Purpose Zone, and the District Council's consideration of, and response to (as required by Section 32(4A)(b) of the RMA), that feedback/advice.

The current District Plan notes that land within the Pegasus Rural Zone is of particular significance to Ngai Tūāhuriri Rūnanga and Ngāi Tahu, given its proximity to Kaiapoi Pa, Tūtaepatu Lagoon, and Houhoupounamu, an early greenstone working area. The District Plan provisions require any developers of Pegasus to restore and create a self-sustaining system of diverse and often linked habitats within the Pegasus Rural Zone, which:

- support healthy populations of indigenous plants and animals typical of this part of coastal Canterbury;
- restore the mauri of the wetlands;
- provide mahinga kai; and
- are valued by residents of the town, Ngai Tahu and the wider District.

Date	Iwi Authority	Subject Matter	Advice Received	Consideration of, and response to, Advice
17 September 2020	Mahaanui Kurataiao Limited on behalf of Ngāi Tahu (tangata whenua of the Canterbury Region) and Te Ngai Tūāhuriri Rūnanga (Rūnanga who hold manawhenua over the project's location, as it is within their takiwā).	Initial comments on the proposed plan change and on-going engagement	<p>Manawhenua advise that the Pegasus Golf Course sits within an important cultural landscape for manawhenua. Four silent files surrounding the site indicate the significance of the wāhi tapu values present in the whenua. Care should be taken to ensure the layers of stories within the landscape are not further eliminated by development. The Kaitiaki have recommended that ongoing engagement may take the form of a mana whenua statement that will outline recommendations for on-going engagement or involvement in the development and aspects of the design. The statement will help to ensure meaningful process is followed and cultural and environmental factors have positive outcomes.</p> <p>Manawhenua also recommend that the Ngāi Tahu subdivision development guidelines be referred to before the detailed design process is undertaken. These inform opportunities and expectations around development from a Ngāi Tahu perspective.</p>	<p>Consultation with manawhenua is ongoing. The next stage is the preparation of an Assessment of Impact on Rangatiratanga and Treaty Principles (AIRTP/CIA), in order to inform future development on the site. This work is currently underway, and will involve a review of the proposal, a written report of the Rūnanga response (from a Mātauranga Mana Whenua perspective), including further actions or amendments to the proposal that the Rūnanga recommended.</p> <p>The Urban Design Guidelines have been developed for the zone to create a sense of place and maintain a consistency of architecture and landscape that is appropriate for the location. The guidelines state that this will be achieved through Tūrangawaewae with the recognition of identity and incorporation of this in the place by establishing the sense of character and quality of the built form and landscape with these guidelines.</p> <p>Policy zone-P05 Urban Design Elements encourages design responses that respond to the cultural and heritage character of the area. It is noted that local stories and cultural heritage input is yet to be included</p>

				into the Urban Design Guidelines, however the intention is to incorporate these aspects following the preparation of the mana whenua statement, in consultation with local Rūnanga.
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2.8 Reference to Other Relevant Evaluations

This Section 32 topic report should be read in conjunction with the following evaluations:

- (a) Strategic Directions – this chapter focuses on key issues for the district and establishes the overall management approach and provides an overview for the direction of future development in the district.
- (b) Transport – this chapter contains provisions relating to standards for access, parking, intersections and roads of relevance to the Pegasus Resort site.
- (c) Subdivision – this chapter contains provisions relating to subdivision of the Pegasus Resort site.
- (d) Large Lot Residential – this zone will apply to the surrounding residential lots currently zoned Rural Pegasus and Mapleham Rural 4B, to the north and south of the resort site.

3. STATUTORY AND POLICY CONTEXT

3.1 Resource Management Act 1991

Section 5 of the RMA sets out the purpose of the RMA, which is to promote the sustainable management of natural and physical resources. In achieving this purpose, authorities need to recognise and provide for matters of national importance identified in Section 6, have particular regard to other matters listed in Section 7, and take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) under Section 8.

3.1.1 Section 6

The Section 6 matters relevant to the Pegasus Resort Special Purpose Zone are:

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:
- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga:

As noted above, the Ecological Assessment concluded that due to the highly modified nature as a golf course, the site has retained few notable ecological features of value. The most notable feature of the site is the adjacent WRCA/Taerutu Gully, including the 'Taerutu Gully wetland' located within the gully to the north of the site. Provided care is taken to ensure earthworks and construction avoids encroachment into the WRCA and wider gully system, and stormwater discharge is managed to avoid adverse effects on the receiving gully stream system (water quality, sediment discharge and erosion), no notable adverse ecological impacts on downstream receiving environments are anticipated.

The servicing report from Eliot Sinclair confirms that stormwater and wastewater discharges from the development can be appropriately managed, therefore avoiding any effects on wetlands or lakes in the vicinity.

Pegasus Golf Course sits within an important cultural landscape for mana whenua. Four silent files surrounding the site indicate the significance of the wāhi tapu values present in the whenua. Mana whenua also consider natural resources of water (including waterways, waipuna/springs, groundwater and wetlands), mahinga kai, indigenous flora and fauna, cultural landscapes and land are taonga. In consultation with the local Rūnanga, some of the design components of the proposed

development will recognise the relationship of Ngāi Tūāhuriri and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga.

3.1.2 Section 7

The Section 7 matters relevant to the Pegasus Resort Special Purpose Zone are:

- (a) kaitiakitanga:
- (aa) the ethic of stewardship:
- (b) the efficient use and development of natural and physical resources:
- (c) the maintenance and enhancement of amenity values:
- (f) maintenance and enhancement of the quality of the environment:

The mana whenua report notes that local Rūnanga have a kaitiaki responsibility to protect taonga including water, mahinga kai, indigenous flora and fauna, cultural landscapes and land. Consultation with mana whenua is ongoing, and the incorporation of mana whenua values and cultural narratives into the urban design guidelines, will ensure local Rūnanga are able to exercise kaitiakitanga.

A range of provisions in the zone are aimed at promoting maintenance and enhancement of amenity values, and the quality of the environment. Any future development will be managed by the proposed provisions and the ODP to ensure the efficient use and development of natural and physical resources.

3.1.3 Section 8

Section 8 is relevant to the Pegasus Resort Special Purpose Zone. Section 8 requires that “In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi)”.

As noted above, consultation with mana whenua is ongoing and recognises the obligation to make informed decisions based on that consultation. The urban design guidelines will be able to incorporate local stories and cultural heritage, in consultation with mana whenua, following the preparation of a mana whenua statement.

The assessment contained within this report considers the proposed provisions in the context of advancing the purpose of the Act to achieve the sustainable management of natural and physical resources.

3.2 National Instruments

The following national instruments are relevant to the Pegasus Resort Special Purpose Zone:

3.2.1 National Planning Standards

The National planning standards were introduced in November 2019 with the purpose of improving the consistency of council plans and policy statements.

The Pegasus Resort Special Purpose Zone is a new zone that has been developed in accordance with the National Planning Standards.

The National Planning Standards provide criteria for the inclusion of Special Purpose Zones where they:

- a. are significant to the district, region, or country;

- b. are impractical to be managed through another zone;
- c. are impractical to be managed through a combination of spatial layers.

Underlying provisions are also relevant to the extent that NPS definitions are applied to the zone, as well as definitions that are specific to the Pegasus Resort Special Purpose Zone, including:

- Commercial Golf Resort Activity
- Spa/Wellness and Hot Pool Complex
- Golf Country Club
- Golf Education Facility

These specific definitions limit the types of golf and spa/wellness related activities and restrict the type of commercial activities to those that cater to guests staying at the resort.

3.2.2 National Policy Statements

National Policy Statements and the New Zealand Coastal Policy Statement form part of the Resource Management Act’s policy framework.

The following table lists the current NPSs that are relevant to the development of this Special Purpose Zone

NPS	Relevance
National Policy Statement on Freshwater Management 2020	Relevant – adjacent to the site is the Taerutu Gully. This area forms part of the stormwater network, but is an area undergoing ongoing enhancement planting and links to a series of ponds and wetlands before discharging to the Taranaki Stream.
National Policy Statement for Urban Development 2020	Is relevant - The proposed development addressed the objectives and policies of the NPS UD through providing a well-functioning urban environment that provides for people and community needs, their amenity values and respond to their changing needs.

3.2.2.1 The National Policy Statement on Freshwater Management

The National Policy Statement for Freshwater Management 2020 came into effect on 3 September 2020, and replaces the earlier NPSFM 2014 (amended 2017).

An Ecological Review was undertaken by Keren Bennett, of 4Sight Consulting which states that the most notable feature of the site is the adjacent WRCA/Taerutu Gully. This area forms part of the stormwater network, but is an area undergoing ongoing enhancement planting, and links to a series of ponds and wetlands before discharging to the Taranaki Stream, which converges with the lower Ashley River near its outlet to the sea, north of Waikuku Beach.

It is proposed that all buildings and structures will be offset from the gully watercourse edge by at least 40m. Provided care is taken to ensure earthworks and construction avoids encroachment into the WRCA and wider gully system, and stormwater discharge is managed to avoid adverse effects on

the receiving gully stream system (water quality, sediment discharge and erosion), no noticeable adverse ecological impacts on downstream receiving environments are anticipated³.

The assessment also concluded that the wetlands identified within the rezoned site area are artificial features associated with the golf course, not naturally occurring wetlands. Water quality has degraded and become increasingly limited over time. The wetlands no longer appear to retain standing water or 'frequently wet' areas. Due to the highly modified nature as a golf course, the site contains few notable ecological features of value.

Overall, the proposed zone is considered consistent with the National Policy Statement on Freshwater Management.

3.2.2.2 The National Policy Statement for Urban Development (NPS-UD) 2020

The NPS-UD 2020 came into effect on 20 August 2020 and replaced The National Policy Statement Urban Development Capacity 2016. The NPS-UD 2020 sets out the objectives and policies for planning for well-functioning urban environments under the RMA. It recognises the national significance of urban environments and the need to enable such environments to develop and change, and to provide sufficient development capacity to meet the needs of people and communities and future generations in urban environments.

Objectives and policies

Objective 1 requires New Zealand local authorities to plan well-functioning urban environments that enable people to provide for their social, economic and cultural wellbeing and Objective 4 recognises that these urban environments are going to develop and change over time in response to the changing needs of people, communities and future generations.

With respect to the NPS-UD 2020 policies, the SPZ-PR is consistent with a number of specific directives, including:

- Policy 1(b) – the provision of land for a tourism resort (that enables a range of tourism related commercial and accommodation activities to develop) is consistent with this policy as it will enable a variety of sites to be established that will be suitable for development by the tourism sector. These sites will also be in a logical location for a tourism resort, being centred on an existing golf course and consented hotel;
- Policy 2 – the provision of developable business land in the SPZ-PR will support the Waimakariri District Council being able to provide sufficient development capacity, as required by this policy (see comments on Implementation below);
- Policy 3(d) – the building heights proposed in the undeveloped areas of the SPZ-PR (particularly Activity Areas 1-4) are commensurate with the expected demand for tourism related activities in this location;
- Policy 6 – that decisions makers should take into account certain matters relevant to the SPZ-PR when deciding on whether to approve or decline the plan change, including the high quality of the urban built form required by the PR Design Guidelines, the fact that significant changes to the urban environment do not, in of themselves, constitute an adverse effect and the consistency with Policy 1, particularly part (b) and Policy 2 discussed above;
- Policy 8 – the level and timing of urban development anticipated in the SPZ-PR zone is not currently anticipated by RMA planning documents (e.g. the CRPS) but this is not a barrier to considering plan changes like the SPZ-PR that will add significantly to development capacity and contribute to well-functioning urban environments.

³ Keren Bennett, 4Sight Consulting, *Pegasus Golf Resort Zone - Desktop Ecological Review*, 1 October 2020

The proposed SPZ-PR enables Council to meet its obligations under the objectives and policies of the NPS-UD 2020, as it will enable the development of a tourism resort (resulting in an increase in sufficient business development capacity), which will provide for the social, economic, cultural and environmental wellbeing of people, communities and future generations.

Implementation

Waimakariri District Council is listed as a Tier 1 Local Authority under the NPS-UD 2020. Clauses 3.19 to 3.30 of the Implementation Section require Tier 1 and 2 local authorities to complete a housing and business development capacity assessment (HBA), which serves as part of the evidence base to inform their planning. This must be done in time inform 2024 long-term plans.

The SPZ-PR will provide for several significant commercial activities, including a second hotel (in addition to the one already approved), a Spa/Wellness and Hot Pools complex and country club, plus up to 2,500m² of commercial golf resort activities. The land made available for these activities in the SPZ-PR will support the council meeting their HBA obligations.

Parking

It is noted that the NPS-UD 2020 also introduces new requirements with respect to controls on car parking under Policy 11. The Proposed Plan does not include minimum car parking requirements (other than for accessible parking) but does manage the standard for parking formation, where it is provided.

3.2.3 National Environmental Standards

The current relevant National Environmental Standards (NESs) is:

NES	Relevance
Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011	Golf greens are an identified HAIL activity, due to their persistent use of pesticides. Any future resource consent applications will need to address the requirements of this NES.

3.3 Regional policy statement and plans.

3.3.1 Canterbury Regional Policy Statement 2013

Under Section 75(3)(c) of the RMA, a District Plan must give effect to the relevant or applicable regional policy statement or plan.

The Canterbury Regional Policy Statement (CRPS) provides an overview of the resource management issues in the Canterbury region, and the objectives and policies and methods to achieve integrated management of natural and physical resources. The methods include directions for provisions in district and regional plans. The particular provisions that are relevant for consideration of the zone are outlined below.

Chapter 5 of the CRPS relates to land-use and infrastructure, and relevant objectives seek to ensure development is located and designed so that it functions in a way that achieves consolidated, well designed and sustainable growth in and around existing urban areas as the primary focus for accommodating the region’s growth; and enables people and communities, including future generations, to provide for their social, economic and cultural well-being and health and safety (Objective 5.2.1).

Chapter 6 was inserted into the RPS following the Canterbury earthquakes, and provides for the recovery and rebuilding of Greater Christchurch (which includes part of the Waimakariri District).

Of particular relevance to this plan change is the following objective:

Objective 6.2.1 - Recovery framework

Recovery, rebuilding and development are enabled within Greater Christchurch through a land use and infrastructure framework that:

- 1. identifies priority areas for urban development within Greater Christchurch;*
- 2. identifies Key Activity Centres which provide a focus for high quality, and, where appropriate, mixed-use development that incorporates the principles of good urban design;*
- 3. avoids urban development outside of existing urban areas or greenfield priority areas for development, unless expressly provided for in the CRPS;*
- 4. protects outstanding natural features and landscapes including those within the Port Hills from inappropriate subdivision, use and development;*
- 5. protects and enhances indigenous biodiversity and public space;*
- 6. maintains or improves the quantity and quality of water in groundwater aquifers and surface waterbodies, and quality of ambient air;*
- 7. maintains the character and amenity of rural areas and settlements;*
- 8. protects people from unacceptable risk from natural hazards and the effects of sea-level rise;*
- 9. integrates strategic and other infrastructure and services with land use development;*
- 10. achieves development that does not adversely affect the efficient operation, use, development, appropriate upgrade, and future planning of strategic infrastructure and freight hubs;*
- 11. optimises use of existing infrastructure; and*
- 12. provides for development opportunities on Māori Reserves in Greater Christchurch.*

The above objective seeks to enable development through a framework of priority areas for urban development and Key Activity Centres and avoids urban development outside of existing urban areas or greenfield priority areas, unless expressly provided for in the CRPS (see further assessment of this policy direction in Section 3.4 below).

While the zone is not identified as a priority area or a Key Activity Area, Objective 6.2.6 of the RPS also recognises that other business activities in appropriate locations should be provided for. The zone provides for a high-quality tourism destination, with associated commercial activities, in an appropriate location centred on the existing golf course. It is also noted that resource consent for a hotel has recently been approved signalling that some urban activities supporting the golf course are appropriate in this location, subject to considerations of scale, character and links to existing tourism activities. Overall, the golf course is considered to be consistent with the above objectives.

Additionally, Objective 6.2.5 and supporting Policy 6.3.1 relating to development within the Greater Christchurch area seek to avoid development that adversely affects the function and viability of, or public investment in, the Central City and Key Activity Centres.

The zone will provide for the development of a tourist resort within the Greater Christchurch area, which will not impact the function or viability of nearby KACs. The economic analysis considered that it is unlikely that the zone will have any material impact on the roles, functions, health, or vitality of

those KAC located close to the zone i.e. Rangiora, Kaiapoi and Ravenswood⁴. The zone includes objectives, policies and rules which seek to carefully control the provision of commercial activities, to manage the effects on nearby KACs and neighbourhood centres.

Policy 6.3.3 of the CRPS requires that development in greenfield priority areas and rural residential development is to occur in accordance with the provisions set out in an outline development plan (ODP) or other rules for the area, and sets out the requirements for the ODPs. While this policy applies only to greenfield priority areas or rural residential development, it does not preclude an ODP being used for another area. Due to the nature of the zone, it was considered appropriate to prepare an ODP in general accordance with the principal and requirements of this policy.

Chapter 9 of the CRPS relates to ecosystems and indigenous biodiversity. The proposed zone is consistent with the objectives and policies in this chapter as the development provides for the creation of stormwater ponds and water features associated with the golf course, as well as requirements relating to native planting.

Chapter 11 of the CRPS relates to natural hazards, it is noted that the proposed Natural Hazards Chapter provisions will apply and the proposed zone will not include specific provisions for natural hazards. The technical servicing report prepared by Eliot Sinclair identifies that the proposed development is not located within a 50 or 200 year flood area. Discussions held between Eliot Sinclair and the Canterbury Regional Council clarified that the site is not considered to be subject to extensive flooding.

Overall, the proposed Special Purpose Zone is generally consistent with the relevant objectives and policies above, and consequently will give effect to the Canterbury Regional Policy Statement 2013.

3.4 Consideration of the Canterbury Regional Policy Statement and the NPS-UD 2020

There are elements of the CRPS and the NPS-UD 2020 that create tension for decision making for urban plan changes. The CRPS contains specific policy direction in Objective 6.2.1(3) to avoid urban development outside of KACs, which could signal that the zone as proposed is not appropriate as it has not been identified as part of a KAC. In contrast, the NPS-UD 2020 contains objectives and policies that are deliberately enabling of urban development and specifically anticipate scenarios where other RMA planning documents may not align with these new enabling provisions (Policy 8).

The relative weight of the policy instruments is determined by considering:

- the hierarchy of policy documents and the timing of when they were created; and
- whether the outcomes anticipated under both policy documents align, even if the policy methods differ.

The CRPS was made operative in January 2013 and the NPS-UD 2020 came into effect in August 2020, therefore the NPS-UD 2020 contains the most up to date direction for urban development. The CRPS is also a regional policy statement whereas the NPS-UD 2020 is a national policy statement, so the NPS-UD 2020 also takes precedence in terms of the hierarchy of policy documents.

⁴ Refer to Section 9 of *Economic Assessment of Proposed Plan Change for the Pegasus Golf Resort*, Insight Economics for a full analysis of the impact on KAC

The CRPS will need to be amended to give effect to the NPS-UD 2020, which will require a plan change. In the interim, any disconnect between the policy direction reflects that this alignment process has not yet taken place.

Policy 8 of the NPS-UD 2020 anticipated a lag time between the NPS-UD 2020 coming into effect and local authorities undertaking the necessary plan changes to give effect to it. The direction provided by Policy 8 to decision makers in these circumstances is to *'be responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is (a) unanticipated by RMA planning documents; or (b) out-of-sequence with planned land release'*. This direction provides the Waimakariri District Council with a mandate to consider the zone despite the fact that it does not align with the direction in Objective 6.2.1(3) of the CRPS and is not located in a KAC.

With respect to the second factor, the desired outcomes for urban development under both policy documents is similar – it is the method for achieving those outcomes that differs. The CRPS introduced Objective 6.2.1(3), identified KAC and set out specific development sequencing for future urban development in response to the ad hoc way urban development was occurring after the Christchurch earthquakes.

The explanation of key issues in Section 6.1.2 of the CRPS discusses adverse effects that can occur as a result of ad hoc, out of sequence development, including reduced economic viability of KAC, difficulties servicing dispersed urban development, greater energy consumption and pressure on the rural land resource.

The NPS-UD 2020 also seeks to avoid these same issues associated with poorly planned urban development, with the objectives in Section 2.1 aiming to achieve well-functioning urban environments focused around existing centres that are well planned and aligned with strategic decisions about transport, infrastructure and servicing.

The key difference between the two documents is the approach taken to achieving these goals – the CRPS takes a tighter approach to controlling development that dictates where and when development should occur within Greater Christchurch in advance. The NPS-UD 2020 takes a more fluid approach that recognises the dynamic nature of urban development and changing circumstances over time, providing local authorities more flexibility to exercise their discretion on a case by case basis when considering urban development applications, using the clear development principles set out in the NPS-UD 2020 as the decision making framework.

Further, under section 62(3) of the RMA, a regional policy statement must give effect to a national policy statement, which reinforces that the CRPS will need to be amended to align with the direction of the NPS-UD.

Taking the above into consideration, more weight has been placed on the NPS-UD 2020 when preparing the zone and associated s32 report. The more recent timing of the NPS-UD 2020, combined with it being a national rather than regional policy statement and the fact that it seeks similar end outcomes to the CRPS, mean it is the policy document that has been attributed the most weight when assessing the suitability of this chapter.

3.5 Iwi Management Plan

When preparing or changing a district plan, Section 74(2A)(a) of the RMA states that Council's must take into account any relevant planning document recognised by an iwi authority and lodged with the

territorial authority, to the extent that its content has a bearing on the resource management issues of the district.

The following Iwi Management Plan is relevant to this matter:

3.5.1 Mahaanui Iwi Management Plan 2013 (MIMP)

As outlined in Section 2.7 above, consultation has been undertaken with Ngāi Tūāhuriri and Ngāi Tahu, through Mahaanui Kurataiao Ltd, as Pegasus Golf Course sits within an important cultural landscape for manawhenua, with four Silent Files in the vicinity.

Consultation with the Rūnanga regarding the wider District Plan Review is ongoing.

The zone is to be located within the **Rakahuri/Ashley River Catchment** as identified on Map 9 in the Iwi Management Plan. Specific policies particular to this catchment affect new subdivision and development within this catchment.

As part of the consultation with Ngāi Tūāhuriri and Ngāi Tahu, an analysis of the proposed zone objectives against the Iwi Management Plan has been undertaken by Mahaanui Kurataiao Ltd. The table below lists the relevant Iwi Management Plan objectives and policies, and response as identified in the manawhenua report:

MIMP Objectives and Policies	Response
<p>Protecting and restoring cultural landscapes</p> <p>CL1.8 <i>To identify opportunities to enhance cultural landscapes, including but not limited to:</i></p> <ul style="list-style-type: none"> (a) <i>Restoration/enhancement of indigenous biodiversity;</i> (b) <i>Enhancing views and connections to landscape features;</i> (c) <i>Appropriate and mandated historical interpretation;</i> (d) <i>Setting aside appropriate areas of open space within developments; and</i> (e) <i>Use of traditional materials, design elements and artwork.</i> <p>Wāhi tapu and Wāhi taonga.</p> <p>CL3.1 <i>All taonga within the takiwā of Ngāi Tahu, accidental discovery or otherwise, belong to the Papatipu Rūnanga/ Te Rūnanga o Ngāi Tahu.</i></p> <p>CL3.8 <i>To require, where a proposal is assessed by tāngata whenua as having the potential to affect wāhi tapu or wāhi taonga, one or more of the following:</i></p> <ul style="list-style-type: none"> (a) <i>Low risk to sites:</i> <ul style="list-style-type: none"> (i) <i>Accidental discovery protocol (ADP) - See Appendix 3.</i> (b) <i>High risk to sites:</i> <ul style="list-style-type: none"> (i) <i>Cultural Impact Assessment (CIA);</i> 	<p>The manawhenua report notes that <i>“the golf course sits within an area of Canterbury that has seen significant activity throughout the years. There are multiple taonga present within the whenua that should be protected through the appropriate processes”</i>.</p> <p><u>Comment</u> Further advice regarding appropriate protection of the taonga present within the whenua will be received from local Rūnanga following the preparation of the mana whenua statement.</p>

<ul style="list-style-type: none"> (ii) Site visit; (iii) Archaeological assessment, by a person nominated by the Papatipu Rūnanga; (iv) Cultural monitoring to oversee excavation activity, record sites or information that may be revealed, and direct tikanga for handling cultural materials; (v) Inductions for contractors undertaking earthworks; (vi) Accidental discovery protocol agreements (ADP); and/or (vii) Archaeological Authority from the New Zealand Historic Places Trust. 	
<p>Cultural Interpretation</p> <p>CL7.1 To encourage the use and representation of Māori culture (e.g. tikanga, kawa, markers, symbols, names, design) in public open space and the built environment, including but not limited to:</p> <ul style="list-style-type: none"> (a) Pouwhenua and wāharoa; and (b) Naming of features, roads, reserves, or buildings <p>CL7.5 To require that any interpretation or information relating to Ngāi Tahu history, values, traditions or place names is agreed to and approved by Papatipu Rūnanga.</p>	<p>The manawhenua report notes that “appropriate cultural narratives could be represented across the development. Mana whenua to decide which stories are appropriate to be told”.</p> <p><u>Comment</u></p> <p>As part of the Pegasus Design Guidelines, the developer will incorporate local stories and cultural heritage aspects following the preparation of the mana whenua statement, in consultation with local Rūnanga.</p>
<p>Stormwater</p> <p>P6.1 To require on-site solutions to stormwater management in all new urban, commercial, industrial and rural developments (zero stormwater discharge off-site) based on a multi-tiered approach to stormwater management:</p> <ul style="list-style-type: none"> (b) Reducing volume entering system - implementing measures that reduce the volume of stormwater requiring treatment (e.g. rainwater collection tanks); (d) Discharge to land based methods, including swales, stormwater basins, retention basins, and constructed wet ponds and wetlands (environmental infrastructure), using appropriate native plant species, recognising 	<p>The manawhenua report notes that “Onsite stormwater controls should be developed. Carpark runoff must not be able to enter existing wetlands”.</p> <p><u>Comment</u></p> <p>The proposed stormwater system is assessed in the report by Eliot Sinclair, and considers different treatment options (constructed wetlands, first flush basins, detention basins, swales, rain gardens and attenuation ponds).</p> <p>Two potential strategies are proposed, and both strategies note that “Stormwater runoff from roofs, hardstand areas and roads would be conveyed via sumps, pipe reticulation and roadside swales which would be designed to convey the 20% AEP critical duration rainfall runoff.”</p>

<p><i>the ability of particular species to absorb water and filter waste.</i></p> <p>P6.2 <i>To oppose the use of existing natural waterways and wetlands, and drains, for the treatment and discharge of stormwater in both urban and rural environments.</i></p>	<p>Feasible options are therefore available for stormwater management which will avoid any runoff from carpark areas entering existing wetlands.</p>
<p>Subdivision and Development Policy</p> <p>P4.1 <i>To work with local authorities to ensure a consistent approach to the identification and consideration of Ngāi Tahu interests in subdivision and development activities, including:</i></p> <ul style="list-style-type: none"> <i>(a) Encouraging developers to engage with Papatipu Rūnanga in the early stages of development planning to identify potential cultural issues; including the preparation of Cultural Impact Assessment reports;</i> <i>(b) Ensuring engagement with Papatipu Rūnanga at the Plan Change stage, where plan changes are required to enable subdivision;</i> <i>(c) Requiring that resource consent applications assess actual and potential effects on tāngata whenua values and associations;</i> <i>(d) Ensuring that effects on tāngata whenua values are avoided, remedied or mitigated using culturally appropriate methods;</i> <i>(e) Ensuring that subdivision consents are applied for and evaluated alongside associated land use and discharge consents; and</i> <i>(f) Requiring that ‘add ons’ to existing subdivisions are assessed against the policies in this section.</i> <p>P4.3 <i>To base tāngata whenua assessments and advice for subdivision and residential land development proposals on a series of principles and guidelines associated with key issues of importance concerning such activities, as per Ngāi Tahu subdivision and development guidelines.</i></p>	<p>The manawhenua report notes that “<i>the kaitiaki recommend further engagement including the commission of a mana whenua statement (formerly called a Cultural Impact Assessment) to outline methods to avoid negative effects through development</i>”.</p> <p><u>Comment</u></p> <p>The Urban Design Guidelines proposed will be further amended to incorporate local stories and cultural heritage aspects following the preparation of the mana whenua statement, in consultation with local Rūnanga.</p> <p>It is envisaged that development within the proposed Resort Zone will be consistent with the Ngāi Tahu Subdivision and Development Guidelines. For example, waterways are protected, indigenous species will be utilised for planting and landscaping, while aspects of the proposed Urban Design Guidelines may be amended following further consultation with local Rūnanga to reflect cultural perspectives, ideas and materials.</p>

3.6 Any relevant management plans and strategies

The following management plans and strategies prepared under other legislation are relevant to this matter:

3.6.1 The Waimakariri 2048 District Development Strategy

The Waimakariri 2048 District Development Strategy (dated July 2018) 'Our District, Our Future' is relevant to the proposed Pegasus Resort Special Purpose Zone, as it guides the District's anticipated residential and business growth over the next 30 years.

The strategy forms part of the ongoing process to ensure that growth management, within the Waimakariri and Greater Christchurch context, is current and forward looking, and centres around seven key strategic themes being the environment, growing communities, rural areas and small settlements, connections, economy, centres and community spaces and places. It is designed to act as a broad statement of direction to inform more detailed decision-making.

One of the strategic aims of the strategy is to provide for employment and business opportunities that enhance District self-sufficiency. As noted in the Economic Assessment by (Fraser Colegrave of Insight Economics), the District has very low levels of employment self-sufficiency - it has fewer jobs per working age resident than any other territorial authority in New Zealand. The proposed re-zoning will increase opportunities for residents to work locally, rather than commute to Christchurch. The construction phase of the project has been estimated to create employment equating to permanent, full time employment for 86 people over a ten year period. The economic impact of the future tourism activity has also been estimated as an annual spend, and converted into employment figures. The economic assessment states that the proposal could have an ongoing, annual impact of employment for 1,320 FTEs (including both direct and flow-on employment).

The District Development Strategy also seeks to ensure the District has vibrant and distinct town centres. The District currently contains a number of centres of differing size and function. These include the Key Activity Centres (KACs) of Rangiora and Kaiapoi as well as the Oxford and Woodend town centres. Pegasus township is also located to the east of the subject site. It is noted that both Pegasus and part of the existing Woodend commercial area are proposed as Local Centres.

The proposed special purpose zone is not intended to compete with these town centres, and proposed rules ensure commercial activity at the resort is restricted to limited resort-related activities only, with individual tenancy caps to prevent large-scale commercial activities, bulk retail or supermarkets from establishing. The Economic Assessment concludes that the proposed re-zoning is unlikely to have any material adverse effects on the roles, functions health or vitality of these existing KAC commercial areas. The Economic Assessment also makes the following broader observations regarding the development and the potential impact on other centres:

- Development of the subject site, including its retail and commercial services elements, is expected to occur gradually over a long period of time. Accordingly, any effects on other commercial areas will occur in a slow and gradual fashion.
- Moreover, development of the site's retail and commercial elements are expected to occur gradually in line with growth in onsite demand, so that a balance between supply and demand is ensured over time. This makes sense, because providing too much retail/commercial services ahead of onsite demand would undermine viability and hence be a poor financial

outcome. Prospective tenants will be aware of that risk, and invariably require a significant amount of onsite activity to occur before they are willing to establish.

- The proposal’s readily accessible location will draw customers from far afield, thereby spreading any trade impacts across a large and diverse range of stores and centres (rather than being shouldered just by one or two centres).
- District retail sales are expected to continue growing rapidly in future due to population growth, so any trade impacts experienced by other stores and centres will be relatively short-lived as their turnovers recover alongside increases in district spending.
- As a result, we consider it highly unlikely that any district stores will close, which significantly curtails the scope for adverse flow-on (retail distribution) effects to occur.

3.6.2 Our Space 2018-2048, Greater Christchurch Settlement Pattern Update

Our Space 2018-2048: Greater Christchurch Settlement Pattern Update outlines land use and development proposals to ensure there is sufficient development capacity for housing and business growth across Greater Christchurch to 2048.

It complements the existing Greater Christchurch Urban Development Strategy (UDS) and has been prepared in order to satisfy the requirement to produce a future development strategy, outlined in the previous National Policy Statement on Urban Development Capacity (2016).

This Settlement Pattern Update is a review of the land use planning framework for Greater Christchurch. It outlines the Greater Christchurch Partnership’s proposed settlement pattern and strategic planning framework to meet land use and infrastructure needs over the medium (next 10 years) and long term (10 to 30 years) periods.

This report notes that *“Significant business growth is projected in Greater Christchurch over the next 30 years... the tourism sector is also expected to contribute to a significant proportion of the growth over the period (accommodation contributing 16% of growth)”*.

The report also notes that Waimakariri District has experienced strong population growth since the earthquakes, and that over the longer term, there are potential shortfalls in capacity for commercial space. The report states that additional zoning requirements to meet capacity shortfalls in both residential and commercial will be considered as part of the Waimakariri District Plan Review, and that this will be supported by monitoring ongoing market indicators and detailed commercial assessments.

Overall it is considered that the additional commercial capacity provided by this plan change is consistent with the overall direction provided within the Our Space strategy.

3.7 Any other relevant legislation or regulations

The following legislation / regulations are relevant to this matter:

- Resource Management (National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS)

The Pegasus Golf Course contains two sites which are listed on Environment Canterbury’s Listed Land Use Register, which holds information about sites that have been used, or are currently used for activities which have the potential to have caused contamination:

Site ID	Site Name	Location	HAIL Activity(s)	Category

169855	Lot 204 DP 478302, Pegasus	Lot 204 DP 478302, Pegasus	A10 - Persistent pesticide bulk storage or use;	Not Investigated
169857	Lot 204 DP 478302, Pegasus	Lot 204 DP 478302, Pegasus	A10 - Persistent pesticide bulk storage or use;	Not Investigated

Any future resource consents for the site will need to be assessed against the NESCS. As noted, golf greens are an identified HAIL activity, due to their persistent use of pesticides. Further site investigations may be required to satisfy the requirements of the NESCS at the time of development, to determine the level of contamination on the site (if any) and any remediation required.

3.8 Any plans of adjacent or other territorial authorities

The District Council is required to have regard to the extent to which the district plan needs to be consistent with the plans and proposed plans of adjacent territorial authorities under Section 74(2)(c) of the RMA.

Due to the nature of the proposed zone, and the distinct, confined area covered by the zone, it is not considered that consistency with plans of adjacent or other territorial authorities is necessary, although it is noted that Selwyn District Council has taken a similar approach to identifying their special purpose zones, including having a zone for a tourism development associated with a golf course (Terrace Downs Zone).

The Proposed District Plan has six special purpose zones. The other zones cover a range of areas and activities. Two zones are activity specific, being the hospital; and museum and conference centre zones. The area wide zones relate to large areas that have unique characteristics related to earthquake recovery and maori land.

4. KEY RESOURCE MANAGEMENT ISSUES

The resource management issues set out in this section have been identified using sources of information including (but not limited to) the following:

- a. Primary and secondary research;
- b. Review of current district plan provisions;
- c. Issues identified in other documents and plans, including those described above;
- d. Matters raised in various forums by statutory partners and key stakeholder(s)/advisory groups, such as mana whenua, and Canterbury Regional Council;
- e. Input from experts involved in economic, transport, infrastructure, ecology, landscape and urban design assessments; and
- f. Through on-site assessment work and survey work.

The key resource management issues to be addressed are summarised as follows:

1. The Waimakariri District is underperforming in terms of employment self-sufficiency (Waimakariri had the second lowest level of employment self-sufficiency in New Zealand in 2019)⁵.
2. The Waimakariri District is not supported with adequate regionally significant tourist destinations or facilities, which further limits the ability to provide for employment self-sufficiency.
3. The existing Operative District Plan does not provide for a specialised tourism resort zone that could otherwise facilitate opportunities for economic growth or employment in the tourism sector.
4. The existing Pegasus Golf Course, is ideally suited to support a specialised tourism support zone, however the Operative District Plan does not enable the development of a vibrant, high-quality visitor resort.
5. Any development needs to avoid high hazard areas in line with CPRS Policy 11.3.1.

The above issues illustrate that there is a need to provide a 'Special Purpose Zone' to facilitate strategic development of this site. The proposed zone needs to enable a unique mix of activities, including recreational, ancillary commercial, hotel, visitor accommodation, and tourist resort related activities, to enable the site to become a regionally significant tourist centre, which will contribute to the social, economic and cultural wellbeing of the wider community.

The existing Pegasus Golf Course has the potential to become a regionally significant destination, in combination with the development of a range of other tourism facilities and activities.

5. OVERVIEW OF PROPOSED OBJECTIVES, POLICIES AND METHODS

The proposed provisions are set out in the Special Purpose (Pegasus Resort) Zone and other chapters of the Proposed District Plan (Appendix C) and should be referred to in conjunction with this evaluation report. The relevant proposed provisions are summarised below.

5.1 Strategic Direction

In the Proposed District Plan Strategic Objective SD-02 Growing and Changing Communities seeks the following:

Strategic Objective SD-02 Growing and Changing Communities seeks the following:

Urban development and infrastructure that:

1. is consolidated and integrated;
2. provides a good quality urban environment that recognises existing character, amenity values, and is attractive and functional to residents, businesses and visitors;

⁵ See Employment Self Sufficiency, *Economic Assessment of Proposed Plan Change for the Pegasus Golf Resort*, Sept 2020, pp 18-19

3. utilises the District Council’s reticulated wastewater system, and potable water supply and stormwater infrastructure where available;
4. provides a range of housing opportunities, focusing new residential activity within existing towns, and identified development areas in Rangiora and Kaiapoi, in order to achieve the minimum targets in;
5. supports a hierarchy of urban centres, with the District’s main centres in Rangiora, Kaiapoi, Oxford and Woodend being:
 - a. the primary centres for community facilities;
 - b. the primary focus for retail, office and other commercial activity; and
 - c. the focus around which residential development and intensification can occur.
6. provides opportunities for business activities to establish and prosper within a network of business and industrial areas zoned appropriate to their type and scale of activity and which support district self-sufficiency;
7. provides people with access to a network of spaces within urban environments for open space and recreation;
8. provides limited opportunities for large lot residential activity in identified areas, subject to adequate servicing; and
9. recognise and support Ngāi Tūāhuriri cultural values through the protection of sites and areas of significance to Māori identified in SASM-SCHED1.

The development provided for through the proposed zone provisions will be support achievement of a good quality urban environment and will use Council infrastructure to service development.

5.2 Zone Subject

The scope of the proposed Chapter is outlined in Section 2.2 above.

While the majority of the specific matters relating to the Pegasus Resort Zone are dealt with under the Special Purpose Zone provisions, other parts of the District Plan also contain provisions to support development within the zone as follows:

Subdivision
Subdivision of parent lots to separate the activity areas and create roads in accordance with the ODP is provided for as a restricted discretionary activity.
Subdivision of land in Activity Areas 1 and 4 is provided for as a restricted discretionary activity.
All other freehold subdivision within the Pegasus Resort Special Purpose Zone is a non-complying activity.
A unit title or leasehold (including cross lease) subdivision is provided for within Activity Areas 1, 2 and 4, where land use consent is approved for a multi-unit commercial or visitor accommodation development, provided specified conditions are met.
A Unit Titles Act subdivision lodged concurrently with an application for building consent, or land use consent is provided for as a discretionary activity.
A subdivision under the Unit Titles Act not otherwise provided for is a non-complying activity.

Transport
The construction of new roads is a permitted activity, provided they comply with the design standards for new roads (note that the majority of roads proposed for the Pegasus Resort will be private).

New road intersections are a permitted activity provided they comply with the minimum road separation distances. Commentary on road intersections is provided in the Integrated Transportation Assessment.
New vehicle crossings are a permitted activity provided they comply with the design standards controlling the number, separation and dimensions of vehicle crossings.
New vehicle accessways are a permitted activity, provided they comply with the design standards controlling the dimensions and number of parking spaces served.
Accessible parking spaces are a permitted activity provided they comply with NZS 4121:2001: Design for Access and Mobility - Building and Associated Facilities.
Construction of footpaths, car and cycle parking, manoeuvring and loading areas are permitted activities provided standards relating to dimensions, formation, lighting and landscaping are complied with.
High traffic generating activities are permitted, provided they provide an Integrated Transport Assessment relative to the estimated trips.

5.3 Proposed Objectives and Policies

The proposed objectives and policies for the zone should be referred to in conjunction with this evaluation report.

The objectives and policies seek to enable the development of a high quality visitor resort centred on the existing golf course, and provide for hotel and visitor accommodation, a spa/wellness and hot pool complex, golf education and country club facilities and a limited mix of commercial and associated ancillary activities.

5.4 Proposed Methods

Proposed methods for the zone should be read in conjunction with this evaluation report. A combination of rules, standards, assessment matters and definitions are proposed to manage the activities. While many provisions are similar to others in the Proposed District Plan, there are some that are unique to the zone, including:

- Specific activity rules that provide for a Spa/Wellness and Hot Pool Complex and Commercial Golf Resort to establish in the zone;
- Built form standards that are linked to a ODP and associated design guidelines to provide a specific urban design outcomes for the zone;
- Standards for visitor accommodation including a maximum unit cap and net floor area standards;
- A living roof requirement for Activity Areas 1 and 4 to require the use of this design element on buildings with a footprint over 2,000m²; and
- Custom Commercial Golf Resort activity built form standards that control the maximum allowable GFA, both on a per tenancy basis and across Activity Areas 1-4.

The provisions that have been applied to Activity Area 7 – Residential reflect the density and bulk and location conditions that were placed on these lots as part of the 2005 land use consent. All other provisions applied to these lots are generally consistent with operative provisions (e.g. light and glare, servicing, outdoor storage). The only exception to this relates to Lots 212 and 230 that have a set of built form standards that broadly mirror those that apply to the wider Activity Area 7 – Residential area.

Relevant definitions include the following:

- Visitor Accommodation
- Spa/Wellness and Hot Pool Complex (SPZ(PR) specific)
- Commercial Golf Resort Activity (SPZ(PR) specific)
- Golf Country Club (SPZ(PR) specific)
- Golf Education Facility (SPZ(PR) specific)

6. SCALE AND SIGNIFICANCE EVALUATION

Section 32 (1)(c) of the RMA requires that a Section 32 report contain a level of detail that corresponds with the scale and significance of the environmental, economic, social and cultural effects that are anticipated from the implementation of the proposed objectives, policies and methods.

The level of detail undertaken for the subsequent evaluation of the proposed objectives, policies and methods has been determined by this scale and significance assessment.

In particular, Section 32 (1)(c) of the RMA requires that:

- (a) Any new proposals need to be examined for their appropriateness in achieving the purpose of the RMA;
- (b) The benefits and costs, and risks of new policies and methods on the community, the economy and the environment need to be clearly identified and assessed; and
- (c) All advice received from iwi authorities, and the response to the advice, needs to be summarised.

Further, the analysis has to be documented to assist stakeholders and decision-makers understand the rationale for the proposed objectives, policies and methods under consideration.

In making this assessment regard has been had to a range of scale and significance factors, including whether the provisions:

- (a) Are of regional or district wide significance;
 - (b) Involve a matter of national importance in terms of Section 6 of the RMA;
 - (c) Involve another matter under Section 7 of the RMA;
 - (d) Raise any principles of the Treaty of Waitangi (Te Tiriti o Waitangi) under Section 8 of the RMA;
 - (e) Address an existing or new resource management issue;
 - (f) Adversely affect people's health and safety;
 - (g) Adversely affect those with particular interests including Maori;
 - (h) Adversely affect a large number of people;
 - (i) Result in a significant change to the character and amenity of local communities;
 - (j) Result in a significance change to development opportunities or land use options;
 - (k) Limit options for future generations to remedy effects;
 - (l) Whether the effects have been considered implicitly or explicitly by higher order documents;
- and

- (m) Include regulations or other interventions that will impose significant costs on individuals or communities.

Policies and methods have been evaluated as a package, as together they address the resource management issues identified above, and seek to meet specific objectives.

6.1 Evaluation of Scale and Significance

	Low	Medium	High
Degree of change from the Operative Plan		✓	
The zone is for a new activity that is occurring across a split zoning that doesn't allow for the proposed redevelopment of the site. This represents a medium level degree of change from the Operative Plan.			
Effects on matters of national importance	✓		
The proposed redevelopment of the site is not a matter of national importance. While it may have some regional significance, this type of activity is not unique for New Zealand. Therefore, effects on matters of national importance are considered low.			
Scale of effects geographically (local, district wide, regional, national)		✓	
The geographical scale of effects will be significant on a district level. The golf resort is not expected to have any wider economic effects on other centres within the District, including KAC, as discussed previously in Section 3.6.1. The suite of controls on commercial development within the zone (total GFA and individual tenancy sizes) as recommended by the economic assessment will ensure the golf resort will not undermine the vibrancy or viability of surrounding centres. The proposed development will provide up to 500 visitor accommodation units, compared to the existing 1,500 for the rest of the district. Given that the proposed development will be the biggest single visitor accommodation provider in the district, it can be considered as being of medium importance.			
Scale of effects on people (how many will be affected – single landowners, multiple landowners, neighbourhoods, the public generally, future generations?)	✓		
People potentially affected by the rezoning include the individual residential landowners within the ODP, however the SPZ-PR provisions have been designed to maintain existing levels of amenity on these lots and allow for the same level of development as anticipated by both the operative plan provisions and the 2005 consent conditions that manage built form. As such, potential effects on these residential landowners are anticipated to be very low. The effects on people in the vicinity of the SPZ-PR will be carefully managed through the controls within the zone provisions, including an ODP, Urban Design Guidelines and associated rule framework which clearly outline the scale and nature of activities which will be acceptable within the zone, and requires the future activities to be developed in a way which will reduce any potential adverse effects on surrounding areas. The Landscape and Visual Effects Assessment (LVEA) also confirms that the landscape and visual effects will be generally no more than moderate.			
Scale of effects on those with specific interests, e.g., Mana Whenua, industry groups		✓	
The zone sits between four areas that have been identified as being of cultural significance. Most of the zone and the area of the proposed development are outside the silent file areas and does not contain any recorded wāhi tapu or wāhi taonga sites. The site does however contain a number of archaeological sites on the golf course. MKL undertook an assessment on the impacts of the proposed zone on Rangatiratanga and Treaty principles on behalf of Ngāi Tūāhuriri. The outcome of the assessment was that the proposal would be acceptable given a number of conditions.			
Degree of policy risk – does it involve effects that have been considered implicitly or explicitly by higher order documents? Does it involve effects addressed by other standards/commonly accepted best practice? Is it consistent, inconsistent or contrary to those?		✓	
The degree of policy risk is considered to be of medium significance. The CRPS contains several objectives and policies which support the location of business and providing for additional business development opportunities, and these align			

with the relevant objectives and policies of the NPS UD. However, the CRPS also seek to carefully manage the recovery, rebuilding and development within Greater Christchurch, including avoiding urban development outside of existing urban areas or priority areas unless expressly provided for. Section 3.4 above discusses the weighting of these two statutory planning policy documents and finds that more weight should be given to the NPS UD direction in this assessment. It is considered that a special purpose zone around the Pegasus Golf Course is an appropriate location for further tourist related business activities to establish. Further, the economic assessment has confirmed that the proposal will have insignificant effects on other KACs in the area.

Overall it is considered that the proposed provisions are generally consistent with higher order plans (which have been given the most weighting in this assessment), and will achieve Part 2 of the RMA.

Likelihood of increased costs or restrictions on individuals, communities or businesses	✓		
The likelihood of increased costs or restrictions on individuals, communities or businesses is considered to be low. The SPZ-PR provides a framework for the establishment of a tourist resort, and is more enabling than the existing zoning. Therefore, costs and restrictions are not considered to increase.			

7. EVALUATION OF PROPOSED OBJECTIVES

Section 32(1)(a) of the RMA requires the District Council to evaluate the extent to which the objectives are the most appropriate way to achieve the purpose of the RMA. The level of detail undertaken for the evaluation of the proposed objectives has been determined by the preceding scale and significance assessment. Below is a summary of the proposed objectives that have been identified as the most appropriate to address the resource management issue(s) and achieve the purpose of the RMA, against those objectives in the operative plan.

7.1 Evaluation of Existing and Proposed Objectives

Existing Objective/s – status quo	Appropriateness to achieve the purpose of the RMA
Maintain and enhance both rural production and the rural character of the Rural Zones, which is characterised by: <ul style="list-style-type: none"> a) the dominant effect of paddocks, trees, natural features, and agricultural, pastoral or horticultural activities; b) separation between dwellinghouses to maintain privacy and a sense of openness; c) a dwellinghouse clustered with ancillary buildings and structures on the same site; d) farm buildings and structures close to lot boundaries including roads; e) generally quiet – but with some significant intermittent and/or seasonal noise from farming activities; f) clean air – but with some significant short term and/or seasonal smells associated with farming activities; and g) limited signage in the Rural Zone. 	Relevance: The existing objectives are of limited relevance as they focus on more traditional rural areas and are largely superseded by the 2005 consent that enabled the golf course and large residential lots to be developed, which changed the character of the area from rural to commercial recreation and residential. As such, they do not provide for a key regional tourist destination to be established, and subsequently develop the economic self-sufficiency of the Waimakariri District through the construction phase and ongoing operation of the resort.
	Reasonableness: The existing objectives are considered reasonable where the land remains in rural production, but does not support alternative land use. The existing objectives are unreasonable when considered against the proposed redevelopment of the Pegasus Golf Course.
	Achievability: The existing objectives would not allow for the proposed redevelopment of the site. The objective is silent on tourism and visitor accommodation at the site, and would not enable the redevelopment of the Pegasus Golf Course.

Proposed Objective	Appropriateness to achieve the purpose of the RMA
<p>SPZ – PR – O1 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, and limited small-scale commercial activity and ancillary activity.</p> <p>SPZ – PR – O2 Design components The development of spa/wellness and hot pool complex 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>	<p>Relevance: The proposed objective provides for the redevelopment of the Pegasus Golf Course and allows for tourism development of the site when meeting the design components proposed. The objectives provide a clear framework for the establishment of a tourist resort based around the existing golf course, confirming that any associated commercial activities will be small scale, and directly related to the tourist resort. Any commercial activities should be complementary and subsidiary to the tourist resort in scale and nature.</p> <p>Reasonableness: The objectives are considered reasonable as they allow for the proposed redevelopment of the Pegasus Golf Course, without imposing restrictions on other occupants located within the proposed zone.</p> <p>Achievability: The proposed objectives will have a high level of achievability. The plan clearly identifies what activities are enabled and which need consent and collectively these help to achieve the objective.</p>

Alternative Approach	Appropriateness to achieve the purpose of the RMA
<p>Do not include any provisions for the proposed development.</p>	<p>Relevance: This approach would not allow for the redevelopment of the Pegasus Golf Course. Assuming that land takes on the surrounding zone and provisions, the area would be Rural Lifestyle Zone (RLZ). Retail activities would be considered as non-complying and visitor accommodation for more than 8 people would be discretionary. The objectives and policies do not anticipate such a development occurring within the RLZ.</p> <p>Reasonableness: It would be unreasonable to expect the area to be considered as RLZ, considering that the area is presently operating as a golf course. The existing residential development within the area is not consistent with the minimum size requirement of the lots within the RLZ.</p> <p>Achievability: The proposed redevelopment of the Pegasus Golf Course could not occur with the existing zone provisions or the RLZ of the surrounding land.</p>

7.2 Summary - Evaluation of Proposed Objectives

The proposed objectives better provide for the establishment of a regionally significant tourist resort, while requiring the resort to be developed in accordance with design guidelines. The use of urban

design guidelines will enable people and communities to provide for their social, economic and cultural well-being, and will ensure that the effects on the environment and surrounding rural residential areas will be appropriately managed, and therefore achieve the purpose of the RMA.

The existing provisions are not enabling of the development, or facilitate anticipated economic benefits from the development of the resort. If a similar development was progressed under the existing plan provisions, there would be no guidance available for decision makers regarding the design of the tourism facilities, or the nature and scale of activities deemed appropriate for the area. Therefore, it is considered that the proposed provisions are the most appropriate and effective means of achieving the purpose of the RMA.

8. EVALUATION OF PROPOSED POLICIES AND METHODS

Section 32 (1)(b) of the RMA requires an evaluation of whether the proposed policies and methods are the most appropriate way to achieve the proposed objectives by identifying other reasonably practicable options, assessing the efficiency and effectiveness of the proposed policies and methods in achieving the objectives, and summarising the reasons for deciding on the proposed policies and methods.

The level of detail undertaken for the evaluation of the proposed policies and methods has been determined by the preceding scale and significance assessment.

The assessment must identify and assess the benefits and costs of environmental, economic, social and cultural effects that are anticipated from the implementation of the proposed policies and methods, including opportunities for economic growth and employment.

The assessment must, if practicable, quantify the benefits and costs and assess the risk of acting or not acting if there is uncertain or insufficient information available about the subject matter.

Policies and methods have been evaluated as a package, as together they address a particular issue and seek to meet a specific objective.

8.1 Evaluation of Proposed Policies and Methods

Policy and method options to achieve the District Plan objectives relating to Pegasus Resort Zone	Benefits environmental, economic, social and cultural effects anticipated,	Costs environmental, economic, social and cultural effects anticipated,	Efficiency and Effectiveness	Risk of acting / not acting if there is uncertain or insufficient information about the subject matter of the provisions
<p>Option A: Proposed Approach</p> <p>(a) A mapped special purpose zone that defines where the provisions apply.</p> <p>(b) Policies and rules to manage activities that are associated with the redevelopment of the Pegasus Golf Course.</p>	<p>Environmental:</p> <p>(a) More certainty as to where infrastructure, activities and roading will be located in relation to surrounding environment.</p> <p>(b) The strong policy framework, combined with the built form standards (e.g. maximum heights) and design guidelines will ensure development with high aesthetic quality will visually integrate with the naturalness of the landscape setting.</p> <p>(c) Provisions recognise and protect areas of open space, as they add to the overall visitor experience of the resort.</p> <p>Economic:</p> <p>(a) More certainty as to layout of zone and where economic activities are likely to locate.</p> <p>(b) Encourages agglomeration of similar activities e.g. Commercial Golf Resort activities in the Spa Village to</p>	<p>Environmental:</p> <p>(a) Loss of natural open space, change in amenity values of the area and increase in transport emissions, wastewater discharges and water consumption.</p> <p>(b) Potentially larger environmental footprint of tourism activities compared to residential activities, however provisions in place to mitigate these, including use of Low Impact Urban Design and green roofs.</p> <p>Economic:</p> <p>(a) Provides less flexibility for future applicants as there will need to be more justification provided for deviations from the ODP.</p> <p>(b) Limits options for the location and scale of</p>	<p>(a) The certainty benefits associated with introducing an ODP significantly outweigh the costs associated with more restricted development opportunities.</p> <p>(b) The use of design guidelines underpinned by an ODP is an effective way of achieving high quality design outcomes. The combination of these three components provides clear and specific guidance to both applicants and decision makers as to the standard of urban design outcomes that are required.</p> <p>(c) Creation of a special zone is the most efficient and effective way to enable establishment of a tourism resort, and is in accordance with the National Planning Standards, where the proposed land use activities or anticipated outcomes of the zoning response are significant to the District or region, are impractical to manage through</p>	<p>(a) Potential uncertainty as to the viability of tourism as an industry may result in future development not aligning with the ODP if the demand for tourism facilities is not realised. There is a risk that an ODP may not be fit for purpose if this scenario is to occur. This risk is mitigated by the layering of a more generalised ODP with a second master-planning layer included in the design guidelines, which provides more specificity as to detailed design outcomes. This two-tier approach balances the certainty benefits of an ODP with the need for some flexibility at the detailed level to account for future tourism demand changes.</p> <p>(b) It is considered that there is sufficient information on which to base urban design guidelines and built form standards. The landscape and surrounding environmental context are well understood and the</p>

<p>support the viability of activities.</p> <p>(c) Supports commercial provisions seeking to limit the nature and scale of commercial activities in the zone by identifying limited areas for commercial activities to locate.</p>	<p>Commercial Golf Resort activities and associated economic benefits</p>	<p>another zone response or spatial layers.</p> <p>(d) Location restrictions on commercial golf activity are also effective as opportunities for these activities to expand outside of the Spa, Spa Village, Golf Square or Golf Village are constrained by the provisions, and will ensure the commercial activities do not expand into important open space landscapes.</p> <p>(e) The standards set out in zone-BFS1 provide some flexibility to allow for deviations from the ODP in defined circumstances. This is efficient as it means that small changes to the ODP are anticipated and will be able to be pursued without triggering a resource consent requirement.</p>	<p>guidelines/standards have been developed to respond to the unique receiving environment.</p> <p>(c) It is considered that there is sufficient information on which to base economic decisions on providing for commercial activities, while implementing safeguards for surrounding KACs by controlling the type of commercial activity provided for, limiting the total GFA, as well as the GFA for individual tenancies. The economic context is well understood and the standards have been developed to ensure there are no adverse economic effects on surrounding centres.</p>
<p>Social:</p> <p>(a) Sets clear community expectations for the layout and scale of activities and where they will be located in relation to adjacent residential areas.</p> <p>(b) The new development will provide greater recreation and entertainment opportunities for the local community, and tourists visiting the area.</p>	<p>Social:</p> <p>(a) Some reductions in visual amenity for surrounding residents and visitors to Pegasus Town with the highest impact being for residents located within 100m of 16m high buildings.</p> <p>(b) Effects on community expectations for use of this area as golf course only, potential perceived decrease in contentment living next to tourist resort.</p>		
<p>Cultural:</p> <p>(a) Ensures development within the zone is undertaken in a manner consistent with iwi expectations.</p> <p>(b) Further development of the Pegasus design guidelines to incorporate mana whenua values in the design response will be undertaken following provision of a manawhenua report.</p>	<p>Cultural:</p> <p>(a) Mana whenua have identified a risk of effects upon important cultural landscapes, and eliminating layers of stories within the landscape.</p>		

Opportunities for economic growth and employment

The estimated one-off economic impacts suggest that the proposal will have a significant impact on the local and regional economies. For example, they show that future construction at full build-out could provide one-time boosts in employment for approximately 860 people-years, and generate household incomes of \$38 million. Assuming that the development is completed over (say) a 10-year period, this equates to permanent, full-time employment for 86 people, with annual household incomes of \$3.8 million.

Economic effects of future tourism have also been estimated in the Economics Assessment. Future annual spending by overnight guests of the resort at maturity, are expected to exceed \$80 million. When converted to regional economic impacts, the development enabled by the proposed provisions could create regional GDP of \$70 million, employment for 1,310 FTEs, and increase household incomes by \$36 million. Once operational, the various accommodation units will require a large permanent workforce, comprising:

- Concierge and porters;
- Front desk staff;
- Chefs and kitchen hands;
- Waiters/waitresses;
- Housekeepers;
- Event planners;
- Management and back-office staff; and so on.

In addition, the associated cafes/restaurants/bars, retail, and commercial services organisations will also require a permanent workforce, again creating jobs and incomes for locals. Overall, these effects are expected to be significant and enduring.

The Economic Assessment also summarises the likely wider economic benefits of the proposal, including:

- Enabling the land to be put to its highest and best use, maximising economic efficiency, and transforming the existing championship golf course into a comprehensive integrated tourist facility – a much more productive and valuable use.
- Improved district self-sufficiency and economic resilience – gradually enabling residents to work locally.
- Supporting the NZ Golf Tourism Strategy and improving the attractiveness of the entire golf course network.
- Supporting all-year tourism by attracting golfers who tend to visit during shoulder periods, therefore reducing seasonality.
- Agglomeration benefits/synergies with Ravenswood and Pegasus, by attracting more people to the district, who will likely frequent the neighbouring commercial areas.

Overall, the economic benefits in terms of opportunities for economic growth and employment are significant.

Quantification

Section 32(2)(b) requires that if practicable the benefits and costs of a proposal are quantified. Given the assessment of the scale and significance of the proposed changes above it is considered that additional quantifying of costs and benefits would add significant time and cost to the s32 evaluation processes. The evaluation in this report identifies where there may be additional cost(s), however the exact quantification of the benefits and costs, beyond those discussed was not considered necessary, beneficial or practicable.

Options less appropriate to achieve the objective

Option B: Status Quo	Benefits	Costs	Efficiency and Effectiveness	Risk of acting / not acting
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	environmental, economic, social and cultural effects anticipated	environmental, economic, social and cultural effects anticipated,		if there is uncertain or insufficient information about the subject matter of the provisions
<p>Retain current provisions, including the existing zoning of Pegasus Rural and Mapleham.</p>	<p>Environmental:</p> <p>(a) Maps clearly identify environmental constraints such as the Taranaki Stream, mudfish protection areas, Western Ridge Conservation Area, areas of potential flooding and required sewage treatment areas.</p> <p>(b) Environmental effects of large scale tourism and commercial development able to be assessed on a case-by-case basis through the consenting process.</p> <p>(c) Rolling over existing provisions would maintain the status quo in terms of environmental outcomes.</p>	<p>Environmental:</p> <p>(a) Out of date so does not identify current or proposed environmental constraints, such as stormwater ponds, swales, landscaped areas etc.</p> <p>(b) Inconsistent with actual development on the ground e.g. Special Purpose Area on Map 142 set aside for sewage disposal has already been partially developed for residential purposes.</p>	<p>(a) Likely to be confusing for all landowners covered by the ODPs as they do not reflect either current or future aspirations for the operation and development of the golf course.</p> <p>(b) Rolling over outdated plan content is not in line with best practice plan making.</p> <p>(c) Not effective as Rural provisions are not fit for purpose for development of a resort.</p> <p>(d) Rolling over existing provisions will retain the current split zoning of residential properties to the north and south of Pegasus Boulevard. This split zoning is historic and is no longer relevant in terms of the development that has occurred on the ground (i.e. Mapleham ODP and both existing zone standards have been largely superseded by subsequent resource consents approving a different pattern of residential development from that anticipated by the operative plan). As such, retaining these provisions would not be efficient or effective in</p>	<p>(a) The two ODPs do not provide sufficient information to guide either the current operation of the golf course or the future development of the area.</p> <p>(b) The operative provisions relating to commercial activity in the Rural zones do not provide sufficient information to guide either the current operation of the golf course or the future development of the area.</p> <p>(c) There is sufficient information to not act on this option.</p>
	<p>Economic:</p> <p>(a) No cap on overall GFA or individual tenancies, therefore developers unrestricted in terms of scale of potential commercial activities.</p> <p>(b) This option would maintain current opportunities for residents living in the Pegasus Rural Zone to sell home produced goods from their properties if desired.</p>	<p>Economic:</p> <p>(a) Retail activity in Rural zones is not supported or enabled by the existing provisions, therefore the benefits associated with large scale tourism resort unlikely to be achieved.</p> <p>(b) Economic activities are restricted to those anticipated in either a low density residential zone or a working rural environment,</p>		

<p>(c) Landowners will not experience a loss of residential development opportunities or property values as a result of this zoning.</p>	<p>no scope to support tourism activities.</p> <p>(c) Economic development potential of Lot 212, DP 403716 and Lot 230, DP 417391 is unlikely to be realised.</p>	<p>supporting the future development of residential lots in this zone.</p>	
<p>Social:</p> <p>(a) May be familiar to surrounding residents and the wider Pegasus community.</p> <p>(b) Operative provisions would support the continuation of a rural-residential neighbourhood set within a golf course, in line with existing expectations of landowners.</p>	<p>Social:</p> <p>(a) Potentially confusing for residents and the wider Pegasus community to roll over the two ODPs as current development of the Pegasus Golf Course and some large residential lots do not match the current ODP layout.</p>		
<p>Cultural:</p> <p>Maps clearly identify areas that may be of significance to mana whenua, such as the Taranaki Stream, mudfish protection areas, and Western Ridge Conservation Area.</p>	<p>Cultural:</p> <p>(a) Less opportunity to incorporate mana whenua values into a strategic, overarching development for the site, or the design response.</p> <p>(b) Cultural values would be considered on a case by case basis, through individual resource consent processes.</p>		
<p>Opportunities for economic growth and employment</p>			
<p>Does not provide for economic growth or employment opportunities as it only provides for large residential lots and no areas for commercial or tourism activities. Limited retail opportunities for the sale of home produced goods from the site will be maintained for residential properties south of Pegasus Boulevard (operative provisions for the Pegasus Rural Zone), otherwise there are no opportunities for economic growth and employment associated with this option.</p>			

Option C: Rely on other Provisions in the Proposed District Plan	Benefits environmental, economic, social and cultural effects anticipated,	Costs environmental, economic, social and cultural effects anticipated,	Efficiency and Effectiveness	Risk of acting / not acting if there is uncertain or insufficient information about the subject matter of the provisions
<p>Rely on the underlying zones or district-wide provisions to manage activities in the RLZ.</p>	<p>Environmental:</p> <p>(a) The provisions seek to maintain the amenity values and quality and character of the zone, by limiting the scale of commercial activities.</p> <p>(b) Environmental effects of large scale tourism and commercial development able to be assessed on a case-by-case basis through the consenting process.</p>	<p>Environmental:</p> <p>(a) With no ODP for guidance, future consent applications may propose activities in undesirable locations from an environmental perspective e.g. too close to the adjacent WRCA/Taerutu Gully.</p> <p>(b) Reduced opportunities for development on the site could also reduce the associated environmental enhancements that would accompany the development (for example additional native planting in the gully system adjacent to the site).</p>	<p>(a) Less effective than Option A as it places more onus on the urban design guidelines (which are not rules) to deliver urban design outcomes without the ODP providing the clear link between the zone rules and the urban design guidelines.</p> <p>(b) Less efficient as it would require a rewording of zone provisions to describe desired outcomes in words without being able to refer to a more easily understood ODP that shows desired outcomes visually.</p> <p>(c) Not having an ODP is less likely to address identified resource management issues.</p> <p>(d) It is not best practice to initiate green or brownfield development without having undertaken a spatial planning exercise, such as designing an ODP underpinned by a master plan and would not accord with the National Planning Standards, which recognises the importance of utilising spatial layering response like ODPs in managing resource management issues within a specified development area.</p>	<p>(a) It is considered that there is sufficient information to not act on this approach due to its relative inefficiency and ineffectiveness.</p> <p>(b) Increased risk of development occurring in a manner that does not align with the zone chapter or the urban design guidelines.</p> <p>(c) The uncertainty as to the future of the tourism industry is not sufficient to justify a lack of ODP to guide development in the zone.</p> <p>(d) Other commercial activity is non-complying, and the provisions do not provide sufficient information to guide the future development of the golf course into a regionally significant tourism resort.</p>
	<p>Economic:</p> <p>(a) Provides more flexibility for future applicants as there will be no restrictions on where activities can operate across the SPZ.</p> <p>(b) No limits on the location of Commercial Golf Resort activities, allowing for maximum, market led opportunities to choose ideal locations to established, provided they are in accordance with zone GFA and tenancy caps.</p>	<p>Economic:</p> <p>(a) Likely lost opportunity to create a Spa Village supporting the wider tourism resort (and the associated economic benefits associated from agglomerated commercial activities) if development is allowed to be executed in an ad hoc manner.</p> <p>(b) Commercial activity is non-complying under Rule 28. Lengthy consenting processes for commercial or tourism</p>		

		activities to establish would create significant economic costs, and may pose a barrier to future development due to the consenting risk involved with non-complying activity status.	(e) Less likely to achieve consistency with Part 2 of the RMA compared to Option A.	
	Social: (a) Provisions would support the continuation of a rural-residential neighbourhood set within a golf course, in line with existing expectations of landowners.	Social: (b) Less community certainty as to where activities will locate in relation to existing residential areas and main roads, resulting in increased risk of reverse sensitivity effects.		
	Cultural: (a) Constraining development will mean that any unrecorded archaeological sites will not be impacted.	Cultural: (a) With no ODP for guidance, future consent applications may propose activities in undesirable locations from a mana whenua perspective		
Opportunities for economic growth and employment				
Similar opportunities for economic growth and employment compared to Option A, but will require a resource consent, just with less certainty as to where businesses will locate within the zone and therefore considered to be a less effective response.				

8.2 Summary - Evaluation of Proposed Policies and Methods

The proposed policies and methods (Option A) are the most appropriate option to achieve the objectives relating to the zone and in terms of responding to the resource management issues raised above. Option A is the preferred approach, for the reasons outlined in Section 8.1 above.

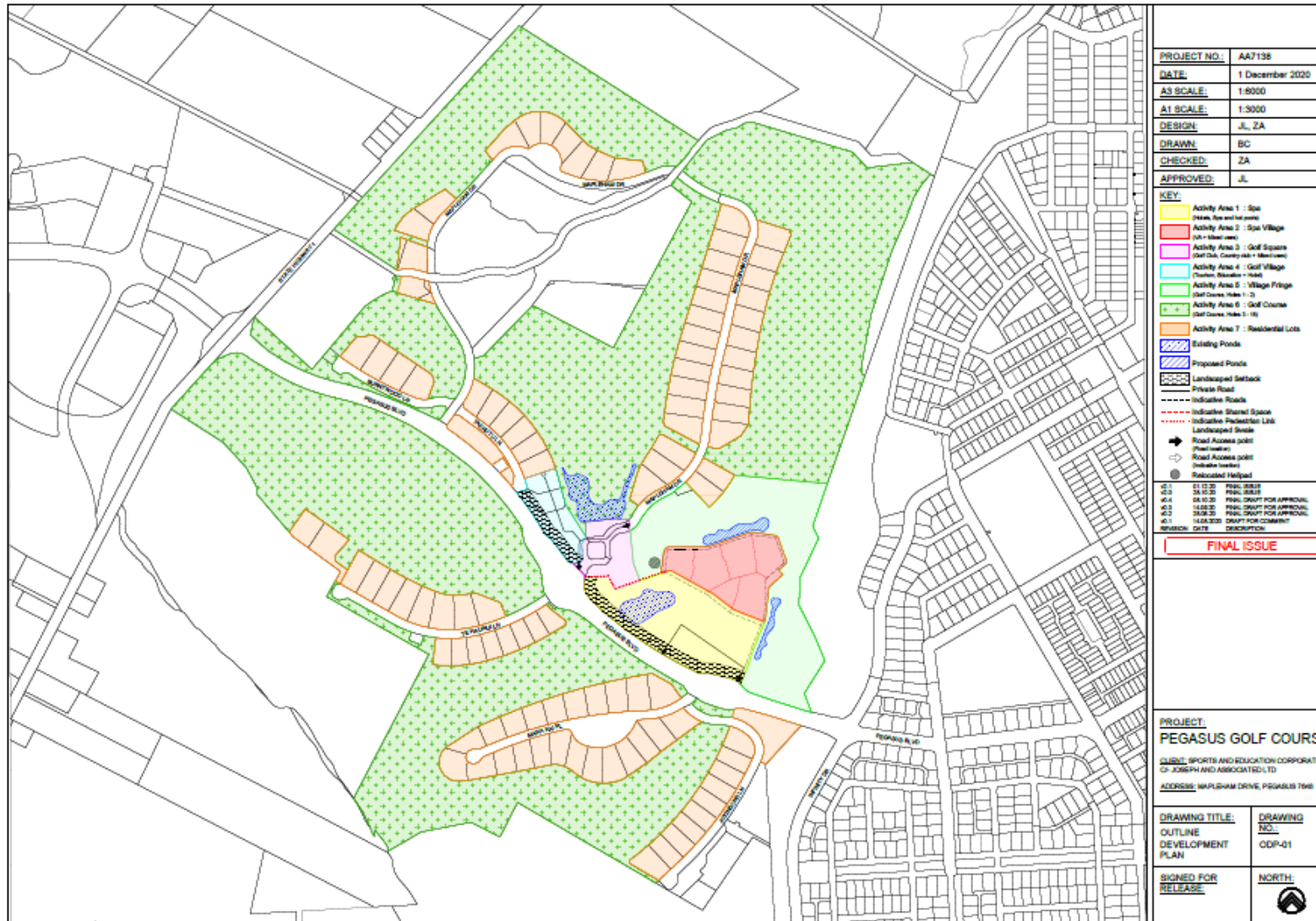
9. SUMMARY

This evaluation has been undertaken in accordance with Section 32 of the RMA in order to identify the need, benefits and costs and the appropriateness of the proposed approach having regard to its effectiveness and efficiency relative to other means in achieving the purpose of the RMA. The evaluation demonstrates that the proposed approach is the most appropriate option as:

- (a) The proposed special purpose zone supports tourism growth that is consistent with the National Planning Standards, which requires consideration to be given to adoption of a special purpose zone where the proposed land use activities or anticipated outcomes of the zoning response are significant to the district or region, are impractical to manage through another zone response or combination of spatial layers.
- (b) The zone is underpinned with objectives, policies, rules, standards, definitions and assessment matters that seek to:
 - i. enable the development of a regionally significant tourist destination and associated facilities that in turn support enhanced employment self-sufficiency within the Waimakariri District;
 - ii. manage adverse effects on the environment through an effective policy framework, combined with the built form standards and design guidelines that seek to ensure that the development will achieve a high aesthetic quality and will visually integrate with the receiving environment;
 - iii. ensure that proposed commercial activities do not create unintended adverse effects or challenge the health and vitality of the District's three existing and emerging KACs and the Pegasus town centre. A cap on the number of visitor accommodation units provided is an effective tool to ensure the provision of accommodation units per capita does not exceed the national average provision per capita.
- (c) The proposed provisions reflect current best practice elsewhere, particularly in the adoption of an ODP that provides for an effective response to the management of resort zone outcomes that are within a confined development area;
- (d) The proposed provisions are consistent with national and regional policy direction;
- (e) The proposed provisions will better achieve Part 2 of the RMA.

Overall, it is considered that the zone and associated supporting provisions are the most appropriate given that the benefits outweigh the costs, and there are considerable efficiencies to be gained from adopting the proposed provisions. The risks of acting are also clearly identifiable and limited in their extent.

Appendix A: Outline Development Plan



Appendix B: *Operative District Plan Objectives, Policies and Methods*

Objectives
<p>12.1.1 <i>Maintain the amenity values and a quality of environment appropriate for different parts of the District which protects the health, safety and wellbeing of present and future generations, and ensure that any potential adverse environmental effects from buildings and structures, signs, glare, noise and hazardous substances are avoided or mitigated.</i></p>
<p>14.1.1 <i>Maintain and enhance both rural production and the rural character of the Rural Zones, which is characterised by:</i></p> <ol style="list-style-type: none"><i>a. the dominant effect of paddocks, trees, natural features, and agricultural, pastoral or horticultural activities;</i><i>b. separation between dwellinghouses to maintain privacy and a sense of openness;</i><i>c. a dwellinghouse clustered with ancillary buildings and structures on the same site;</i><i>d. farm buildings and structures close to lot boundaries including roads;</i><i>e. generally quiet – but with some significant intermittent and/or seasonal noise from farming activities;</i><i>f. clean air – but with some significant short term and/or seasonal smells associated with farming activities; and</i><i>g. limited signage in the Rural Zone.</i>
<p>14.5.1 <i>Protect the life-supporting capacity of soil, air and water resources in the Pegasus Rural Zone.</i></p>
Policies
<p>12.1.1.5 <i>In the Rural Zones maintain the amenity values and quality of the environment by ensuring that the land is not dominated by dwellinghouses.</i></p>
<p>14.1.1.1 <i>Avoid subdivision and/or dwellinghouse development that results in any loss of rural character or is likely to constrain lawfully established farming activities.</i></p>
<p><i>Policy 14.1.1.2</i> <i>Maintain the continued domination of the Rural Zones by intensive and extensive agricultural, pastoral and horticultural land use activities.</i></p>
<p><i>Policy 14.1.1.3</i> <i>Maintain and enhance the environmental qualities such as natural features, air and noise levels, including limited signage and rural retail activities that contribute to the distinctive character of the Rural Zones, consistent with a rural working environment.</i></p>
<p>14.5.1.2. <i>Avoid, remedy or mitigate adverse effects on the quality, flows and levels of ground and surface waters from the use of the Pegasus Rural Zone for the treatment and disposal of wastewater from Pegasus.</i></p>
Methods
<ul style="list-style-type: none"><i>• subdivision standards for allotment areas.</i><i>• Conditions of subdivision consent secured by way of consent notices.</i><i>• Minimum site area for dwellinghouses.</i><i>• Setbacks for structure, and dwellinghouses.</i><i>• The density of dwellinghouses.</i><i>• Separation distances between dwellinghouses and some intensive farm activities.</i>

- *Restrictions on the erection of dwellings in the rural areas associated with Pegasus.*
- *Requirements for enhancement works on the eastern parts of the Pegasus Rural Zone.*
- *Requirements for sewage treatment and disposal within the western part of the Pegasus Rural Zone.*

Appendix C: Proposed Objectives and Policy

Objectives
<p>SPZ(PR)-O1 Tourist destination</p> <p><i>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, and limited small-scale commercial activity and ancillary activity.</i></p>
<p>SPZ(PR)-O2 Design components</p> <p><i>The development of spa/wellness and hot pool complex 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.</i></p>
Policies
<p>SPZ(PR)-P1 Outline development plan</p> <p><i>Use and development of land shall:</i></p> <ol style="list-style-type: none"><i>1. be in accordance with the development requirements and fixed and flexible elements in the relevant ODP, or otherwise achieve similar or better outcomes, except in relation to any interim use and development addressed by (3) below;</i><i>2. ensure that development:</i><ol style="list-style-type: none"><i>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, small-scale commercial activities and ancillary activities;</i><i>b. contributes to a strong sense of place, and a coherent, functional and safe neighbourhood;</i><i>c. retains and supports the relationship to, and where possible enhances recreational features;</i><i>d. is in accordance with the Pegasus design guidelines;</i><i>e. achieves a high level of landscape, visual and amenity values; and</i><i>f. encourages mixed use developments that are in accordance with the relevant ODP as a means of achieving coordinated, sustainable and efficient development outcomes; and</i><i>3. where the land is in interim use, the interim use shall not compromise the timely implementation of, or outcomes sought by, the ODP.</i>
<p>SPZ(PR)-P2 Infrastructure services</p> <p><i>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.</i></p>
<p>SPZ(PR)-P3 Landscape and character</p> <p><i>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.</i></p>

SPZ(PR)-P4 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:

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:
 - a. controlling site layout, landscaping and design measures, including outside areas and storage; and
 - b. controls on emissions including noise, light and glare.

SPZ(PR)-P5 Urban design elements

Encourage high quality urban design by:

4. requiring all development to be in accordance with the ODP, 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;
5. requiring all subdivision and development to be in accordance with the Pegasus design guidelines;
6. encouraging design responses that respond to the cultural values and visual character of the area;
7. encouraging development to be consistent with the existing distinctive architectural style of the golf resort buildings to ensure the character is retained;
8. efficient design of vehicle access ways and car parking, which is adequately screened from Pegasus Boulevard with appropriately designed landscaping; and
9. provision of secure, visible and convenient cycle parking.

SPZ(PR)-P6 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.

SPZ(PR)-P7 Golf activity

Enable golf course activities and ancillary facilities that:

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 Village fringe

Provide for the relocation of two golf holes within the village fringe

SPZ(PR)-P9 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.