





Document record

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		Edited by: Nigel Bryce David Ferrari		
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1.0 Introduction

1.1 Context

Manaaki whenua, manaaki tangata, haere whakamua

Care for the land, care for the people, go forward

The following guidelines seek to ensure the development within the Pegasus Resort is of a high quality, delivers good urban design outcomes that reflect the Pegasus style, materiality and colour palette.

Pegasus Resort is located just north of Christchurch and close to the centre of Pegasus town. The resort encompasses an existing parklands-style par 72 – 18 hole championship golf course surrounding residential development and provides for a number of tourist facilities including, but not limited to, a Spa/Wellness and Hot Pool Complex, Hotel, Spa Village, Country Club, Golf Education Facility, associated activities and existing golf driving range, practice greens, pro shop, tennis courts, gymnasium, bar and cafe.

The Pegasus Resort Urban Design Guidelines (PRUDG) are issued by the developer, Sports and Education Corporation (SEC), and are intended to be administered by Waimakariri District Council (WDC). They reinforce the Outline Development Plan (ODP) and planning provisions for the Special Purpose Zone and form part of the District Plan. They contain on-going requirements and purchasers and lot owners must continue to comply with the Urban Design Guidelines.

Pegasus Golf Course was formally opened in 2010. Following an assessment of the potential for a district/regional tourist attraction, planning and design of a larger tourist Pegasus Resort around the existing Golf and Sports Club facilities, car park, driving

range and first two holes was undertaken. This document sets out the design philosophy and guidelines for Pegasus Resort's new central core based around six activity areas which seek to enhance the character of the resort:

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

The limits, controls and guidelines described in this document are set out under the set activity areas and seen as important tools in creating good urban design outcomes for the establishment of a successful new resort whilst protecting the existing appreciated amenity of Pegasus Golf Course. This document also references relevant planning requirements and rules under the Waimakariri District Plan. These Urban Design Guidelines have been created as a framework for Waimakariri District Council's discretion and inform approval decisions.

1.1.1 Updates to the Guidelines

It is envisaged that the Pegasus Resort Urban Design Guidelines will be updated from time to time to reflect lessons learned from completed projects or phases, and changes in the market or regulatory environment.

Context Plan

Ravenswood

Pegasus Golf Course

Lake Pegasus

Pegasus Town

Tūhaitara Coastal Park

Woodend

State Highway 1

Pegasus Boulevard

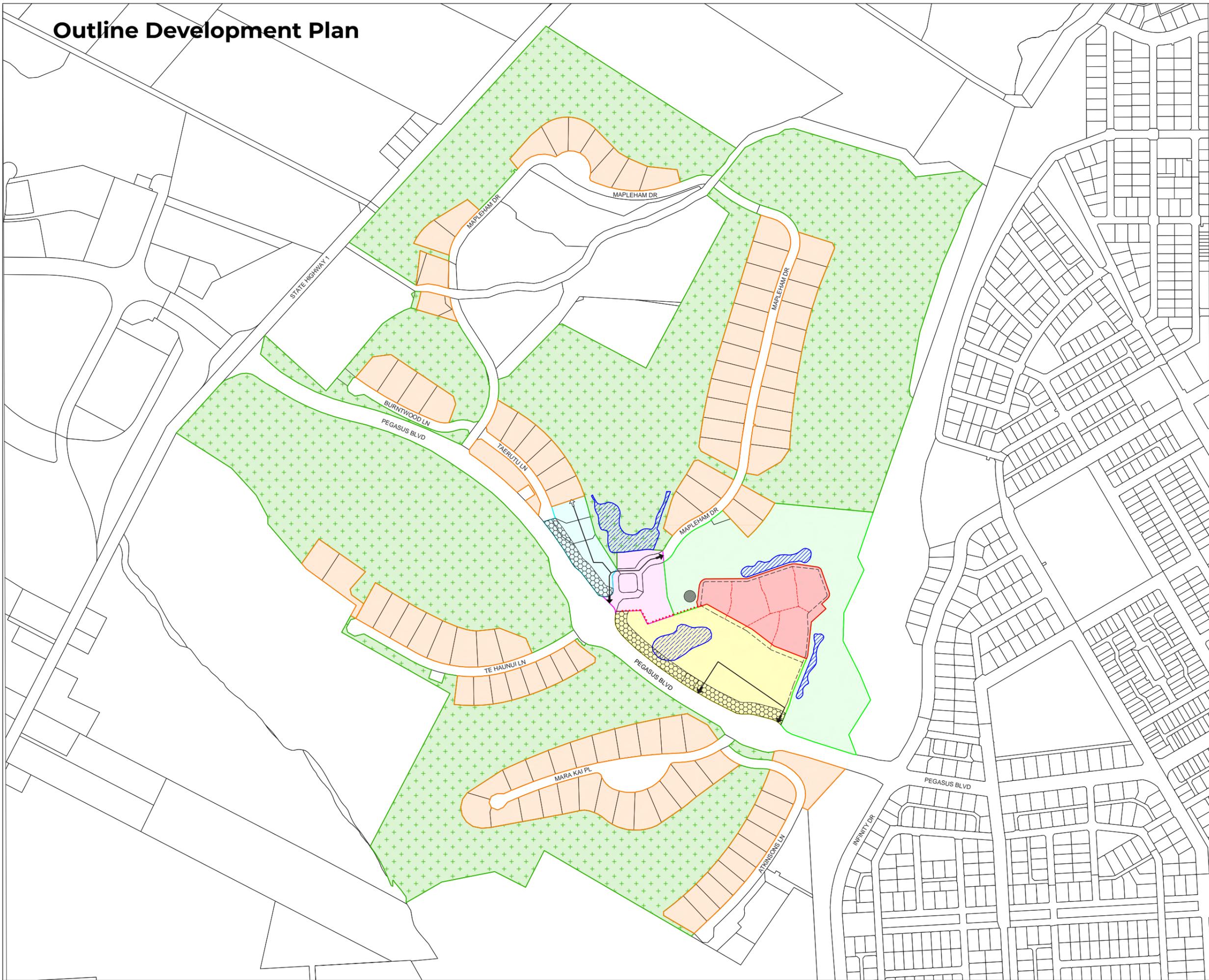
Ridge Walkway

Gladstone Park

Tūtaepatu Lagoon

0 500 1000 m

Outline Development Plan



PROJECT NO.:	AA7138
DATE:	1 December 2020
A3 SCALE:	1:6000
A1 SCALE:	1:3000
DESIGN:	JL, ZA
DRAWN:	BC
CHECKED:	ZA
APPROVED:	JL

KEY:

	Activity Area 1 : Spa (Hotels, Spa and hot pools)
	Activity Area 2 : Spa Village (VA + Mixed uses)
	Activity Area 3 : Golf Square (Golf Club, Country club + Mixed uses)
	Activity Area 4 : Golf Village (Tourism, Education + Hotel)
	Activity Area 5 : Village Fringe (Golf Course, Holes 1 - 2)
	Activity Area 6 : Golf Course (Golf Course, Holes 3 - 18)
	Activity Area 7 : Residential Lots
	Existing Ponds
	Proposed Ponds
	Landscaped Setback
	Private Road
	Indicative Roads
	Indicative Shared Space
	Indicative Pedestrian Link
	Landscaped Swale
	Road Access point (Fixed location)
	Road Access point (Indicative location)
	Relocated Helipad

REVISION	DATE	DESCRIPTION
v2.1	01.12.20	FINAL ISSUE
v2.0	28.10.20	FINAL ISSUE
v0.4	08.10.20	FINAL DRAFT FOR APPROVAL
v0.3	14.09.20	FINAL DRAFT FOR APPROVAL
v0.2	28.08.20	FINAL DRAFT FOR APPROVAL
v0.1	14.08.2020	DRAFT FOR COMMENT

FINAL ISSUE

PROJECT:
PEGASUS GOLF COURSE

CLIENT: SPORTS AND EDUCATION CORPORATION
 C/- JOSEPH AND ASSOCIATED LTD

ADDRESS: MAPLEHAM DRIVE, PEGASUS 7648

DRAWING TITLE: OUTLINE DEVELOPMENT PLAN	DRAWING NO.: ODP-01
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SIGNED FOR RELEASE:	NORTH:
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Indicative Masterplan

0 50 100m

Scale 1:1,250 @ A3 V2.2 Date: 28.10.2020

1.2 Vision and Objectives

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

Pegasus Resort seeks to achieve a blend of consistency in materiality, palette and theme whilst allowing for originality and innovation in design.

Overarching Objectives for Pegasus Resort are:

- To create a sense of place and maintain a consistency of architecture and landscape that is appropriate for the location. 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. Reference and consideration shall be made to the Matapopore Urban Design Guide (2015).
- Where a cultural narrative is to be included within built form or landscape design responses these should be advanced through the articulation of Ngai Tuahuriri values. This has to be done by aligning the development values with Ngai Tuahuriri Kaupapa, *kia atawhai kite iwi* (care for the people), and by following the core principles outlined below;
 - *Whakapapa (Identity and connection to Place);*
 - *Mahinga Kai (the knowledge and values associated with customary food gathering places and practices);*

- *Mana Motuhake (able to act with independence and autonomy - designed to make all people feel they belong);*
- *Manaakitanga (extension of charity, hospitality, reciprocity and respect);*
- *Ture wairua (creating respectful places and spaces that embrace well-being, have deeper meanings, strengthen connection between mana whenua and their ancestral landscape).*

- To allow for a diversity of built form that reflects the intent of each of the activity areas to allow for different kinds of buildings for different uses, appropriate form and pattern of use, movement, and visual variation.
- To provide a connected, walkable and accessible resort linking pedestrian walkways and cycleways with the provision of shared paths to public transport/bus stops on Pegasus Boulevard.
- To ensure Crime Prevention through Environmental Design (CPTED) has been considered and safety demonstrated in the design.
- To ensure design is environmentally sustainable and innovative, to create places that protect and enhance natural features, water quality, ecosystems, culture and heritage, with reduced energy use and waste production.
- The resort in itself is a visitor attraction and therefore the architecture, public realm and landscape must reflect this.

The guidelines and controls in this document are important tools in protecting and enhancing the amenity of Pegasus Resort.



1.3 Activity Area Objectives

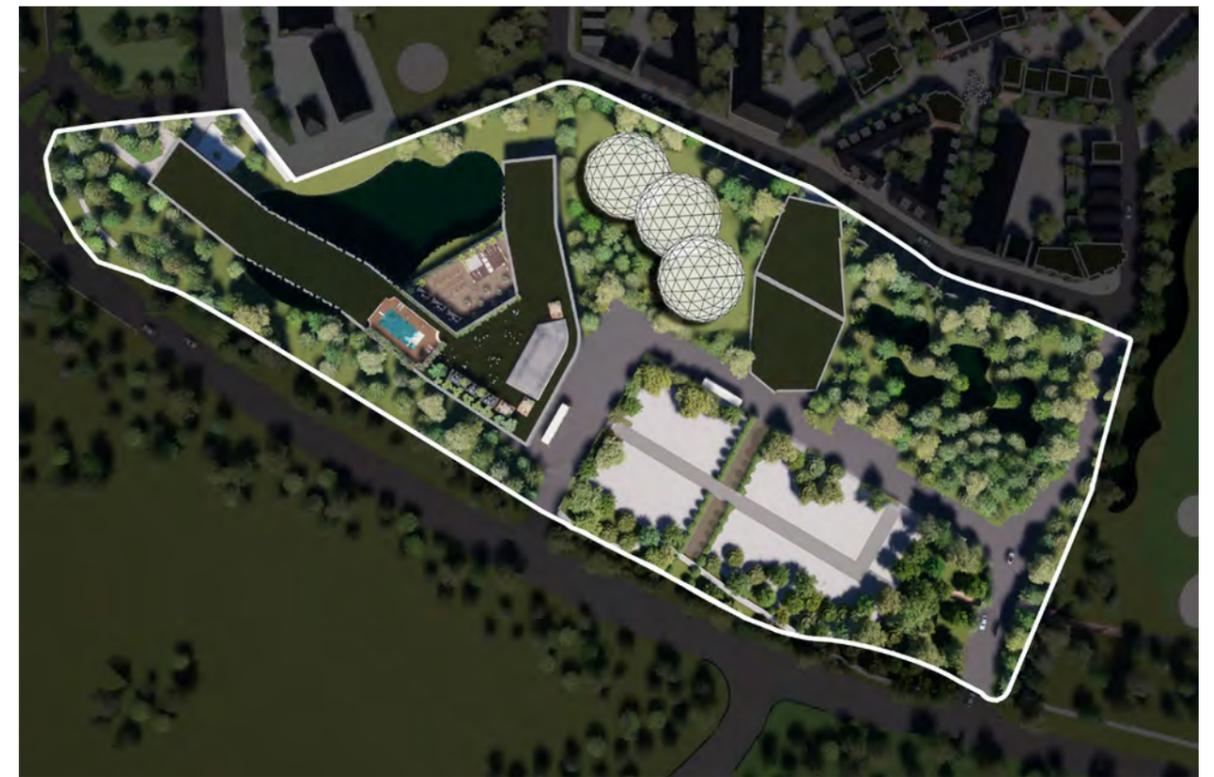
Pegasus Resort is made up of six activity areas which are described below with specific objectives detailed below. The key differences between these activity areas are the types of development enabled in each area (as guided by the Outline Development Plan (ODP)) and the extent to which key activities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



Activity Area 1 – Spa provides for the new 'district' of tourism activities, centered around the development of a Spa and Hot Pool Complex, aimed at being a regionally significant tourism destination. This complex necessitates and provides for other activities that support the visitor experience, for example, a landmark Hotel defining the main entrance to the golf course on the corner of Pegasus Boulevard and Mapleham Drive. There is a substantial need for car parking to support the activities of this zone. The masterplan shows a heavily landscaped car park. The intent is that cars sit within a landscape rather than landscape sitting in a carpark. At some point there may be more demand for further tourism activities and car parking will need to be provided in a structure.

The specific objectives for Spa Activity Area are:

- To ensure design of the spa, hot pools, pools, hotel, car parking and associated built form is that of a 'campus style' development where buildings are set within a landscape.
- To require all built form, including at-grade parking or parking buildings to be appropriately modulated to ensure visual variation in the façades of buildings and or parking to be adequately screened or landscaped.
- To encourage landscaping that reflects the surrounding natural landscape and is appropriate for the area, enhancing the amenity and biodiversity of the area.



Activity Area 2 – Spa Village provides for a range of supporting commercial and visitor accommodation activities that will allow for visitors to the tourism district to cater for their stay in a unique pedestrian environment. It will provide for visitor accommodation opportunities as an alternative to a hotel experience as well as commercial golf resort activities set out in accordance with the ODP to create 'village' sense of place. The Spa Village will not provide for residential activities or other commercial activities typically associated with a neighbourhood or local centre – any commercial resort golf activity will need to demonstrate a link to supporting the key tourism activities provided for in Pegasus Resort.

These guidelines are intended to provide The specific objectives for Spa Village Activity Area are:

- To ensure the village creates an intimate, human scaled and cohesive environment.
- To ensure a provision of a variety of self-catering living/bedrooms units in the visitor accommodation.
- To provide for enclosed perimeter blocks that encourage active transport and prioritise pedestrians through the use of green streets and an active edged main street.



- To ensure that the public realm encourages 'eyes on the street', interaction and space for collective enjoyment by fronting living environments to the street.
- To create a public realm that encourages use and interaction.
- To encourage varied design within a palette of materials and finishes.
- To create a village with a level of convenience that retains strong connections to the surrounding landscape.
- To ensure streets are defined by buildings with modulation of roof lines and forms.

- To encourage verandas and awnings where appropriate to enhance the streetscape and pedestrian environment.
- To place vehicular access points away from pedestrian oriented Village street edges.
- To ensure the Village is walkable.
- To ensure fronts and backs of buildings are provided – with blocks having a sense of enclosure and spatial clarity.



Activity Area 3 – Golf Square contains the existing golf club facilities. The design of these buildings has set the tone and character for the built form of Pegasus Resort. This area includes a Country Club and associated activities directly related to the operation of the golf course.

The specific objectives for Golf Square Activity Area are:

- To ensure the Golf Square creates a Golf Club hub environment that builds on the existing architecture of the golf club and reads as a coherent place.
- To ensure any buildings or structures within the Golf Square provide active edges or activation of the public realm for example through hospitality and retail.



Activity Area 4 – Golf Village is a development area for activities that support the primary golf course activity. Activities enabled by the ODP include an already consented Hotel and a Golf Education Facility. These are to reinforce the Golf Course and enclose the Golf Square.

The specific objectives for Golf Village Activity Area are:

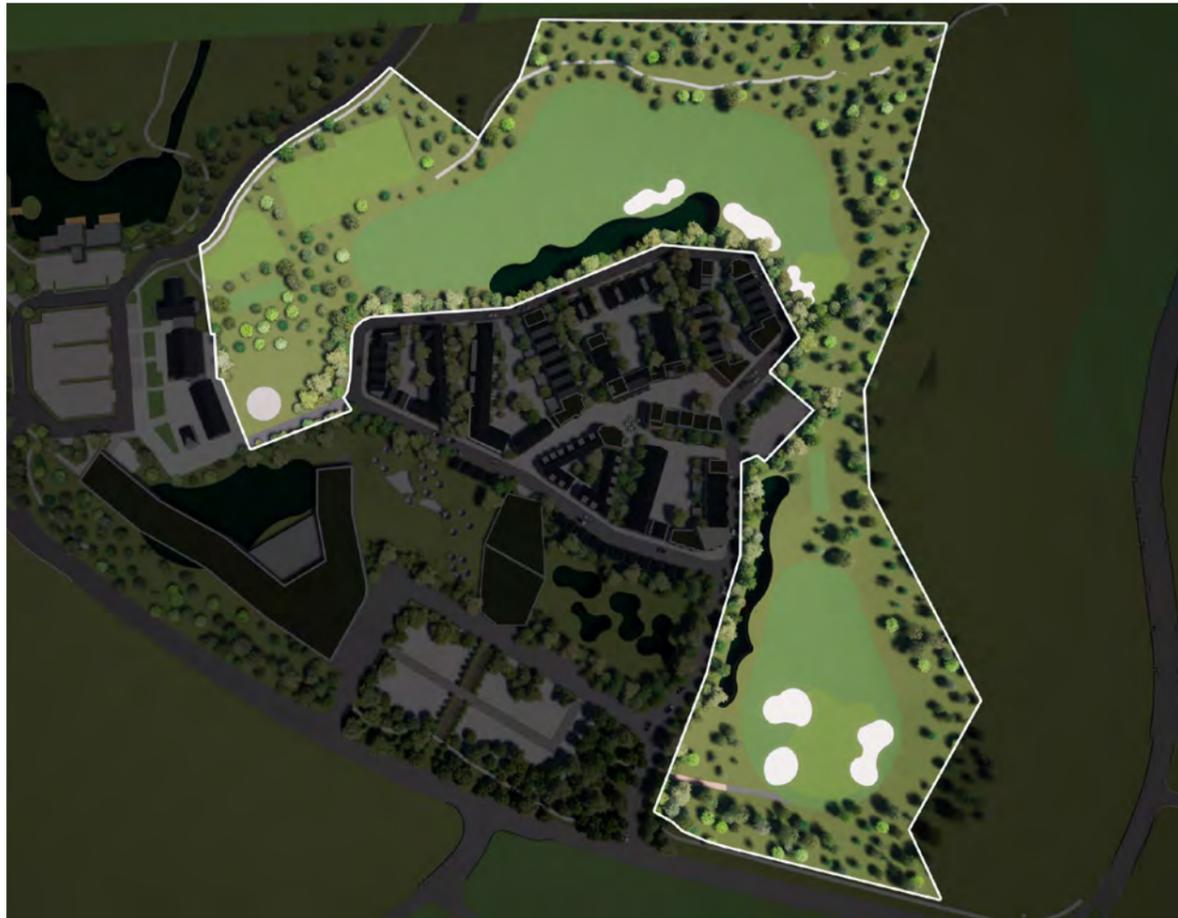
- To consolidate the parking in a formal landscaped environment that reduces its visual impact.
- To enclose the Square with buildings and activities which define the space.
- To ensure that other parts of the Village Resort are well and safely connected to the square with pedestrian and cycleways.



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.

The specific objectives for Village Fringe Activity Area are:

- To maintain the existing status and par level when development occurs by replacing the location of golf holes 1 and 2 to the Village Fringe area.
- To provide separation from the Spa Village through the use of landscaping with ponds, wetlands and landscaped swales to preserve the amenity appreciated by golfers and protect the village through carefully aligning the fairway.
- To enhance the amenity and biodiversity with the introduction of a range of native planting into the golf course.



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.

The specific objective for the Golf Course Activity Area is:

- To continue to provide for the 18-hole golf course and its maintenance and operation.





Concept Impression

2.0 Built Form

2.1 Design Considerations

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

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

2.2 Form + Massing Controls

The built form and massing of structures within Pegasus Resort have differing controls for each of the Activity Areas to ensure a consistency in scale and form is achieved to foster a sense of distinct character in each of the activity areas.

2.2.1 Spa Activity Area

The Spa district provides for tourism activities, centred around the development of a wellness Spa and Hot Pools with an associated landmark hotel building. Buildings within this area will be larger than that typical of the area and as such need to set within a landscaped environment.

2.2.1.1 Coverage Controls: Spa Activity Area

Maximum Site Coverage	35%
Minimum Landscape Coverage	40%
Maximum Paved / Impermeable Coverage	25%

2.2.1.2 Maximum Building Height: Spa Activity Area

Maximum Building Height – 16m, 3 storeys.

2.2.1.3 Building Setback: Spa Activity Area

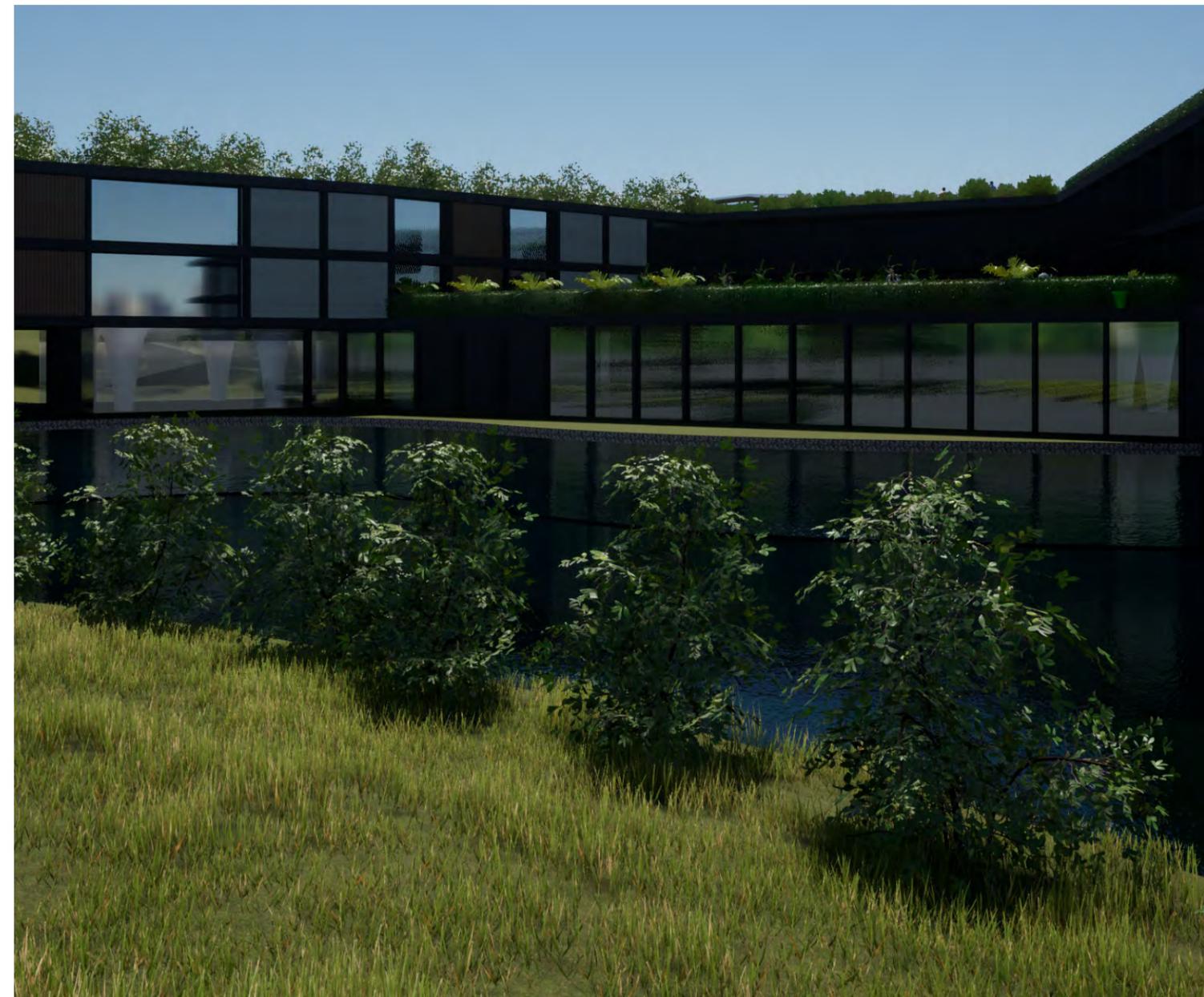
A minimum landscaped building setback of 20m shall be provided adjoining Pegasus Boulevard. Within this buffer zone mounding is encouraged and shall be on average 1m in height, of a natural shape and contour and planted with species as defined in section 3.

Planting in this area shall be designed and established to mitigate (screen, soften and balance) the visual impact and dominance of adjacent built form and any car parking areas. Planting within this area shall include at least 1 tree capable of reaching 15m height every 12m. These trees are to be at least 2.5m in height at the time of planting.

2.2.1.4 Modulation of Buildings: Spa Activity Area

Consideration shall be given to breaking up the mass of building forms in excess of 15m in length. This can be done through the use of recesses, gable end projections, chimney's, balconies, and the use of façade variation and materials (including the incorporation of living facades or walls). Blank facades are to be avoided.

At least 30% of the setback area is to be planted with locally appropriate native species (see Section 3.3). Planting plans for this area shall specify the grades of plants to be planted and demonstrate how a timely landscape impact shall be achieved. These plans shall also include the proposed measures to provide for successful establishment and appropriate on-going management.



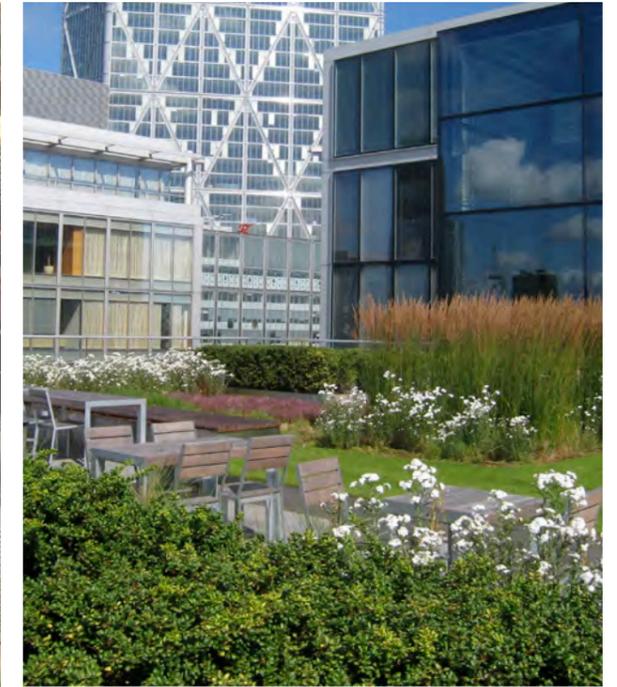


2.2.1.5 Roofs: Spa Activity Area

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

- Flat roofs will be permitted within the Spa Activity Area, especially where these roofs are accessible and/or living roofs.
- Domes enclosing pools will be permitted if demonstrated that they are nestled into the landscape, do not use mirrored glazing or materials and are non-reflective.
- Buildings with a footprint over 2,000m² must include a living roof. For the purpose of activating a living roof (for example with a café or bar) a pavilion building may be able to exceed the maximum height limit by no more than 4m (measured from the finished floor level of the living roof), up to a maximum of 30% of the building footprint.

- All other buildings will follow a simple roof form that follow the architectural design of cottages, villas or pavilions. For a pavilion gabled roof a minimum pitch of 25° and maximum of 45°.
- It is recommended that simple roof forms are used.
- Mono-pitched roofs, exceeding 20% of the building footprint can be incorporated with a minimum pitch of 5° and maximum of 10° where the combination of roof forms is minimal.
- Eaves or overhangs are encouraged.
- Roofs shall have a Light Reflectivity Value (LRV) of between 5-22% in a neutral colour or Resene Heritage Colour.
- Steel tray cladding/roof, Profiled Steel, Coloursteel or tiles are permitted limited to one form, with colours similar to Resene matte finish: Element; Grey Friars; Windswept; Squall; Ironsand; Lignite; High Tide; Charcoal or Karaka.
- Down pipes and gutters will be in a colour matching the roof.



2.2.1.6 Wall Cladding: Spa Activity Area

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

The following cladding materials and colours are permitted;

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

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

2.2.1.7 Windows and Doors: Spa Activity Area

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

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

2.2.1.8 Building Projections: Spa Activity Area

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

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



2.2.1.9 Car Parking: Spa Activity Area

Car parking controls aim to reduce the adverse effects of at-grade carparking or car parking buildings on Pegasus Resort and to ensure this space does not dominate or significantly detract from the landscaped quality of the area.

- Large 'at-grade' car parking spaces should be avoided to ensure views from surrounding public spaces of Pegasus Resort are maintained.
- Car parking buildings shall be appropriated modulated through façade treatment to ensure that they do not inappropriately undermine the character of Pegasus Resort and adjacent areas.
- Organic patterning of vegetation shall be used to appropriately screen reducing the dominance of parked cars and pavement alongside providing shade for parking in summer.
- Landscape planting to a high standard should be used to reduce the dominance of hard surfaces and avoid large areas of impermeable surfacing.
- Best practice urban design solutions should be used to avoid the dominance of car parking areas, including sleeved, green roofed, underground, rear courtyard, screened or recessed parking.
- Coach/bus parking areas shall be appropriately landscaped.



2.2.2 Spa Village Activity Area

The Spa Village provides for an intimate and human scaled visitor accommodation experience with commercial activities allowing visitors to cater for the stay at the resort. The village will create a unique pedestrian environment centred around a small main street and active public realm.

It is important that the Spa Village creates:

- a public realm that encourages walkability, use and interaction.
- a built form with varied palette of materials and finishes.
- a level of convenience for users which retains strong connections to the surrounding landscape.
- streets that are defined by buildings with modulation of roof lines and forms.
- space for pedestrian activation of the street utilising verandas and awnings.
- a pedestrian oriented Village that has enclosure and spatial clarity.

2.2.2.1 Coverage Controls: Spa Village Activity Area

Maximum Site Coverage	35%
Minimum Landscape Coverage	40%
Maximum Paved / Impermeable Coverage	25%

2.2.2.2 Maximum and Minimum Heights: Spa Village Activity Area

Maximum Building Height – 12m, 3 storeys
 Minimum Building Height – 6m, 1 storey

2.2.2.3 Building Setback: Spa Village Activity Area

A maximum building setback of 2m shall be provided adjoining the ring road to allow for verandas and recesses. Within this set back area activations spaces are encouraged to provide passive surveillance and 'eyes on the street'.

2.2.2.4 Visitor Accommodation: Spa Village Activity Area

The minimum visitor accommodation unit size excluding garages, carports, balconies, and any communal lobbies stairwells and plant rooms will be:

Studio apartment	25m ²
1 Bedroom	35m ²
2 Bedroom	50m ²
3 Bedroom	80m ²

Private outdoor living space for each unit of 6m² and a minimum dimension of 1.5m.

2.2.2.5 Retail and Ancillary Activities: Spa Village Activity Area

These areas are to be specifically located in the portions of the buildings that will create activation of main thoroughfares, the Spa Village main street, connections from the Spa Activity Area and Golf Square to the Village.

Retail is to be located only on a main street with larger buildings located on the corners of street blocks.



2.2.2.6 Modulation of Buildings: Spa Village Activity Area

Consideration shall be given to breaking up the mass of building forms in excess of 15m in length in the village. This can be done through the use of façade variation, materials (including the incorporation of living facades or walls), recesses, gable end projections, chimney's, and balconies.

Blank facades are to be avoided.

All building forms should be modulated and varied with a rich mix of heights and roof forms and breaks in building typologies.

2.2.2.7 Roofs: Spa Village Activity Area

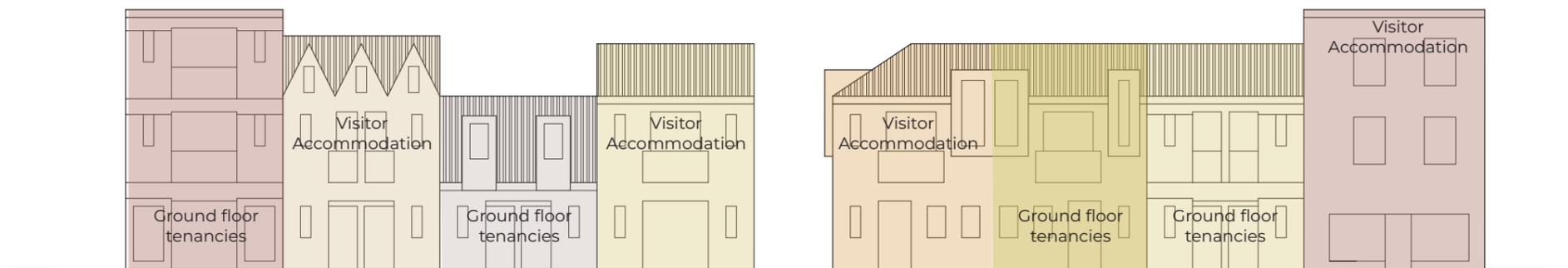
The aim of the following controls is to ensure a unified roofscape that does not detract from the surrounding landscape and the established built form.

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

generally not exceed 30% of the total roof area of the activity area. These roofs are encouraged to be accessible and/or have a living roof.

- No hip roofs are permitted.
- Eaves or overhangs are encouraged.
- Roofs shall have a Light Reflectivity Value (LRV) of between 5-22% in a neutral colour.
- Steel tray cladding/roof, Profiled Steel, Coloursteel or tiles are permitted limited to one form, with colours similar to Resene matte finish: Element; Grey Friars; Windswept; Squall; Ironsand;

- Lignite; High Tide; Charcoal or Karaka.
- A second roof finish to a secondary form such as a garage or lean-to may be permitted where it can be satisfied that the overall design will benefit from this feature.
- Down pipes and gutters will be in a colour matching the roof.
- Dormers are permitted and must be treated with same material as main roof.



Typical Main Street

2.2.2.8 Wall Cladding: Spa Village Activity Area

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

The following cladding materials and colours are permitted;

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

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

2.2.2.9 Windows and Doors: Spa Village Activity Area

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

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



2.2.2.10 Building Projections: Spa Village Activity Area

The use of verandas, porches and pergolas are encouraged to enhance the outdoor spaces provided for all year round use and encourage active frontages. These controls aim to ensure that the public realm encourages 'eyes on the street', interaction and space for collective enjoyment by fronting living environments to the street. Built form projections should be designed as connected elements to the main building form.

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



2.2.2.11 Car Parking: Spa Village Activity Area

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

- Vehicular access points shall be located away from pedestrian oriented Village street edges.
- Large 'at-grade' car parking spaces should be avoided to ensure views from surrounding public spaces of Pegasus Resort are maintained.
- Car parking buildings shall be appropriately modulated through façade treatment to ensure that they do not inappropriately undermine

the character of Pegasus Resort and adjacent areas.

- Organic patterning of vegetation shall be used to appropriately screen reducing the dominance of parked cars and pavement alongside providing shade for parking in summer.
- Landscape planting to a high standard should be used to reduce the dominance of hard surfaces and avoid large areas of impermeable surfacing.
- Best practice urban design solutions should be used to avoid the dominance of car parking areas, including sleeved, green/living roofed, underground, rear courtyard, screened or recessed parking.
- Garage or carport design must be of a similar material as the main building.
- Garage doors and vehicle manoeuvring areas addressing the street shall be avoided.



2.2.3 Golf Square Activity Area

The Golf Square provides for an international champion golf course hub with the existing golf club and its facilities, a Country Club and associated activities (such as hospitality and retail) that directly related to the operation of the golf course. These activities surround and enclose a Golf Square that is required to be safely connected to other parts of Pegasus Resort via a network of walkways and cycleways encouraging active transportation.

2.2.3.1 Coverage Controls: Golf Square Activity Area

Maximum Site Coverage	20%
Minimum Landscape Coverage	30%
Maximum Paved / Impermeable Coverage	50%

2.2.3.2 Maximum Building Height: Golf Square Activity Area

Maximum Building Height – 9m, 2 storeys

2.2.3.3 Building Setback: Golf Square Activity Area

A minimum building setback of 5m shall be provided adjoining Pegasus Boulevard. Within this setback landscaping is encouraged to create an aesthetic entrance to the Resort and planted with species as defined in section 3.

2.2.3.4 Modulation of Buildings: Golf Square Activity Area

Consideration shall be given to breaking up the mass of building forms in excess of 15m in length in the Golf Square. This can be done through the use of façade variation, materials (including the incorporation of

living facades or walls), recesses, gable end projections, chimney's, and balconies. Blank facades are to be avoided.

2.2.3.5 Roofs: Golf Square Activity Area

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

- All buildings should follow a simple roof form that follow the architectural design of the Pegasus Golf Club. For a pavilion gabled roof a minimum pitch of 25° and maximum of 45°.
- Mono-pitched roofs, exceeding 20% of the building footprint can be incorporated with a minimum pitch of 5° and maximum of 10° where the combination of roof forms is minimal.
- Lean-to structures are permitted and shall have a minimum roof pitch of 15° and a maximum pitch of 35°.
- No hip roofs are permitted.
- Eaves or overhangs are encouraged.
- Roofs shall have a Light Reflectivity Value (LRV) of between 5-22% in a neutral colour.
- Steel tray cladding/roof, Profiled Steel, Colursteel or tiles are permitted limited to one form, with colours similar to Resene matte finish: Element; Grey Friars; Windswept; Squall; Ironsand; Lignite; High Tide; Charcoal or Karaka.
- Down pipes and gutters will be in a colour matching the roof.



2.2.3.6 Wall Cladding: Golf Square Activity Area

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

The following cladding materials and colours are permitted;

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

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

2.2.3.7 Windows and Doors: Golf Square Activity Area

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

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

2.2.3.8 Building Projections: Golf Square Activity Area

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

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



2.2.3.9 Car Parking: Golf Square Activity Area

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

- The 'at-grade' car parking forming the central square should be treated in semi-permeable surface and landscaped to ensure views from surrounding public spaces of Pegasus Resort are maintained. This space should be versatile to function as a central square if required to for an event or extension of public realm to the surrounding uses.
- Car parking buildings are not considered appropriate for the central square. If at any point this is deemed to be a requirement, the central open square shall be retained and any building shall be appropriated modulated through façade treatment to ensure that it does not inappropriately undermine the character of Pegasus Resort and adjacent areas.

- Organic patterning of vegetation shall be used to appropriately screen reducing the dominance of parked cars and pavement alongside providing shade for parking in summer.
- Landscape planting to a high standard should be used to reduce the dominance of hard surfaces and avoid large areas of impermeable surfacing.
- Best practice urban design solutions should be used to avoid the dominance of car parking areas, including sleeved, green/living roofed, underground, rear courtyard, screened or recessed parking.
- Shed or garage doors and vehicle manoeuvring areas addressing the street shall be avoided. These buildings must be compatible with the main building using similar materials.

2.2.4 Golf Village Activity Area

The Golf Village provides for activities that support the champion golf course activity including a hotel and a Golf Education Facility that enclose the Golf Square creating an active hub. The Golf Village is required to be safely connected to other parts of Pegasus Resort via a network of walkways and cycleways encouraging active transportation.

2.2.4.1 Coverages Controls: Golf Village Activity Area

Maximum Site Coverage	35%
Minimum Landscape Coverage	40%
Maximum Paved / Impermeable Coverage	25%

2.2.4.2 Maximum Building Height: Golf Village Activity Area

Maximum Building Height – 14m, 3 storeys

2.2.4.3 Building Setback: Golf Village Activity Area

A minimum building setback of 20m shall be provided adjoining Pegasus Boulevard, 3m to the north-western boundary adjoining residential land use, and 5m adjoining the Golf Course Activity Area. Within these setbacks, landscaping is encouraged to create an aesthetic entrance to the Resort and planted with species as defined in section 3.

- 20m adjoining Pegasus Boulevard. Within this buffer area mounding is encouraged and shall be on average 1m in height, of a natural shape and contour and planted with species as defined in section 3. Planting in this area shall be designed and established to mitigate (screen, soften and balance) the visual impact and dominance of adjacent

built form and any car parking areas. Planting within this area shall include at least 1 tree capable of reaching 15m height every 12m. These trees are to be at least 2.5m in height at the time of planting. At least 30% of the setback area is to be planted with locally appropriate native species (see Section 3.3)

- 3m adjoining any residential boundary. Planting in this area shall be designed and established to mitigate (screen, soften and balance) the visual impact and dominance of adjacent built form and any car parking areas. Planting within this area shall include at least 1 tree capable of reaching 16m height every 5m. These trees are to be at least 2.5m in height at the time of planting. 100% of the setback area is to be planted with locally appropriate native species (see Section 3.3)

- 5m adjoining the Golf Course Activity Area boundary. Planting in this area shall be designed and established to mitigate (screen, soften and balance) the visual impact and dominance of adjacent built form and any car parking areas. Planting within this area shall include at least 1 tree capable of reaching 10m height every 15m (average). These trees are to be at least 2.5m in height at the time of planting. At least 50% of the setback area is to be planted with locally appropriate native species (see Section 3.3)

Planting plans for these setback areas shall specify the grades of plants to be planted and demonstrate how a timely landscape impact shall be achieved. These plans shall also include the proposed measures to provide for successful establishment and appropriate on-going management.

2.2.4.4 Modulation of Buildings: Golf Village Activity Area

Consideration shall be given to breaking up the mass of building forms in excess of 15m in length in the Golf Village. This can be done through the use of façade variation, materials (including the incorporation of living facades or walls), recesses, gable end projections, chimney's, and balconies. Blank facades are to be avoided.



2.2.4.5 Roofs: Golf Village Activity Area

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

- Flat roofs will be permitted within the Golf Village Activity Area, especially where these roofs are accessible and/or living roofs.
- Buildings with a footprint over 2,000m²



must include a living roof. For the purpose of activating a living roof (for example with a café or deck) a pavilion building may be able to exceed the maximum height limit by no more than 4m (measured from the finished floor level of the living roof), up to a maximum of 30% of the building footprint.

- All other buildings will follow a simple roof form that follow the architectural design of cottages, villas or pavilions. For a pavilion gabled roof a minimum pitch of 25° and maximum of 45°.
- It is recommended that simple roof forms are used.
- No hip roofs are permitted.
- Eaves or overhangs are encouraged.
- Roofs shall have a Light Reflectivity Value (LRV) of between 5-22% in a neutral colour.
- Steel tray cladding/roof, Profiled Steel, Colursteel or tiles are permitted limited to one form, with colours similar to Resene matte finish: Element; Grey Friars; Windswept; Squall; Ironsand; Lignite; High Tide; Charcoal or Karaka.
- Down pipes and gutters will be in a colour matching the roof.

2.2.4.6 Wall Cladding: Golf Village Activity Area

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

The following cladding materials and colours are permitted;

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

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

2.2.4.7 Windows and Doors: Golf Village Activity Area

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

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

2.2.4.8 Building Projections: Golf Village Activity Area

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

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

2.2.4.9 Car Parking: Golf Village Activity Area

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

- The 'at-grade' car parking forming the central square should be treated in semi-permeable surface and landscaped to ensure views from surrounding public spaces of Pegasus Resort are maintained. This space should be versatile to function as a central square if required to for an event or extension of public realm to the surrounding uses.

- Any other 'at-grade' parking shall be appropriately landscaped to ensure the landscaped quality of views from surrounding public spaces of Pegasus Resort are maintained.
- Car parking buildings are not considered appropriate for the central square. If at any point this is deemed to be a requirement, the central open square shall be retained, and any building shall be appropriated modulated through façade treatment to ensure that it does not inappropriately undermine the character of Pegasus Resort and adjacent areas.
- Organic patterning of vegetation shall be used to appropriately screen reducing the dominance of parked cars and pavement alongside providing shade for parking in summer.
- Landscape planting to a high standard should be used to reduce the dominance of hard surfaces and avoid large areas of impermeable surfacing.
- Best practice urban design solutions should be used to avoid the dominance of car parking areas, including sleeved, green/living roofed, underground, rear courtyard, screened or recessed parking.
- Shed or garage doors and vehicle manoeuvring areas addressing the street shall be avoided. These buildings must be compatible with the main building using similar materials.

2.2.5 Village Fringe Activity Area

The Village Fringe contains the relocated Golf Holes 1 and 2 and acts as a buffer between the Spa Village and the larger lot residential properties to the north. This area aims to maintain the golf courses existing status and par level when the development occurs by providing the relocated holes 1 and 2, alongside enhancing the Resorts amenity and biodiversity with the use of vegetation, ponds and landscaped swales.

2.2.5.1 Coverage Controls: Village Fringe Activity Area

Maximum Site Coverage	3%
Minimum Landscape Coverage	90%
Maximum Paved / Impermeable Coverage	7%

2.2.5.2 Maximum Building Height: Village Fringe Activity Area

Maximum Building Height – 8m, 2 storeys

2.2.5.3 Building Setback: Village Fringe Activity Area

A minimum building setback of 5m shall be provided adjoining all boundaries. Within this setback, landscaping with species as defined in section 3 is encouraged.

On all boundaries with Activity Areas 1 and 2 at least 50% of this buffer area is to be established in plantings (with species as defined in section 3) designed to appropriately mitigate (screen, soften and balance) the visual impact of built elements in the adjacent activity areas.

This planting shall provide for the establishment of trees capable of reaching at least 10m height every 15m (average). These trees are to be at least 2.5m in height at the

time of planting. Planting plans for this area shall specify the grades of plants to be planted and demonstrate how a timely landscape impact shall be achieved. These plans shall also include the proposed measures to provide for successful establishment and appropriate on-going management.

2.2.5.4 Modulation of Buildings: Village Fringe Activity Area

Consideration shall be given to breaking up the mass of building forms in excess of 15m in length in the Village Fringe. This can be done through the use of façade variation, materials (including the incorporation of living facades or walls), recesses, gable end projections, chimney's, and balconies.

Blank facades are to be avoided.

2.2.5.5 Roofs: Village Fringe Activity Area

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

- All buildings should follow a simple roof form that follow the architectural design of the Pegasus Golf Club. For a pavilion gabled roof a minimum pitch of 25° and maximum of 45°.
- No hip roofs are permitted.
- Eaves or overhangs are encouraged.
- Roofs shall have a Light Reflectivity Value (LRV) of between 5-22% in a neutral colour.
- Steel tray cladding/roof, Profiled Steel, Colursteel or tiles are permitted limited to one form, with colours similar to Resene matte finish: Element; Grey Friars; Windswept; Squall; Ironsand; Lignite; High Tide; Charcoal or Karaka.
- Down pipes and gutters will be in a colour matching the roof.

2.2.5.6 Wall Cladding: Village Fringe Activity Area

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

The following cladding materials and colours are permitted;

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

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

2.2.5.7 Windows and Doors: Village Fringe Activity Area

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

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

2.2.5.8 Building Projections: Village Fringe Activity Area

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

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

2.2.5.9 Car Parking: Village Fringe Activity Area

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

the pedestrian orientated and landscaped quality of the area.

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

2.2.6 Golf Course Activity Area

The Golf Course contains the balance of the existing golf course, holes 3 to 18, and enables the ongoing operation and development of this course as a Major Sports Facility.

2.2.6.1 Coverage Controls: Golf Course Activity Area

Maximum Site Coverage	3%
Minimum Landscape Coverage	90%
Maximum Paved / Impermeable Coverage	7%

2.2.6.2 Maximum Building Height: Golf Course Activity Area

Maximum Building Height – 6m, 1 storey

2.2.6.3 Building Setback: Golf Course Activity Area

A minimum building setback of 4m shall be provided adjoining all boundaries. Within

this setback, landscaping with species as defined in section 3 is encouraged.

2.2.6.4 Modulation of Buildings: Golf Course Activity Area

Consideration shall be given to breaking up the mass of building forms in excess of 15m in length in the Golf Course. This can be done through the use of façade variation, materials (including the incorporation of living facades or walls), recesses, gable end projections, chimney’s, and balconies. Blank facades are to be avoided.

2.2.6.5 Roofs: Golf Course Activity Area

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

- All buildings should follow a simple roof form that follow the architectural design of the Pegasus Golf Club. For a pavilion gabled roof a minimum pitch of 25° and maximum of 45°.
- No hip roofs are permitted.
- Eaves or overhangs are encouraged.
- Roofs shall have a Light Reflectivity Value (LRV) of between 5-22% in a neutral colour.
- Steel tray cladding/roof, Profiled Steel, Coloursteel or tiles are permitted limited to one form, with colours similar to Resene matte finish: Element; Grey Friars; Windswept; Squall; Ironsand; Lignite; High Tide; Charcoal or Karaka.
- Down pipes and gutters will be in a colour matching the roof.

2.2.6.6 Wall Cladding: Golf Course Activity Area

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

The following cladding materials and colours are permitted;

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

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

2.2.6.7 Windows and Doors: Golf Course Activity Area

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

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

2.2.6.8 Building Projections: Golf Course Activity Area

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

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

2.2.6.9 Car Parking: Golf Course Activity Area

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

2.7 Access

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

Vehicular access to buildings will be considered in terms of how it relates to wider urban design principles, such as the provision of access for deliveries, pickups and drop offs, parking access and disabled access. Access and movement of golf buggies will also need to be considered for the continued connection around the golf holes and golf club rooms.

2.8 Safety

The safety of the general public including users of the building requires assessment in terms of the buildings passive surveillance potential or 'eyes on the street', use of lighting, shared walkways and cycleways and any vehicle crossing.

3.0 Landscape

3.1 Landscape Guidelines

The aim of the landscape guidelines is to provide a framework of consistent and locally relevant plants to ensure a contiguous landscape theme is knitted throughout Pegasus Resort. Species chosen are those originally anticipated in the area, that will enhance biodiversity, alongside some selected exotic species that will provide seasonal colour.

The streetscape, wetlands, lakes, golf course and public realm will be designed and implemented by Pegasus Resort. Throughout the Resort, hard landscaping elements such as street furniture, lighting, paving types and signage will be consistent and appropriate to the scale and setting.

3.2 Minimum Landscape Requirements

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

1	Spa Activity Area	40%
2	Spa Village Activity Area	30%
3	Golf Square Activity Area	30%
4	Golf Village Activity Area	40%
5	Village Fringe Activity Area	90%
6	Golf Course Activity Area	90%



3.3 Indicative Planting List

A plant species list has been provided in the table below from which all planting is to be derived. Additional species may be approved at the sole discretion of WDC.

Landscaping shall reflect and complement Pegasus's streetscape and public open space in terms of planting, material and layout. All landscaping shall be implemented and maintained by the lot owner at the time of construction of the building and completed prior to the occupation.

Indigenous Plant Species

Latin Name	Common Name	Native	Evergreen	Deciduous
<i>Acaena novae-zealandiae</i>	Bidibidi	X	X	
<i>Anemanthele lessoniana</i>	Wind grass	X	X	
<i>Apodasmia similis</i>	Oioi	X	X	
<i>Aristolelia serrata</i>	Wineberry	X	X	
<i>Asplenium bulbiferum</i>	Hen and chicken fern	X	X	
<i>Austroderia richardii</i>	Toetoe	X	X	
<i>Baumea rubiginosa</i>	Twig rush	X	X	
<i>Blechnum discolor</i>	Crown fern	X	X	
<i>Blechnum minus</i>	Swamp kiokio	X	X	
<i>Blechnum pennamarina</i>	Hard fern	X	X	
<i>Carex flagellifera</i>		X	X	
<i>Carex geminata</i>	Cutty grass	X	X	
<i>Carex maorica</i>		X	X	
<i>Carex secta</i>	Purei	X	X	
<i>Carex virgata</i>	Kawakawa	X	X	
<i>Carmichaelia australis</i>	New Zealand broom	X	X	
<i>Carpodetus serratus</i>	Marbleleaf	X	X	
<i>Clematis paniculata</i>		X	X	
<i>Coprosma crassifolia</i>	Thick-leaved mikimiki	X	X	
<i>Coprosma lucida</i>	Karamu	X	X	
<i>Coprosma propinqua</i>	Mingimingi	X	X	
<i>Coprosma robusta</i>	Karamu	X	X	



Acaena novae-zealandiae



Anemanthele lessoniana



Apodasmia similis



Aristolelia serrata



Asplenium bulbiferum



Austroderia richardii



Baumea rubiginosa



Blechnum discolor



Blechnum minus



Blechnum pennamarina



Carex flagellifera



Carex geminata



Carex maorica



Carex secta



Carex virgata



Carmichaelia australis



Carpodetus serratus



Clematis paniculata



Coprosma crassifolia



Coprosma lucida



Coprosma propinqua



Coprosma robusta

Latin Name	Common Name	Native	Evergreen	Deciduous
<i>Coprosma rotundifolia</i>	Round-leaved coprosma	X	X	
<i>Coprosma rubra</i>	Red-stemmed coprosma	X	X	
<i>Coprosma virescens</i>	Pale green coprosma	X	X	
<i>Cordyline australis</i>	Cabbage tree	X	X	
<i>Corokia cotoneaster</i>	Korokio	X	X	
<i>Dacrycarpus dacrydioides</i>	Kahikatea	X	X	
<i>Dodonaea viscosa</i>	Akeake	X	X	
<i>Elaeocarpus dentatus</i>	Hinau	X	X	
<i>Elaeocarpus hookerianus</i>	Pokaka	X	X	
<i>Euphorbia glauca</i>	Shore spurge	X	X	
<i>Fuchsia excorticata</i>	Tree fuchsia	X	X	
<i>Griselinia littoralis</i>	Broadleaf	X	X	
<i>Hebe salicifolia</i>	Koromiko	X	X	
<i>Hedycarya arborea</i>	Pigeonwood	X	X	
<i>Helichrysum lanceolatum</i>	Niniao	X	X	
<i>Histiopteris incisa</i>	Water fern	X	X	
<i>Hoheria angustifolia</i>	Narrow-leaved lacebark	X	X	
<i>Juncus gregiflorus</i>		X	X	
<i>Juncus pallidus</i>		X	X	
<i>Kunzea ericoides</i>	Kanuka	X	X	
<i>Leptospermum scoparium</i>	Manuka	X	X	
<i>Lophomyrtus obcordata</i>	Rohutu	X	X	



Coprosma rotundifolia



Coprosma rubra



Coprosma virescens



Cordyline australis



Corokia cotoneaster



Dacrycarpus dacrydioides



Dodonaea viscosa



Elaeocarpus dentatus



Elaeocarpus hookerianus



Euphorbia glauca



Fuchsia excorticata



Griselinia littoralis



Hebe salicifolia



Hedycarya arborea



Helichrysum lanceolatum



Histiopteris incisa



Hoheria angustifolia



Juncus gregiflorus



Juncus pallidus



Kunzea ericoides

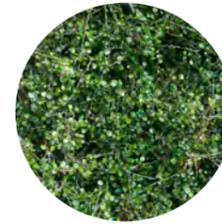


Leptospermum scoparium



Lophomyrtus obcordata

Latin Name	Common Name	Native	Evergreen	Deciduous
<i>Melicope simplex</i>	Poataniwha	X	X	
<i>Microlaena avenacea</i>	Bush rice grass	X	X	
<i>Microsorium pustulatum</i>	Hounds tongue fern	X	X	
<i>Muehlenbeckia astonii</i>	Shrub pohuehue	X	X	
<i>Myoporum laetum</i>	Ngaio	X	X	
<i>Myrsine divaricata</i>	Weeping mapou	X	X	
<i>Olearia avicenniaefolia</i>	Mountain akeake	X	X	
<i>Olearia paniculata</i>	Golden akeake	X	X	
<i>Passiflora tetrandra</i>	Native passion flower	X	X	
<i>Pennantia corymbosa</i>	Kaikomako	X	X	
<i>Phormium tenax</i>	Flax / Harakeke	X	X	
<i>Pittosporum eugenioides</i>	Lemonwood	X	X	
<i>Pittosporum tenuifolium</i>	Kohuhu	X	X	
<i>Plagianthus regius</i>	Lowland ribbonwood	X	X	
<i>Podocarpus totara</i>	Totara	X	X	
<i>Polystichum neozelandicum</i>	Common shield fern	X	X	
<i>Polystichum vestitum</i>	Prickly shield fern	X	X	
<i>Prumnopitys taxifolia</i>	Matai	X	X	
<i>Pseudopanax crassifolius</i>	Lancewood	X	X	
<i>Sophora microphylla</i>	Kowhai	X	X	
<i>Teucrium parvifolium</i>	New Zealand verbena	X	X	



Melicope simplex



Microlaena avenacea



Microsorium pustulatum



Muehlenbeckia astonii



Myoporum laetum



Myrsine divaricata



Olearia avicenniaefolia



Olearia paniculata



Passiflora tetrandra



Pennantia corymbosa



Phormium tenax



Pittosporum eugenioides



Pittosporum tenuifolium



Plagianthus regius



Podocarpus totara



Polystichum neozelandicum



Polystichum vestitum



Prumnopitys taxifolia



Pseudopanax crassifolius



Sophora microphylla



Teucrium parvifolium

Exotic Tree Species

Latin Name	Common Name	Native	Evergreen	Deciduous
<i>Alnus cordata</i>	Italian alder			X
<i>Alnus incana</i>	Grey alder			X
<i>Betula utilis 'jacquemontii'</i>	White Himalayan birch			X
<i>Fraxinus angustifolia 'Raywood'</i>	Claret ash			X
<i>Populus yunnanensis</i>	Yunnan poplar			X
<i>Quercus coccinea</i>	Scarlet oak			X
<i>Quercus ellipsoidalis</i>	Northern pin oak			X



Alnus cordata



Alnus incana



Betula jaquemontii



Fraxinus angustifolia 'Raywoodii'



Populus yunnanensis



Quercus coccinea



Quercus ellipsoidalis

3.4 Mounding + Landforms

Mounding is encouraged within the landscape buffer zones or building setbacks adjoining Pegasus Boulevard and shall be on average 1m in height, of a natural shape and contour and planted with species as defined above.

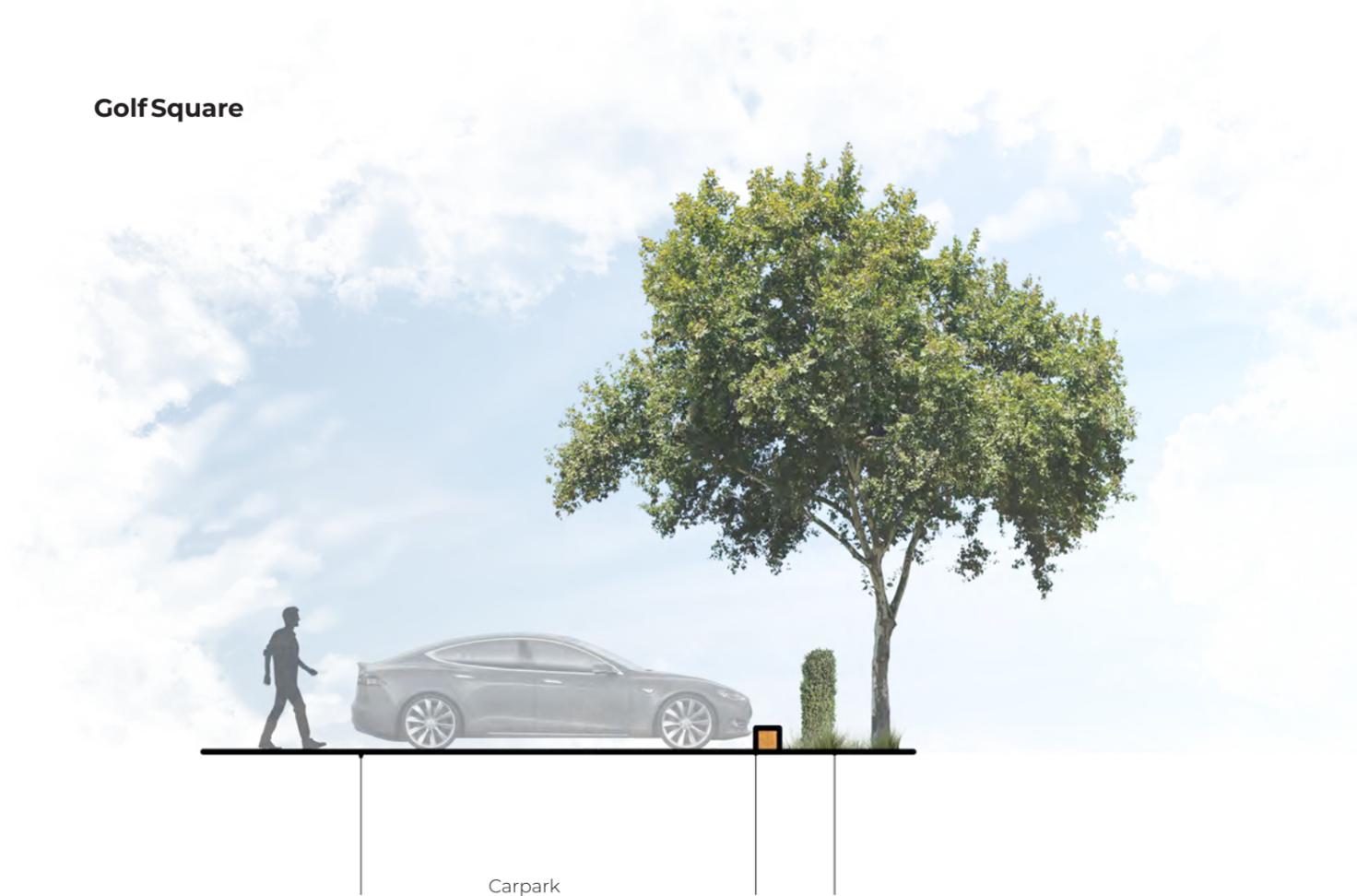
3.5 Hardscaping

The hardscaping for Pegasus Resort is based around it being simple, basic and natural surface materials.

- The use of concrete, stone, gravel and timber in their simple unpretentious form.
- Exposed aggregate concrete is encouraged as the primary surface for footpaths and paving alongside natural stone for feature paving and edging.
- The use of stone kerbs is encouraged in preference to concrete kerbs for all activity areas.
- Stone, exposed aggregate concrete paths, wooden boardwalks, gravel or hoggin are encouraged for pedestrian walkways.
- The provision of grassed swales adjoining the internal roads is encouraged (excluding the Spa Village Activity Area where the buildings should have limited setbacks from the road).
- Green streets within the Spa Village are to reflect best practice urban design principles in terms of stormwater runoff, pedestrian prioritisation, accessibility, biodiversity of planting and passive surveillance.
- Fencing shall be formed of in situ concrete, wooden post and rail fencing, or hedging and shall not exceed 1.2m in height (with the exception of the hot pools).
- The Spa Hot Pools, Outdoor Pools or Tennis Courts will consider fencing that meets the building requirements and this shall be finished in a dark recessive colour.

CrossSections

Golf Square



Link Road



Loop Road



3.6 Lighting

- All fixed lighting shall be directed away from adjacent roads and properties.
- Any building or fence constructed or clad in metal, or material with reflective surfaces shall be painted or otherwise coated with a non-reflective finish.
- No activity shall result in a greater than 3.0 lux spill, horizontal and vertical, of light onto any property located outside of the SPZ-PR, measured at any point inside the boundary of the adjoining property.
- External lighting shall be limited to down lighting only.
- Lighting design shall reflect best practise urban design standards, including Crime Prevention through Environmental Design (CPTED).

3.7 Street Numbering + Letterboxes

- Street Numbers are to be designed to complement the building façade, such as shown on flat black steel.
- Letterboxes will be integral to a wall or landscape so that the mail slot is the only part of the letterbox showing. Letterboxes mounted on a post are not permitted.

3.8 Ancillary Buildings + Structures

3.8.1 Site Utilities + Storage Areas

Meter boxes for utilities are to be flush mounted into walls and covered having regard to surrounding cladding.

Storage areas (including rubbish and recycling bins) shall be located in the rear yard (if within the village) and screened from the street, reserves, footpaths and neighbours.

Screening shall compliment the landscaping in terms of plant palette, materiality, colour and finish and to a height of no more than 1.5m.

All utilities on site such as water, gas, electricity and telecommunications shall be underground or contained within the buildings structure.

3.8.2 Clothes Lines

Clothes lines shall be located rear yards and be no higher than 1.6m.

3.8.3 Signage

Building facades will include platforms for future signage to avoid signage not being 'read' as an integrated part of the building façade and appropriate to the character of Pegasus Resort.

3.8.4 Other

Any boats, trailers or caravans must be parked within the lot and are not permitted to be stored on any reserve, road corridor, road verge or public open space.

The property owner must ensure that yards adjoining the street or open space reserves are maintained to a high standard all year. If occupied by tenants, the owner shall ensure the maintenance of the yards. This includes, but is not limited to, the mowing of lawns, maintenance of hedges and weed removal.



Appendix 1

Design Approval Application Form

