

# Waimakariri District Council Proposed Waimakariri District Plan

## Recommendations of the PDP Hearings Panel

### Recommendation Report 33

#### Hearing Stream 12A Rezoning Requests – Commercial and Industrial Zones, Oxford, Pegasus Special Resort Zone

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2 and 3**.

**Report 1** contains an explanation of how the recommendations in all subsequent reports have been developed and presented, along with a glossary of terms used throughout the reports, a record of all Panel Minutes, a record of the recommendation reports and a summary of overarching recommendations. It does not contain any recommendations per se.

**Recommendation Report 2** contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - SD Strategic directions objectives and policies.

**Recommendation Report 3** contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - UFD Urban Form and Development objectives and policies.

**Appendix 1:** Schedule of attendances

**Appendix 2:** Recommended amendments to the Proposed Plan - Tracked from notified version (provisions not consequentially renumbered)

The Hearings Panel for the purposes of **Hearing Stream 12A** comprised Commissioners Gina Sweetman (Chair), Gary Rae, Megen McKay, Neville Atkinson and Niki Mealings.

# 1. Introduction

## Report outline and approach

1. This is Report 33 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses submissions received requesting the district plan maps are amended to rezone land, and in some instances that associated outline development plan provisions are amended, in the following areas:
  - Commercial and Industrial zones,
  - Oxford and Settlement Zone (Ōhoka and Woodend Beach) surrounds, and
  - Special Purpose Zone – Pegasus Resort (SPZ(PR)).
3. We have structured our discussion on these topics and other rezoning requests differently to our other Recommendation Reports, as the rezoning requested is the focus of the decision sought by the submitter. Part A of this report covers the Commercial and Industrial zones. Part B covers the Oxford and Settlement Zone, and Part C covers the Special Purpose Zone – Pegasus Resort (SPZ(PR)).
4. This Recommendation Report contains **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
5. We record that all submissions requesting rezoning of land to General Residential at Oxford, Settlement Zone at Ōhoka; Commercial and Mixed-Use and Industrial Zones in all areas; and Special Purpose (Pegasus Resort) have been taken into account in our deliberations. More detailed descriptions of the submissions and key issues can be found in the relevant s42A Reports, Responses to Preliminary Questions and written Reply Report, which are available on the Council's website.
6. In accordance with the approach set out in Report 1, this Report focuses only on 'exceptions', where we do not agree fully or in part with the s42A report authors' recommendations and / or reasons, and / or have additional discussion and reasons in respect to a particular submission point, evidence at the hearing, or another matter. Original submissions have been accepted or rejected as recommended by the s42A report author unless otherwise stated in our Recommendation Reports. Further submissions are either accepted or rejected in conformance with our recommendations on the original submission to which the further submission relates.
7. The requirements in clause 10 of the First Schedule of the Act and s32AA are relevant to our considerations of the PDP provisions and the submissions received on those provisions. These are outlined in full in Report 1. In summary, these provisions require among other things:
  - (a) our evaluation to be focussed on changes to the proposed provisions arising since the notification of the PDP and its s32 reports;

- (b) the provisions to be examined as to whether they are the most appropriate way to achieve the objectives; and
  - (c) as part of that examination, that:
    - i. reasonable alternatives within the scope afforded by submissions on the provisions and corresponding evidence are considered;
    - ii. the efficiency and effectiveness of the provisions is assessed;
    - iii. the reasons for our recommendations are summarised; and
    - iv. our report contains a level of detail commensurate with the scale and significance of the changes recommended.
8. We have not produced a separate evaluation report under s32AA. Where we have adopted the recommendations of Council's s42A report authors, we have adopted their reasoning, unless expressly stated otherwise. This includes the s32AA assessments attached to the relevant s42A Reports and/or Reply Reports. Those reports are part of the public record and are available on the Council website. Where our recommendation differs from the s42A report authors' recommendations, we have incorporated our s32AA evaluation into the body of our report as part of our reasons for recommended amendments, as opposed to including this in a separate table or appendix.
9. A fuller discussion of our approach in this respect is set out in Section 5 of Report 1.

## **2. Part A – Commercial and Industrial rezonings**

### **Recommendations**

10. The Panel record its agreement to the s42A report author's recommendations in respect to all the submissions seeking Commercial and Industrial Zone rezonings. We note that Mr Willis provided a thorough and comprehensive s42A report, written responses to our preliminary questions, and a Reply Report in response to matters raised at the hearing in respect to the rezonings. We also relied on our recommendations in respect to the Strategic Directions and in particular the Urban Form and Development Objectives and Policies when evaluating the evidence before us in respect to these rezoning requests.
11. In line with our exceptions approach to reporting, we do not address the substance of these submissions further.

### **3. Part B – Oxford and the Settlement Zones (Ōhoka and Woodend Beach)**

#### **Recommendations**

12. This section concerns submissions requesting rezoning of sites in Oxford, and in the Settlement Zones at Ōhoka and Woodend Beach.
13. The Panel records its agreement to the s42A report author's recommendations in respect to all the submissions seeking rezonings as described above. We note that Ms McClung provided a thorough and comprehensive s42A report, written responses to our preliminary questions, and a Reply Report in response to matters raised at the hearing in respect to the rezonings. We also relied on our recommendations in respect to the Strategic Directions and in particular the Urban Form and Development Objectives and Policies when evaluating the evidence before us in respect to these rezoning requests.
14. In line with our exceptions approach to reporting, we do not address the substance of these submissions further.
15. However, while we agree with the recommendations on rezoning, we recommend amendments to the Development Area and associated Outline Development Plan ('ODP') provisions for the South Oxford rezoning for both consistency and also to ensure that they can be implemented as intended. In doing so, we acknowledge the effort that both the report author and the submitter's planners put in to developing a generally consistent set of Development Area and ODP provisions for that site, as this greatly assisted us in responding to the submission and making our recommendation.

#### **Amendments to Development Area Provisions**

16. The proposed new South Oxford Development Area (SOX) provisions relate to the rezoning of approximately 3.5ha of land fronting Harewood Road, directly to the east of Oxford Hospital from rural (GRUZ) to residential (GRZ). This rezoning was requested by Geoff Mehrtens<sup>1</sup>, and Oxford-Ōhoka Community Board<sup>2</sup>, supported by a further submission by Claudia & Geoff Mehrtens<sup>3</sup>.
17. For the SOX Development Area, we have made recommendations to:
  - (a) improve the "implementability" of the provisions; and
  - (b) be consistent with the How the Plan Works section of the PDP.
18. At a high level, these amendments have involved:
  - (a) Changing the standard Rule 1 across the board so it requires land use, development and subdivision to be in accordance with the ODP and to comply with any specific Development Area standard;

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<sup>1</sup> 175.1

<sup>2</sup> 172.2

<sup>3</sup> FS24

- (b) Including an Advisory Note which states that the rules and standards in the specific Development Area Chapter apply in addition to those in the rest of the Plan, and where they differ, that the Development Area rules and standards substitute that rule or standard;
  - (c) Amend the format of the standards for fixed features in an ODP; and
  - (d) Remove parts of the proposed rule which are subjective and made minor grammatical edits to some of the descriptive text.
19. We note that in reviewing the SOX Development Area we have made amendments consistent with changes we have recommended for ODP's in relation to other rezoning requests for residential development (refer to Report 34 for Hearing Stream 12E in particular).

#### **4. Part C – Special Purpose Zone – Pegasus Resort (SPZ(PR)) Rezoning**

##### **Summary of Rezoning**

20. This section concerns two submissions requesting rezoning of sites so that those sites are to be included in the SPZ(PR) Zone, at the Pegasus Resort, as follows:
- (a) 1188 Main North Road/20 Haunui Lane; and
  - (b) 1250 Main North Rd.
21. These submissions also seek changes to the provisions of the SPZ(PR) to support the new areas sought for rezoning. This report does not cover other submissions seeking changes to the provisions of the SPZ(PR) Zone, which were heard in Hearing Stream 10, and are addressed in our Report 28.
22. We address each of the zoning requests below.

##### **1188 Main North Road/20 Haunui Lane**

23. Howard Stone<sup>4</sup> sought rezoning of 3.81ha of land at 1188 Main North Road/20 Te Haunui Lane, Woodend from RLZ to SPZ(PR), with the balance of the property remaining as RLZ. The submitter also sought for the ODP for the SPZ(PR) to be amended to include the area as Activity Area 7<sup>5</sup>: Residential on Appendix SPZ(PR) – APP1 - ODP.
24. The Panel supports the s42A report author's recommendation, and while we are adopting an 'exceptions' approach to our reporting, we consider some explanation is appropriate in this instance where the s42A report author's recommendation changed, as set out in the Reply Report.

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<sup>4</sup> 191.1, 191.2

<sup>5</sup> This was subsequently amended so that the site is to be included in an existing Activity Area renamed Activity Area 7A.

25. The s42A report author, Ms Manhire, had initially recommended that the Howard Stone submissions be rejected. However, after hearing the evidence she responded in the Reply Report by recommending that the submissions are accepted, the main reasons for the change in stance summarised in the Reply Report as follows<sup>6</sup>:

*I have reviewed the submitter's evidence, and the amended proposal including the detail to be included in the ODP and revised minimum lot size. On balance, I consider the rezoning is a logical extension of the zone. I agree the matters of contention were those set out in the verbal statement of Ms Sunde.*

*My s42A report considered there to be a lack of public transportation or non-motorised access to Ravenswood, and in turn accessibility to services, amenities and employment by these modes. However, for the reasons set out above, I consider the proposal would not create significant effects on transportation and accessibility.*

*I have given further consideration in relation to cultural values and I am now of the view that the issues raised are not of a significance to prevent the rezoning. I consider the addition to the ODP is well-integrated with the rest of the zone. I now recommend the rezoning, and associated amendment to the ODP and SUB-S1 is accepted.*

26. The Panel has carefully considered the very comprehensive Reply Report and agrees with Ms Manhire's reasons to support of the rezoning request. We also note that Ms Manhire supports the amended proposal including the changes to the Maps, the detail to be included in the ODP, and the revised minimum lot size as an amendment to Table SUB-1, which were matters addressed in evidence at the hearing by Ms Sunde, planner for the submitter.
27. For those reasons we recommend the Howard Stone submissions be accepted.

### **1250 Main North Rd**

#### **Summary**

28. The submissions we consider here are by DEXIN<sup>7</sup> seeking rezoning of the land at 1250 Main North Rd from proposed RLZ to SPZ(PR), and associated amendments to the provisions to support the rezoning.
29. The Panel, after having considered all the submissions and evidence, does not support the s42A report author's final recommendation that the submissions be accepted, and we recommend that the submissions be rejected. We set out our reasons below.

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<sup>6</sup> S42A Reply Report, paragraphs 161 - 164

<sup>7</sup> 377.1, 377.2, 377.3, 377.4, 377.5, 377.6, 377.7, 377.8, 377.9, 377.10, 377.11, 377.12, 377.13, 377.14, 377.15, 377.16, 377.17, 377.18

#### **S42A report and Reply Report**

30. The s42A report author, Ms Manhire, had initially recommended that the DEXIN submissions be rejected. However, after hearing the evidence, in her Reply Report, she recommends that the submissions are accepted.
31. In her Reply Report, Ms Manhire describes how some key matters of contention from the s42A report (i.e. significant development capacity, transportation, and consolidation and integration with the surrounding environment) had now been resolved to her satisfaction. Ms Manhire's evidence was now, from a policy point of view, that the site is not suitable for a standard medium density residential development as it is outside of the shaded areas of Map A of the CRPS and is proposed to be located within a special purpose zone. She considered that it is appropriate to decouple the provisions from the medium density residential standards (MDRS) as it is not subject to the separate MDRS process. If the site was rezoned to SPZ(PR) it would not be a 'relevant residential zone' under the RMA, therefore the MDRS do not apply. She considered it is more appropriate to have bespoke provisions specific to the zone.
32. In that regard, the Reply Report also included a Joint Witness Statement (JWS) prepared by Ms Manhire and Ms Pearson (planner for DEXIN) which contained recommended bespoke provisions specific to the zone. The planners' JWS also took account of a JWS prepared by the urban design experts (Mr Ed Jolly and Mr James Lunday). Those agreed provisions included amendments to the ODP, plan provisions, and the Pegasus Resort Urban Design Guidelines, and would result in a lower density than originally proposed to integrate with the balance of the SPZ(PR) and ensure a good urban design outcome.
33. Overall, in her Reply Report Ms Manhire agreed with the submitter that the SPZ(PR) is the best use for the site, as it utilises an undersized rural lot that is isolated from other rural areas, as the "gateway" to the resort. She acknowledged that there remain potential issues with the future of the Woodend Bypass including transportation issues if suitable non-motorised connections are not provided, however there is the ability to consider the effects at (subdivision and land use) resource consent stage. However, she did not consider this issue was significant enough on its own to recommend the rezoning be rejected. When assessing the impact of the activities on cultural values, Ms Manhire preferred the evidence of Mr Harris over Mahaanui Kurataiao Limited (Mahaanui) agreeing that there were little or minimal impact on cultural values, and mitigation measures could be implemented when the site was developed.

#### **Reasons for Panel's Recommendation**

34. The Panel agrees with most of the above reasons for rezoning the site as proposed, and we accept that the bespoke provisions and urban design guidelines developed through the expert witness conferencing process are sound and well considered.
35. The one important aspect we consider has not been properly assessed relates to the cultural effects of the proposal, which in our view is a key determinant for rezoning the land for a development such as this, given the special significance this site, and the surrounding land, has to iwi. We note that the entire site is contained within the



SASM006 Wāhi Tapu – Silent File Overlay and the SASM 013 Ngā Tūranga Tupuna (cultural landscape) Waimakariri ki Rakahuri overlay on the PDP maps.

36. Ngāi Tūāhuriri hapū are the only mana whenua group for the District and are collectively legally represented by Ngāi Tūāhuriri Rūnanga Society Inc (Rūnanga). We received evidence that Rūnanga-owned company, Mahaanui is mandated to speak for Ngāi Tūāhuriri on the Plan.
37. A Cultural Impact Assessment (CIA) was commissioned by the submitter DEXIN and prepared by Mr Nigel Harris. The CIA did not purport to represent the view of mana whenua or Mahaanui, and in fact, acknowledged that Mahaanui did not provide their support for the rezoning on grounds of impacts to the wider cultural landscape of importance to them. The CIA identified that the site sits upon the SASM silent file and informed us that the principal settlement, Kaiapoi Pā was destroyed, rendered unsafe and deserted. When mana whenua returned to the area, they preferred to settle at Tuahiwi. The CIA does not engage further with this evidence, and we are left unsure of the significance of this history to the modern-day site and its relevance to mana whenua opposition to the rezoning request. The CIA concluded that there would be *“little or minimal impact on cultural values”*, but if any, mitigation measures could be implemented as part of the development arising from the rezoning request.
38. The evidence we received from the s42A report author, and from Ms Pearson for DEXIN, on cultural effects, relied entirely on Mr Harris’ CIA findings. The s42A Report stated:

*A Cultural Impacts Assessment (CIA) has been provided which recommends amendments to the Introduction, SPZ(PR)-O2, SPZ(PR)-P1, and the Pegasus Design Guidelines to better provide for consideration of cultural values, collaboration with mana whenua and development/enhancement of waahi taonga and mahinga kai. The report concludes that “little or minimal impact on cultural values is foreseen and all reasonable and realistic mitigation measures have been identified...”<sup>8</sup>*

*I adopt the assessment provided and consider the amendments to provide for cultural values requested by the submitter are positive amendments to provide for cultural values. I note that some amendments are specific to the activity on the site and I recommend they are accepted if the rezoning request was to be accepted.*

*There are other amendments that apply to cultural values across the whole of the zone and, in my view, should be accepted regardless of the rezoning outcome. I have recommended a shortened version of SPZ(PR)-O2 than sought by DEXIN so that the policy is not a repetition of the objective and implements the objective.*

39. Ms Pearson’s evidence on this aspect was limited to the following statement:

**Cultural values** – *Ms Manhire and I are aligned in our assessment of cultural values and she has largely adopted my suggested amendments to the SPZ(PR) and PRUDG to better provide for cultural values. I have reviewed her shortened version of*

*SPZ(PR)-O2<sup>9</sup> and can confirm that I can support this more efficient drafting and this is reflected in **Annexure A** of my evidence.*

40. We were unable to discuss and resolve issues with the CIA at the hearing as Mr Harris did not attend as an expert witness for the submitter. Had he attended, we would have had an opportunity to understand why he thought that the mitigation measures proposed would resolve the potential effects on cultural values.
41. Instead, we asked Ms Dewar, legal counsel for the submitter, to explain Mahaanui opposition to the rezoning, and elaborate on the engagement that had occurred with Mahaanui or the Rūnanga. Subsequently, and after the hearing, DEXIN provided a memorandum together with copy of a 'Mana whenua Statement' prepared by Mahaanui which confirmed, in summary, that the Rūnanga consider the location is not culturally appropriate for this type of development.
42. The 'Mana whenua Statement' assessed the Silent file, cultural landscape, landscape design aspects, Stormwater design and concluded:

*The rūnanga have many concerns regarding this development which are primarily associated with the sensitivity of the area and the potential disturbance the development could have on Kaiapoi pā and the protection and restoration of mahinga kai sites. The location is of high cultural significance to Te Ngāi Tūāhuriri rūnanga and Ngāi Tahu whānui given the skeletal remains of many Ngāi Tahu rangatira were interred after the fall of Kaiapoi Pā. Therefore, this wahi tapu is of high importance to the rūnanga and is an area that they want to place high protection on.*

*The existing footprint of Pegasus Town is viewed as at the limits of what should be established in order to protect the values of the area. The scale of the proposal is therefore beyond what is viewed as appropriate for the site.*

*Although the rūnanga believe that this is a great concept, it is recommended that the applicant undertakes the proposal in an alternative location that is less likely to compromise or place pressure on sites of significance to manawhenua. In summary, the location is not culturally appropriate for this type of development.*

43. The Panel asked the s42A report author to respond to this matter, in her Reply Report, and to also advise what weight is to be given to a CIA that is not mandated by mana whenua. In her Reply Report, Ms Manhire advised that the Council had subsequently obtained legal advice to the effect that:

*"If the submitter's CIA has not been mandated by manawhenua, and manawhenua hold a different view about cultural impacts than the author of the CIA, then that would be a reason to give the CIA much less weight than it could have, had it been mandated and supported by manawhenua".*

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<sup>9</sup> Officer's Report – paragraph 142, also Appendix A for revised wording that includes insertion of the word 'cultural' into SPZ(PR)-O2.

44. Notwithstanding that, the s42A report author's final recommendation was that the CIA is relevant, focused and probative as it provides substantial information to assess the costs and benefits of the proposal under s32AA and provides recommended mitigation and provisions to provide for cultural values on the site.

**Overall determination**

45. Section 6(e) of the RMA requires that the Panel recognises and provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga, as a matter of national importance.
46. Whilst we did not receive any evidence on the RPS, from our own reading the RPS requires wāhi tapu sites to be protected from inappropriate activity, and notes that Ngāi Tahu may wish to protect such sites by restricting certain activities, access and information about their location, through the use of silent files. It states: *"as the knowledge of specific sites may not be known to Ngāi Tahu as a whole, it is important to always consult with papatipu rūnanga to ensure that wāhi tapu sites are protected"*<sup>10</sup>.
47. Having carefully considered all of the material referenced above, we consider that we simply do not have sufficient evidence to be satisfied that rezoning of the DEXIN site will not have significant cultural effects.
48. We received no evidence specifically on s6(e), the RPS, or on how the SASM provisions would provide any meaningful level of control over the development of this land so that the concerns expressed by Mahaanui in the Mana Whenua Statement would be satisfactorily addressed. From our hearing on the SASM chapter, it is our understanding that the relevant controls are limited to earthworks, and we do not consider it appropriate, given the concerns expressed by Mahaanui, to allow rezoning for a large scale development of land that relies on the SASM provisions as the sole means of mitigating cultural effects.
49. Despite Ms Manhire's evidence that the effects can be mitigated, we consider we cannot place much weight on that assurance particularly in light of the definitive statement from Mahaanui, which outlines the Rūnanga's fundamental concerns with this proposal. We also cannot place much weight on the unmandated CIA as we cannot be certain it is *"relevant, focused and probative"*.
50. By way of conclusion, we consider that there is sufficient evidence that all aspects, other than cultural effects, have been adequately addressed. But there is insufficient evidence to satisfy the Panel that mana whenua concerns have been addressed properly. Given the significance of this site to iwi, and the unresolved issues relating to their concerns, we recommend the submission seeking the rezoning of the land be rejected. As a result, the submissions seeking amendments to the provisions to support DEXIN's rezoning request are also recommended to be rejected.

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<sup>10</sup> RPS, paragraph 2.2.8

51. Given the efforts that have been expended in developing this land, and on the evidence we have seen as to how this might achieve an otherwise good outcome, we would encourage the submitter to continue to engage with the Rūnanga, or Mahaanui as their mandated representative on the Plan, in an attempt to find an amenable outcome for all parties.

## **5. Conclusion**

52. For the reasons summarised above, we recommend amendments be made to the Planning Maps to show the rezoning of the sites for which we have recommended rezoning occurs, and the adoption of a set of associated changes to the PDP provisions. Our recommended version of the SOX Development Area rule is shown in Appendix 2.
53. Overall, we find that our recommendations in respect to the rezoning requests for Commercial and Industrial zones, at Oxford and Settlement Zone (Ōhoka and Woodend Beach) surrounds, and for the Special Purpose Zone – Pegasus Resort (SPZ(PR)) will ensure the PDP better achieves the statutory requirements, national and regional direction, and our recommended Strategic Directions, and will improve its useability.

**Appendix 1:****Submitter attendance and tabled evidence for Rezoning Requests – Oxford GRZ and SETZ (Woodend Beach and Ohoka) - Hearing Stream 12A**

<b>Attendee</b>	<b>Speaker</b>	<b>Submitter No.</b>
Council Reporting Officer	<ul style="list-style-type: none"> <li>Rachel McClung</li> </ul>	N/A
James Brent Weir	<ul style="list-style-type: none"> <li>James and Sharon Weir</li> </ul>	161
Patrick Campbell & Elvere Mooney	<ul style="list-style-type: none"> <li>Matt McLachlan</li> <li>Patrick Campbell</li> <li>Elvere Mooney</li> </ul>	365/366
Waghorn Builders Limited	<ul style="list-style-type: none"> <li>Matt McLachlan</li> </ul>	274
<b>Tabled Evidence</b>		
N/A	<ul style="list-style-type: none"> <li>N/A</li> </ul>	N/A

**Submitter attendance and tabled evidence for Special Purpose Zone – Pegasus Resort Rezoning - Hearing Stream 12A**

<b>Attendee</b>	<b>Speaker</b>	<b>Submitter No.</b>
Council Reporting Officer	<ul style="list-style-type: none"> <li>Jessica Manhire</li> </ul>	N/A
Howard Stone	<ul style="list-style-type: none"> <li>Margo Perpick</li> <li>Joanne Sunde</li> </ul>	191
DEXIN	<ul style="list-style-type: none"> <li>Amanda Dewar</li> <li>Sam Huo</li> <li>James Lunday</li> <li>David Smith</li> <li>Melissa Pearson</li> </ul>	377
<b>Tabled Evidence</b>		
Howard Stone	<ul style="list-style-type: none"> <li>Giles Learman</li> <li>Neil Cox</li> </ul>	191
DEXIN	<ul style="list-style-type: none"> <li>Andrei Cotiga</li> <li>Jenny Bull</li> <li>Keren Bennett</li> <li>Mike Moore</li> <li>Timothy Heath</li> </ul>	377

**Submitter attendance and tabled evidence for Commercial/Industrial Zones Rezoning - Hearing Stream 12A**

<b>Attendee</b>	<b>Speaker</b>	<b>Submitter No.</b>
Council reporting officer	<ul style="list-style-type: none"> <li>Andrew Willis</li> </ul>	N/A
A&M Giles, Rural Holdings Ltd, 464 Developments Ltd	<ul style="list-style-type: none"> <li>Andrew Giles</li> </ul>	172, FS62
Southern Capital Ltd	<ul style="list-style-type: none"> <li>Claire McKeever</li> <li>Stuart McKinlay</li> </ul>	131
Ravenswood	<ul style="list-style-type: none"> <li>Sarah Eveleigh</li> <li>David Haines</li> </ul>	347, FS79
Daniel Smith	<ul style="list-style-type: none"> <li>Daniel Smith</li> </ul>	25

Ashley Industrial Services Ltd	<ul style="list-style-type: none"> <li>• Andrew Giles</li> <li>• Ken Fletcher</li> </ul>	48
<b>Tabled Evidence</b>		
Domett Properties	<ul style="list-style-type: none"> <li>• Helen Pickles</li> </ul>	311
Templeton Group	<ul style="list-style-type: none"> <li>• Ruth Evans</li> </ul>	413
M & J Kerr	<ul style="list-style-type: none"> <li>• Kim McCracken</li> </ul>	251
McAlpines	<ul style="list-style-type: none"> <li>• Chris Fowler</li> </ul>	226
Ravenswood	<ul style="list-style-type: none"> <li>• Andrew Metherell</li> <li>• Fraser Colegrave</li> <li>• Ian Munro</li> <li>• Paul Croft</li> </ul>	347, FS79

**Appendix 2:** Recommended amendments to the Proposed Plan - Tracked from notified version  
(provisions not consequentially renumbered)

**Appendix 2:**

- Special Purpose Zone Pegasus Resort
- Commercial and Industrial rezoning
- South Oxford Development Area

## Special Purpose Zone - Pegasus Resort

### Introduction

The purpose of the Special Purpose Zone (Pegasus Resort) is to provide for a high-quality visitor resort centred around the existing 18-hole international championship golf course. The zone provides for hotel and visitor accommodation, existing large residential lots, a spa and hot pool complex, golf education and [golf](#)<sup>1</sup> country club facilities and a limited mix of commercial and associated ancillary activities, that support tourism activities associated with the Pegasus Resort.

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

- Activity Area 1: Spa.
- Activity Area 2: Spa Village.
- Activity Area 3: Golf Square.
- Activity Area 4: Golf Village.
- Activity Area 5: Village Fringe.
- Activity Area 6: Golf Course.
- Activity Area 7: Residential.

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

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

**Activity Area 2 — Spa Village** provides for a range of supporting commercial and visitor accommodation activities that will allow for visitors to cater for their stay. It will provide for visitor accommodation opportunities as an alternative to a hotel experience as well as commercial golf resort activities set out in accordance with the ODP to create a 'village' look and feel. Activity Area 2 will not provide for residential activities or other commercial activities typically associated with a neighbourhood or local centre — any commercial golf resort activity will need to demonstrate a link to supporting the key tourism activities provided for in the remainder of the zone.

**Activity Area 3 — Golf Square** contains the existing golf club facilities. The architectural design of these buildings is intended to set the tone for the built form of the rest of the zone, as set out in the Pegasus Design Guidelines. Development in this activity area is expected to be limited to a future

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<sup>1</sup> Consequential amendment to Sports and Education Corp [416.2]

<sup>2</sup> RMA Schedule 1 Clause 16(2)



country club and associated activities directly related to the operation of the golf course, as opposed to visitor accommodation or commercial golf resort activities found elsewhere in the zone.

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

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

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

**Activity Area 7 – Residential** contains eight enclaves of residential sites with an average lot size of approximately 2000m<sup>2</sup>. These residential sites were created at the same time as the golf course development and have been designed to have aspects overlooking the golf course open space areas. The intention is for these lots to maintain their semi-rural appearance and outlook over the golf course with no further intensification anticipated. Activity Area 7 also include two additional residential sites that were created as balance lots and are now being developed for residential activity.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
<b>SPZ(PR)-O1</b>	<b>Tourist destination</b> The establishment of <a href="#"><sup>3</sup></a> 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, <a href="#">golf country club</a> <sup>4</sup> and limited small-scale commercial activity and ancillary activity.
<b>SPZ(PR)-O2</b>	<b>Design components</b> The development of <a href="#"><del>spa/wellness and hot pool complex</del> a tourism resort</a> <sup>5</sup> 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.
Policies	

<sup>3</sup> RMA Schedule 1 clause 16(2).

<sup>4</sup> Sports and Education Corp [416.2]

<sup>5</sup> Sports and Education Corp [416.3]

<b>SPZ(PR)-P1</b>	<b>Outline development plan</b> Use and development of land shall: <ol style="list-style-type: none"> <li>1. be in accordance with the development requirements and fixed and flexible elements in SPZ(PR)-APP1, or otherwise achieve similar or better outcomes, except in relation to any interim use and development addressed by (3) below;</li> <li>2. ensure that development:             <ol style="list-style-type: none"> <li>a. results in a vibrant, mixed-use area that achieves a complementary mix of hotel and visitor accommodation, spa/wellness and hot pool complex, golf education facility, <u>golf country club</u>,<sup>6</sup> small-scale commercial activities and ancillary activities;</li> <li>b. contributes to a strong sense of place, and a coherent, functional and safe neighbourhood;</li> <li>c. retains and supports the relationship to, and where possible enhances recreational features;</li> <li>d. is in accordance with the Pegasus design guidelines;</li> <li>e. achieves a high level of landscape, visual and amenity values; and</li> <li>f. encourages mixed use developments that are in accordance with SPZ(PR)-APP1 as a means of achieving coordinated, sustainable and efficient development outcomes; and</li> </ol> </li> <li>3. where the land is in interim use, the interim use shall not compromise the timely implementation of, or outcomes sought by, SPZ(PR)-APP1.</li> </ol>
<b>SPZ(PR)-P2</b>	<b>Infrastructure services</b> 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.
<b>SPZ(PR)-P3</b>	<b>Landscape and character</b> Provide for the landscape character values of the golf course, <del>country club facilities</del> <sup>7</sup> and the background mountain range, particularly as viewed from public places, through master-planning, landscape design and massing of buildings <u>in accordance with the Pegasus design guidelines</u> <sup>8</sup> .
<b>SPZ(PR)-P4</b>	<b>Provision of commercial activities</b> Ensure that the amenity values for visitors to the resort and the residents living in Activity Area 7 is maintained or enhanced through: <ol style="list-style-type: none"> <li>1. only providing for commercial activities that meet the definition of commercial golf resort activity;</li> <li>2. having individual and maximum caps on the floor area of commercial golf resort activity; and</li> <li>3. managing the compatibility of activities within and between developments, especially for activities adjacent residential areas, through:             <ol style="list-style-type: none"> <li>a. controlling site layout, landscaping and design measures, including outside areas and storage; and</li> <li>b. controls on emissions including noise, light and glare.</li> </ol> </li> </ol>
<b>SPZ(PR)-P5</b>	<b>Urban design elements</b> Encourage high quality urban design by:

<sup>6</sup> Sports and Education Corp [416.4]

<sup>7</sup> Sports and Education Corp [416.5]

<sup>8</sup> Sports and Education Corp [416.5]

	<ol style="list-style-type: none"> <li>1. requiring all development to be in accordance with SPZ(PR)-APP1, which establishes an integrated and coordinated layout of open space; buffers and building setbacks; building height modulation and limits; roading purpose; built form; and streetscape design;</li> <li>2. requiring all subdivision and development to be in accordance with the Pegasus design guidelines;</li> <li>3. encouraging design responses that respond to the cultural values and visual character of the area;</li> <li>4. encouraging development to be consistent with the existing distinctive architectural style of the golf resort buildings to ensure the character is retained;</li> <li>5. efficient design of vehicle access ways and car parking, which is adequately screened from Pegasus Boulevard with appropriately designed landscaping; and</li> <li>6. provision of secure, visible and convenient cycle parking.</li> </ol>
<b>SPZ(PR)-P6</b>	<b>Open areas</b> 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.
<b>SPZ(PR)-P7</b>	<b>Golf activity</b> Enable golf course activities and ancillary facilities that: <ol style="list-style-type: none"> <li>1. support the golf course within the Golf course activity area; and</li> <li>2. provide for development of the resort while ensuring that Pegasus Golf Course remains an 18 hole championship golf course.</li> </ol>
<b>SPZ(PR)-P8</b>	<b>Village fringe</b> Provide for the relocation of two golf holes within the village fringe.
<b>SPZ(PR)-P9</b>	<b>Residential development</b> 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.

## Activity Rules

<b>SPZ(PR)-R1 Construction or alteration of or addition to any building or other structure</b>	
<b>Activity status: PER</b> Where: <ol style="list-style-type: none"> <li>1. the activity complies with all built form standards (as applicable).</li> </ol>	<b>Activity status when compliance not achieved: as set out in the relevant built form standards</b>
<b>SPZ(PR)-R2 Residential activity</b>	
<b>Activity status: PER</b> Where: <ol style="list-style-type: none"> <li>1. the activity occurs within Activity Area 7 excluding Lot 212 DP 403716 and Lot 230 DP 417391).</li> </ol>	<b>Activity status when compliance is not achieved: DIS</b>

<b>Activity Status: CON</b> Where: 2. the activity occurs within Lot 212 DP 403716 and Lot 230 DP 417391; and 3. only one residential unit per site. <b>Matters of control are restricted to:</b> SPZ-PR-MCD2 - <del>Residential design controls</del> <u>Design Considerations</u> <sup>9</sup> SPZ-PR-MCD8 - Flooding hazard	<b>Activity status when compliance is not achieved: DIS</b>
<b>Activity status: NC</b> Where: 4. the activity occurs within Activity Areas 1 to 6.	<b>Activity status when compliance is not achieved: N/A</b>
<b>SPZ(PR)-R3 Residential unit</b>	
<b>Activity status: PER</b> Where: 1. the activity occurs within Activity Area 7 including Lot 212 DP 403716 and Lot 230 DP 417391).	<b>Activity status when compliance is not achieved: NC</b>
<b>SPZ(PR)-R4 Minor residential unit</b>	
<b>Activity status: PER</b> Where: 1. the activity occurs within Activity Area 7 <sup>(10)</sup> including Lot 212 DP 403716 and Lot 230 DP 417391); 2. the maximum GFA of the minor residential unit shall be 80m <sup>2</sup> (excluding any area required for a single car vehicle garage or carport); 3. there shall be only one minor residential unit per site; and 4. parking and access shall be from the same vehicle crossing as the principal residential unit on the site.	<b>Activity status when compliance is not achieved: NC</b>
<b>SPZ(PR)-R5 Accessory building or structure</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance is not achieved: N/A</b>
<b>SPZ(PR)-R6 Major sports facility</b>	
<b>Activity status: PER</b> Where:	<b>Activity status when compliance is not achieved: NC</b>

<sup>9</sup> RMA Schedule 1 clause 16(2).

<sup>10</sup> RMA Schedule 1 clause 16(2).

<ol style="list-style-type: none"> <li>1. the activity occurs within Activity Areas 3, 5 and 6;</li> <li>2. the outdoor lighting of the major sports facility must not operate within the hours of 10:00pm to 7:00am;</li> <li>3. any tennis court surfaces are either dark green or grey in colour;</li> <li>4. any tennis court fencing is chain mesh or similar, and grey or black in colour;</li> <li>5. the GFA of any single building is less than 2,000m<sup>2</sup>; and</li> <li>6. landscape components are designed in accordance with Pegasus design guidelines SPZ(PR)-APP2.</li> </ol>	
<b>SPZ(PR)-R7 Recreation activities</b>	
<b>Activity status: PER</b> Where: <ol style="list-style-type: none"> <li>1. the activity occurs within Activity Areas 3, 5 and 6.</li> </ol>	<b>Activity status when compliance is not achieved: NC</b>
<b>SPZ(PR)-R8 Helipad</b>	
<b>Activity status: PER</b> Where: <ol style="list-style-type: none"> <li>1. the helipad is relocated within 10m of the location shown on SPZ(PR)-APP1; and</li> <li>2. the helipad is not constructed over existing underground infrastructure.</li> </ol>	<b>Activity status when compliance is not achieved: NC</b>
<b>Advisory Note</b> <ul style="list-style-type: none"> <li>• The location and design of any helipad must comply with Civil Aviation Rules, the Civil Aviation Act 1990 and other relevant legislation.</li> </ul>	
<b>SPZ(PR)-R9 New stormwater or recreation water bodies</b>	
<b>Activity status: CON</b> Where: <ol style="list-style-type: none"> <li>1. the activity occurs within Activity Areas 5 and 6;</li> <li>2. resizing, resitting and the provision of additional proposed stormwater ponds are consistent with SPZ(PR)-APP1 and engineering requirements; and</li> <li>3. the stormwater pond is lined with a liner of sufficient impermeability so that seepage from the pond does not increase the likelihood of liquefaction.</li> </ol> <b>Matters of control and discretion are restricted to:</b>	<b>Activity status when compliance is not achieved: NC</b>

<p>SPZ-PR-MCD1 - Stormwater or recreational water bodies</p> <p><b>Notification</b> An application for a controlled activity under this rule is precluded from being publicly or limited notified.</p>	
<p><b>SPZ(PR)-R10 Visitor accommodation</b> <i>This rule does not apply to any hotel provided for under SPZ(PR)-R11.</i></p>	
<p><b>Activity status: RDIS</b> Where:</p> <ol style="list-style-type: none"> <li>1. the activity occurs within Activity Area 2;</li> <li>2. the maximum number of visitor accommodation units within Activity Areas 2 shall be 320; and</li> <li>3. design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2.</li> </ol> <p><b>Matters of control and discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>SPZ-PR-MCD2 - Design considerations</li> <li>SPZ-PR-MCD3 - Transportation</li> <li>SPZ-PR-MCD4 - Amenity values</li> <li>SPZ-PR-MCD7 - Visitor accommodation</li> <li>SPZ-PR-MCD8 - Flooding hazard</li> </ul> <p><b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>	<p><b>Activity status when compliance is not achieved: NC</b></p>
<p><b>SPZ(PR)-R11 Hotel</b></p>	
<p><b>Activity status: RDIS</b> Where:</p> <ol style="list-style-type: none"> <li>1. the activity occurs within Activity Areas 1 and 4;</li> <li>2. the maximum number of hotel accommodation units within Activity Areas 1 and 4 shall be 180; and</li> <li>3. design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2.</li> </ol> <p><b>Matters of control and discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>SPZ-PR-MCD2 - Design considerations</li> <li>SPZ-PR-MCD3 - Transportation</li> <li>SPZ-PR-MCD4 - Amenity values</li> <li>SPZ-PR-MCD8 - Flooding hazard</li> </ul> <p><b>Notification</b></p>	<p><b>Activity status when compliance is not achieved: NC</b></p>

An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.	
<b>SPZ(PR)-R12 Spa/wellness and hot pool complex</b>	
<p><b>Activity status: RDIS</b> Where:</p> <ol style="list-style-type: none"> <li>1. the activity occurs within Activity Area 1; and</li> <li>2. design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2.</li> </ol> <p><b>Matters of control and discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>SPZ-PR-MCD2 - Design considerations</li> <li>SPZ-PR-MCD3 - Transportation</li> <li>SPZ-PR-MCD4 - Amenity values</li> <li>SPZ-PR-MCD8 - Flooding hazard</li> </ul> <p><b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>	<p><b>Activity status when compliance is not achieved: NC</b></p>
<b>SPZ(PR)-R13 Commercial golf resort activity</b>	
<p><b>Activity status: RDIS</b> Where:</p> <ol style="list-style-type: none"> <li>1. the activity occurs within Activity Areas 1 to 4;</li> <li>2. there is a maximum of 2,500m<sup>2</sup> GFA within Activity Areas 1, 2, 3 and 4 combined, as shown on SPZ(PR)-APP1;</li> <li>3. commercial golf resort activity in Activity Areas 1 to 4 shall be a maximum of 200m<sup>2</sup> GFA per tenancy; and</li> <li>4. design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2.</li> </ol> <p><b>Matters of control and discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>SPZ-PR-MCD2 - Design considerations</li> <li>SPZ-PR-MCD3 - Transportation</li> <li>SPZ-PR-MCD4 - Amenity values</li> <li>SPZ-PR-MCD8 - Flooding hazard</li> </ul>	<p><b>Activity status when compliance is not achieved: NC</b></p>
<b>SPZ(PR)-R14 Golf country club</b>	
<p><b>Activity status: RDIS</b> Where:</p> <ol style="list-style-type: none"> <li>1. the activity occurs within Activity Area 3; and</li> </ol>	<p><b>Activity status when compliance is not achieved: NC</b></p>

<p>2. design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2.</p> <p><b>Matters of control and discretion are restricted to:</b></p> <p>SPZ-PR-MCD5 - Golf facility considerations</p> <p><b>Notification</b></p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>	
<b>SPZ(PR)-R15 Golf education facility</b>	
<p><b>Activity status: RDIS</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. the activity occurs within Activity Area 4; and</li> <li>2. design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2.</li> </ol> <p><b>Matters of control and discretion are restricted to:</b></p> <p>SPZ-PR-MCD5 - Golf facility considerations</p> <p><b>Notification</b></p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>	<p><b>Activity status when compliance is not achieved: NC</b></p>
<b>SPZ(PR)-R16 Primary production</b>	
<p><i>This rule does not apply to <del>plantation commercial</del><sup>11</sup> forestry and woodlots provided for under SPZ(PR)-R20; or mining and quarrying activities provided for under SPZ(PR)-R23.</i></p>	
<p><b>Activity status: DIS</b></p>	<p><b>Activity status when compliance is not achieved: N/A</b></p>
<p><b>SPZ(PR)-R17 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision</b></p>	
<p><b>Activity status: DIS</b></p>	<p><b>Activity status when compliance is not achieved: N/A</b></p>
<b>SPZ(PR)-R18 Large format retail</b>	
<p><b>Activity status: NC</b></p>	<p><b>Activity status when compliance is not achieved: N/A</b></p>
<b>SPZ(PR)-R19 Supermarket</b>	
<p><b>Activity status: NC</b></p>	<p><b>Activity status when compliance is not achieved: N/A</b></p>

<sup>11</sup> s44A of RMA.



<b>SPZ(PR)-R20 <del>Plantation-Commercial</del><sup>12</sup> forestry and woodlots</b>	
Activity status: NC	Activity status when compliance is not achieved: N/A
<b>SPZ(PR)-R21 Intensive indoor primary production</b>	
Activity status: NC	Activity status when compliance is not achieved: N/A
<b>SPZ(PR)-R22 Commercial services</b>	
<i>This rule does not apply to any hairdressing, beauty salons, barbers, and massage therapists except where provided for under SPZ(PR)-R11 to SPZ(PR)-R14.</i>	
Activity status: NC	Activity status when compliance is not achieved: N/A
<b>SPZ(PR)-R23 Mining and quarrying activities</b>	
Activity status: NC	Activity status when compliance is not achieved: N/A
<b>SPZ(PR)-R24 Office</b>	
Activity status: NC	Activity status when compliance is not achieved: N/A
<b>SPZ(PR)-R25 Funeral related services and facility</b>	
Activity status: NC	Activity status when compliance is not achieved: N/A
<b>SPZ(PR)-R26 Waste management facility</b>	
Activity status: NC	Activity status when compliance is not achieved: N/A
<b>SPZ(PR)-R27 Trade supplier</b>	
Activity status: NC	Activity status when compliance is not achieved: N/A
<b>SPZ(PR)-R28 Service station</b>	
Activity status: NC	Activity status when compliance is not achieved: N/A
<b>SPZ(PR)-R29 Motorised sports facility</b>	
Activity status: NC	Activity status when compliance is not achieved: N/A
<b>SPZ(PR)-R30 Industrial activity</b>	

<sup>12</sup> s44A of RMA.

Activity status: NC	Activity status when compliance is not achieved: N/A
<b>SPZ(PR)-R31 Boarding kennels</b>	
Activity status: NC	Activity status when compliance is not achieved: N/A
<b>SPZ(PR)-R32 Cattery</b>	
Activity status: NC	Activity status when compliance is not achieved: N/A
<b>SPZ(PR)-R33 Composting facility</b>	
Activity status: NC	Activity status when compliance is not achieved: N/A

## Built Form Standards

<b>SPZ(PR)-BFS1 Visitor accommodation unit standards</b>	
<ol style="list-style-type: none"> <li>The minimum NFA (excluding garages, balconies, and any communal lobbies stairwells and plant rooms) per visitor accommodation unit shall be: <ol style="list-style-type: none"> <li>Studio 25m<sup>2</sup>;</li> <li>One bedroom 35m<sup>2</sup>;</li> <li>Two bedroom 50m<sup>2</sup>; and</li> <li>Three or more bedrooms 80m<sup>2</sup>;</li> </ol> </li> <li>Each visitor accommodation unit shall be provided with a private outdoor living space with a minimum area of 6m<sup>2</sup> and a minimum dimension of 1.5m;</li> <li>Where a garage is not provided with the unit, each visitor accommodation unit shall have an internal storage space that is a minimum of 4m<sup>3</sup> and a minimum dimension of 1m; and</li> <li>External lighting shall be limited to down lighting only, at a maximum of 1.5m above the finished floor level of the building, with the light source shielded from horizontal view.</li> </ol>	<p><b>Activity status when compliance is not achieved: RDIS</b></p> <p><b>Matters of control and discretion are restricted to:</b></p> <p>SPZ-PR-MCD7 - Visitor accommodation units</p> <p><b>Notification</b></p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
<b>SPZ(PR)-BFS2 Visitor accommodation waste management</b>	
<ol style="list-style-type: none"> <li>All visitor accommodation shall provide: <ol style="list-style-type: none"> <li>a waste management area for the storage of rubbish and recycling of 5m<sup>2</sup> with a minimum dimension of 1.5m; and</li> </ol> </li> </ol>	<p><b>Activity status when compliance is not achieved: RDIS</b></p> <p><b>Matters of control and discretion are restricted to:</b></p> <p>SPZ-PR-MCD7 - Visitor accommodation units</p>

b. waste management areas shall be screened or located behind buildings when viewed from any road or public open space.	<b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.
<b>SPZ(PR)-BFS3 Building height</b>	
1. The maximum height of buildings above ground level shall be: <ol style="list-style-type: none"> <li>Activity Area 1 - 16m at 3 storeys;</li> <li>Activity Area 2 - 12m at 3 storeys;</li> <li>Activity Area 3 - 9m at 2 storeys;</li> <li>Activity Area 4 - 14m at 3 storeys;</li> <li>Activity Area 5 - 8m at 2 storeys;</li> <li>Activity Area 6 - 6m at 1 store<sup>e<sup>13</sup></sup>y; and</li> <li>Activity Area 7 - 10m at 2 storeys (with the exception of Lot 212 DP 403716 and Lot 230 DP417391, which shall comprise a single storey residential unit no higher than 7m).</li> </ol> 2. The minimum height of buildings shall be: <ol style="list-style-type: none"> <li>Activity Area 2 - 6m at 1 storey.</li> </ol>	<b>Activity status when compliance is not achieved: NC</b>
<b>Calculation method for SPZ(PR)-BFS5</b> 1. For the purpose of calculating the height, the following shall be excluded: <ol style="list-style-type: none"> <li>items listed in the definition of height calculation; and</li> <li>in Activity Areas 1 and 4 only, a pavilion building to a maximum of 30% of the building footprint to enable the activation of a living roof, provided that the maximum height as measured from the finished floor level of the living roof is not exceeded by more than 4m.</li> </ol>	
<b>SPZ(PR)-BFS4 Building coverage</b>	
1. The building coverage shall not exceed the maximum percentage of net site area: <ol style="list-style-type: none"> <li>Activity Area 1 - 35%;</li> <li>Activity Area 2 - 35%;</li> <li>Activity Area 3 - 20%;</li> <li>Activity Area 4 - 35%;</li> <li>Activity Area 5 - 3%;</li> <li>Activity Area 6 - 3%; and</li> <li>Activity Area 7 - 20%</li> </ol>	<b>Activity status when compliance is not achieved: RDIS</b> <b>Matters of control and discretion are restricted to:</b> SPZ-PR-MCD2 - Design considerations SPZ-PR-MCD4 - Amenity values
<b>SPZ(PR)-BFS5 Living roof</b>	
1. In Activity Areas 1 and 4, buildings with a footprint over 2,000m <sup>2</sup> shall include a living roof.	<b>Activity status when compliance is not achieved: RDIS</b> <b>Matters of control and discretion are restricted to:</b> SPZ-PR-MCD2 - Design considerations SPZ-PR-MCD4 - Amenity values

<sup>13</sup> RMA Schedule 1 clause 16(2).

SPZ(PR)-BFS6 Building and structure setbacks	
<ol style="list-style-type: none"> <li>Setbacks to be provided as per SPZ(PR)-APP1 as follows: <ol style="list-style-type: none"> <li>Pegasus Boulevard (Activity Areas 1 and 4) - 20m;</li> <li>Pegasus Boulevard (Activity Area 3) - 5m;</li> </ol> </li> <li>Setbacks to be provided in Activity Area 7 (excluding Lot 212 DP 403716 and Lot 230 DP 417391) as follows: <ol style="list-style-type: none"> <li>Any building or structure shall be no less than 10m from any internal boundary or road boundary; and</li> </ol> </li> <li>Setbacks to be provided in Activity Area 7 on Lot 230 DP 417391 as follows: <ol style="list-style-type: none"> <li>Any building or structure shall be no less than 3m from the road boundary with Taerutu Lane; and</li> <li>Any building or structure shall be no less than 10m from any internal boundary or other road boundary;</li> </ol> </li> <li>Setbacks to be provided on Lot 212 DP 403716 as follows: <ol style="list-style-type: none"> <li>Any building or structure shall be no less than 3m from the road boundary with Atkinsons Lane; and</li> <li>Any building or structure shall be no less than 10m from any internal boundary or other road boundary.</li> </ol> </li> </ol>	<p><b>Activity status when compliance is not achieved: RDIS</b></p> <p><b>Matters of control and discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>SPZ-PR-MCD2 - Design considerations</li> <li>SPZ-PR-MCD4 - Amenity values</li> <li>SPZ-PR-MCD6 - Boundary setback</li> </ul> <p><b>Notification</b></p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
<p><b>Exemption</b></p> <ul style="list-style-type: none"> <li>The setback provisions do not apply to the temporary storage of non-motorised caravans.</li> </ul>	
SPZ(PR)-BFS7 Landscaping	
<ol style="list-style-type: none"> <li>The minimum amount of landscaped area in each activity area shall be: <ol style="list-style-type: none"> <li>Activity Area 1 - 40%;</li> <li>Activity Area 2 - 30%;</li> <li>Activity Area 3 - 30%;</li> <li>Activity Area 4 - 40%;</li> <li>Activity Area 5 - 90%; and</li> <li>Activity Area 6 - 90%.</li> </ol> </li> </ol>	<p><b>Activity status when compliance is not achieved: NC</b></p>
SPZ(PR)-BFS8 Outdoor storage	
<ol style="list-style-type: none"> <li>All goods, materials or equipment shall be stored inside a building, except for vehicles associated with the activity parked on the site overnight.</li> </ol>	<p><b>Activity status when compliance is not achieved: NC</b></p>
SPZ(PR)-BFS9 Commercial waste management	

<ol style="list-style-type: none"> <li>1. All commercial activities shall provide: <ol style="list-style-type: none"> <li>a. a waste management area for the storage of rubbish and recycling of no less than 5m<sup>2</sup> with a minimum dimension of 1.5m; and</li> <li>b. waste management areas shall be screened or located behind buildings when viewed from any road or public space.</li> </ol> </li> </ol>	<p><b>Activity status when compliance is not achieved: DIS</b></p>
<p><b>SPZ(PR)-BFS10 Building and structures colours and reflectivity</b></p>	
<ol style="list-style-type: none"> <li>1. Any buildings and structures within the Activity Areas 1 to 6 shall meet the following requirements: <ol style="list-style-type: none"> <li>a. exterior wall cladding including gable ends, dormers and trim of all structures shall be finished in their natural colours or coloured earthly mid tones and achieve reflectivity between 5% and 22%; and</li> <li>b. roofs of all structures including trim shall be finished in their natural colours or coloured dark tones and achieve reflectivity between 5% and 12%.</li> </ol> </li> </ol>	<p><b>Activity status when compliance is not achieved: DIS</b></p>
<p><b>SPZ(PR)-BFS11 Residential buildings on Lot 212 DP 403716 and Lot 230 DP 417391</b></p>	
<ol style="list-style-type: none"> <li>1. All buildings must be constructed on-site from new or high quality recycled materials;</li> <li>2. Exterior cladding for all buildings (except for the cladding of soffits or gable ends) shall be of the following materials: <ol style="list-style-type: none"> <li>a. brick; or</li> <li>b. natural stone; or</li> <li>c. river rock; or</li> <li>d. texture plaster over brick, or polystyrene or other suitable sub base for plaster; or</li> <li>e. stained or painted timber weather-board, wooden shingles, timber board batten; or</li> <li>f. surface coated concrete block; or</li> <li>g. solid plaster or glazing.</li> </ol> </li> <li>3. All roofing material on any building shall be either: <ol style="list-style-type: none"> <li>a. tiles (including clay, ceramic, concrete, decramastic, pre-coated or pressed steel); or</li> <li>b. steel (comprising pre-painted, long run pressed or rolled steel); or</li> <li>c. shingles; or</li> </ol> </li> </ol>	<p><b>Activity status when compliance is not achieved: DIS</b></p>

<ul style="list-style-type: none"> <li>d. slate; or</li> <li>e. membrane roofing.</li> </ul> <ol style="list-style-type: none"> <li>4. No reflective or visually obtrusive roof, wall or joinery materials, colours or mirror glass may be used for any building;</li> <li>5. No exterior cladding, no roofing material, no guttering or down pipe material comprising unpainted and/or exposed zinc coated products may be used on any building;</li> <li>6. No buildings shall be erected using concrete or treated wooden piles without providing a solid and durable skirting board or other enclosure around the exterior of the building(s) from ground height to the underside of the wall cladding;</li> <li>7. No accessory building shall be erected except in conjunction with or following construction of the residential unit and all such buildings shall be constructed with permanent materials comprising timber, stone or other permanent materials in character with the residential unit;</li> <li>8. Air conditioning units must not be set into or protrude from the building(s). Any external air conditioning units must be properly screened;</li> <li>9. No building shall be erected, altered, placed or permitted to remain other than buildings designed for residential activity and any accessory building;</li> <li>10. Clotheslines and letterboxes must be unobtrusive and of good quality in terms of design and location. The positioning of any letterbox shall be adjacent to but not on the road reserve; and</li> <li>11. Only post and rail fences may be erected on side boundaries. No fencing is permitted on road frontage or any internal boundary.</li> </ol>	
<b>SPZ(PR)-BFS12 Site layout Pegasus Resort ODP</b>	
<ol style="list-style-type: none"> <li>1. Development shall be in accordance with SPZ(PR)-APP1.</li> <li>2. For the purpose of this built form standard the following amendments do not constitute a breach of SPZ(PR)-APP1:             <ol style="list-style-type: none"> <li>a. development shall facilitate a road connection at fixed road access points<sup>14</sup> shown on SPZ(PR)-APP1 to enable</li> </ol> </li> </ol>	<b>Activity status when compliance not achieved:</b> <b>DIS</b>

<sup>14</sup> RMA Schedule 1 Clause 16(2)

<p>vehicular access to roads which connect with Pegasus Boulevard and Mapleham Drive, provided that a variance of up to 20m from the location of the connection shown on SPZ(PR)-APP1 shall be acceptable;</p> <p>b. the provisions for breaks in the landscape buffer identified along the Pegasus Boulevard to accommodate entry and egress into and out of the site or where landscaping is required to be reduced in order to achieve the safe and efficient operation of existing road networks; and</p> <p>c. resizing, resitting and the provision of additional proposed stormwater ponds.</p>	
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## Matters of Control or Discretion

<b>SPZ-PR-MCD1</b>	<b>Stormwater or recreational water bodies</b> <ol style="list-style-type: none"> <li>1. Landscaping, planting and screening;</li> <li>2. Accessibility for maintenance purposes;</li> <li>3. Design capacity; and</li> <li>4. Integration into the stormwater network.</li> </ol>
<b>SPZ-PR-MCD2</b>	<b>Design considerations</b> <ol style="list-style-type: none"> <li>1. The layout of non-fixed elements of the development in accordance with SPZ(PR)-APP1.</li> <li>2. Design of development in accordance with the Pegasus design guidelines including: <ol style="list-style-type: none"> <li>a. the bulk, scale, location and external appearance of buildings;</li> <li>b. the creation of active frontages adjacent to roads and public spaces;</li> <li>c. setbacks from roads;</li> <li>d. landscaping;</li> <li>e. streetscaping design;</li> <li>f. application of CPTED principles;</li> <li>g. focus on sustainable design to reduce carbon footprint;</li> <li>h. provision for internal walkways, paths, and cycleways; and</li> <li>i. appropriate legal mechanism to ensure implementation of design responses as relevant;</li> </ol> </li> <li>3. Lighting design that meets the character and amenity values for the activity area.</li> <li>4. Adequate provision of storage and loading/servicing areas and access to all service areas that require ongoing maintenance.</li> <li>5. Enhancement of ecological and natural values.</li> </ol>
<b>SPZ-PR-MCD3</b>	<b>Transportation</b> <ol style="list-style-type: none"> <li>1. Safe, resilient, efficient functioning and sustainable for all transport modes.</li> <li>2. Adverse effects on the character and amenity values of the surrounding area in terms of noise, vibration, dust, nuisance, glare or fumes.</li> </ol>

	<ol style="list-style-type: none"> <li>3. Provision of safe vehicle access and adequate on-site car parking and circulation and on-site manoeuvring.</li> <li>4. Road and intersection design in accordance with SPZ(PR)-APP1.</li> <li>5. Compliance with the relevant standards contained within the Transport Chapter.</li> </ol>
<b>SPZ-PR-MCD4</b>	<p><b>Amenity values</b></p> <ol style="list-style-type: none"> <li>1. Effects of the development on: <ol style="list-style-type: none"> <li>a. character and quality of the environment, including natural character, water bodies, ecological habitat and indigenous biodiversity, and sites of significance to Māori;</li> <li>b. existing landscape character values and amenity values of the zone in which it occurs, and the zone of the receiving environment; and</li> <li>c. the surrounding environment such as visual effects, loss of daylight, noise, dust, odour, signs, light spill and glare, including cumulative effects.</li> </ol> </li> <li>2. Effects of hours of operation on the amenity values of any surrounding residential properties, including noise, glare, nuisance, disturbance, loss of security and privacy.</li> <li>3. Incorporation of effective mitigation such as landscaping or screening.</li> </ol>
<b>SPZ-PR-MCD5</b>	<p><b>Golf facility considerations</b></p> <ol style="list-style-type: none"> <li>1. Maintaining the spatial extent of the 18 hole champion golf course.</li> <li>2. Interface with public roads and open spaces.</li> <li>3. Traffic generation, access and parking.</li> <li>4. Noise duration, timing, noise level and characteristics, and potential adverse effects in the receiving environment.</li> </ol>
<b>SPZ-PR-MCD6</b>	<p><b>Boundary setback</b></p> <ol style="list-style-type: none"> <li>1. The extent to which any reduced road boundary setback will detract from the pleasantness, coherence, openness and attractiveness of the site as viewed from the street and adjoining sites, including consideration of: <ol style="list-style-type: none"> <li>a. compatibility with the appearance, layout and scale of other buildings and sites in the surrounding area; and</li> <li>b. the classification and formation of the road, and the volume of traffic using it within the vicinity of the site.</li> </ol> </li> <li>2. The extent to which the scale and height of the building is compatible with the layout, scale and appearance of other buildings on the site or on adjoining sites.</li> <li>3. The extent to which the reduced setback will result in a more efficient, practical and better use of the balance of the site.</li> <li>4. The extent to which any reduced setback from a transport corridor will enable buildings, balconies or decks to be constructed or maintained without requiring access above, on, or over the transport corridor.</li> </ol>
<b>SPZ-PR-MCD7</b>	<p><b>Visitor accommodation units</b></p> <ol style="list-style-type: none"> <li>1. In relation to minimum unit size, where: <ol style="list-style-type: none"> <li>a. the floor space available and the internal layout represents a viable visitor accommodation unit that would support the amenity values of current and future guests and the surrounding activity area;</li> <li>b. other onsite factors compensate for a reduction in unit sizes e.g. communal facilities; and</li> </ol> </li> </ol>



	<ul style="list-style-type: none"> <li>c. the balance of unit mix and unit sizes within the overall development is such that a minor reduction in the area of a small percentage of the overall units may be warranted.</li> <li>2. In relation to storage space, where: <ul style="list-style-type: none"> <li>a. the extent to which the reduction in storage space will adversely affect the functional use of the visitor accommodation unit and the amenity values of neighbouring sites, including public spaces; and</li> <li>b. the extent to which adequate space is provided on the site for the storage of bicycles, waste and recycling facilities and clothes drying facilities.</li> </ul> </li> <li>3. In relation to outdoor living space, where: <ul style="list-style-type: none"> <li>a. the extent to which the reduction in outdoor living space will adversely affect the ability of the site to provide for amenity values and meet outdoor living needs of likely future guests.</li> </ul> </li> </ul>
<b>SPZ-PR-MCD8</b>	<p><b>Flooding hazard</b></p> <ul style="list-style-type: none"> <li>1. The extent to which natural hazards have been addressed, including any actual or potential impacts on the use of the site for its intended purpose, including: <ul style="list-style-type: none"> <li>a. the location and type of infrastructure; and</li> <li>b. any restriction on floor levels as a result of flood hazard risk.</li> </ul> </li> <li>2. The extent to which overland flow paths are maintained.</li> <li>3. Any effects from fill on stormwater management on the site and adjoining properties and the appropriateness of the fill material.</li> <li>4. Increased ponding or loss of overland flow paths.</li> </ul>

## Appendices

### SPZ(PR)-APP1 - ODP





## SPZ(PR)-APP2 – Pegasus Resort Urban<sup>15</sup> Design Guidelines

### Pegasus Design Guidelines

#### Relevant definition amendments

Amend the definition of 'commercial golf resort activity':

" ...

(e) gift/souvenir shop and any ancillary artisan workshops".<sup>16</sup>

<sup>15</sup> RMA Schedule 1 Clause 16(2)

<sup>16</sup> Sports and Education Corp [416.15]

## Relevant planning map amendments

Amend the planning map to rezone the part of 1188 Main North Road (20 Te Haunui Lane), as outlined in red below, as SPZ(PR).<sup>17</sup>



Include the part of the Howard Stone site (20 Te Haunui Lane) in the Pegasus Resort ODP in the Planning Maps, as shown in SPZ(PR)-APP1 above.<sup>18</sup>

EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	<p><b>Activity status: PER</b> Where:</p> <ol style="list-style-type: none"> <li><u>1. the activity is not a sensitive activity;</u></li> <li><u>2. buildings or structures comply with NZECP34: 2001 and are:</u> <ol style="list-style-type: none"> <li><u>a. for a network utility;</u></li> <li><u>or</u></li> <li><u>b. a fence not exceeding 2.5m in height above ground level; or</u></li> <li><u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u> <ol style="list-style-type: none"> <li><u>i. a milking shed/dairy shed (excluding the</u></li> </ol> </li> </ol> </li> </ol>	<p><b>Activity status when compliance not achieved: NC Notification</b> An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority considers this is required, absent its written approval.</p>

<sup>17</sup> Howard Stone [191].

<sup>18</sup> Howard Stone [191].

	<p><u>stockyards and ancillary platforms);</u></p> <p>ii. <u>a wintering barn;</u></p> <p>iii. <u>a building for intensive indoor primary production;</u><sup>19 20</sup></p> <p>iv. <u>a commercial greenhouse; or</u></p> <p>v. <u>produce packing facilities;</u></p> <p>d. <u>building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u></p> <p>3. <u>a building or structure provided for by (2)(a) to (d) must:</u></p> <p>a. <u>not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</u></p> <p>b. <u>not permanently obstruct existing vehicle access to a National Grid support structure;</u></p> <p>c. <u>be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding</u></p>	
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<sup>19</sup> Transpower [195.43].

<sup>20</sup> Horticulture NZ [295.80].

	<p><u>2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.</u><sup>21</sup></p> <p><del>1. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</del></p> <p><del>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</del></p> <p><del>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</del></p> <p><del>c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</del></p> <p><del>i. meets the requirements of the NZECP 34:2001 New Zealand</del></p>	
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<sup>21</sup> Transpower [195.43].

	<p>Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;</p> <p>ii. is a maximum of 2.5m in height above ground level;</p> <p>iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;</p> <p>iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;</p> <p>d. any new non-habitable building less than 2.5m in height above ground level and 10m<sup>2</sup> in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for</p>	
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	<p>agricultural and horticultural activities;</p> <p><del>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</del></p> <p><del>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and</del></p> <p><del>a. a building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</del><sup>22</sup></p>	
<b>All Zones</b>	<p><b>Activity status: NC</b></p> <p><b>Where:</b></p> <p><del>1. activities and development within a National Grid Yard involve the following:</del></p> <p><del>a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;</del></p> <p><del>b. any new building for a sensitive activity;</del></p>	<p><b>Activity status when compliance not achieved:</b></p> <p><b>N/A</b><sup>23</sup></p>

<sup>22</sup> Transpower [195.43].

<sup>23</sup> Transpower [195.43].



	<p><del>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</del></p> <p><del>d. dairy/milking sheds or buildings for intensive farming or wintering barns; and</del></p> <p><del>e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.</del></p> <p><b>Notification</b>  <del>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority considers this is required, absent its written approval.</del></p>	
	<p><b>Advisory Note</b></p> <ul style="list-style-type: none"> <li>National Grid transmission lines are shown on the planning map.</li> </ul>	

<b>EI-R56</b>	<b>Activities and development (other than earthworks or network utilities) adjacent to a <del>66kV or 33kV</del> <u>major</u><sup>24</sup> electricity distribution line</b>	
<b>All Zones</b>	<p><b>Activity status: NC</b>  Where:</p> <ol style="list-style-type: none"> <li><u>new, or expansion or extension of existing</u>,<sup>25</sup> activities and development adjacent to a <del>66kV or 33kV</del><u>major</u><sup>26</sup> electricity distribution line involve the following:</li> </ol>	<p><b>Activity status when compliance not achieved:</b>  N/A</p>

<sup>24</sup> Mainpower [249.94].

<sup>25</sup> Mainpower [249.95].

<sup>26</sup> Mainpower [249.94].

	<p><del>a. new a sensitive activity and or a new buildings or structure<sup>27</sup> (excluding accessory buildings)<sup>28</sup> within 6m<sup>29</sup> of the centreline of a 66kV or 33kV major<sup>30</sup> electricity distribution line or within 10m 6m<sup>31</sup> of the visible outer edge of a<sup>32</sup> foundation of an associated a pole, pi-pole<sup>33</sup> or tower; and/or</del></p> <p><del>a.b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.<sup>34</sup></del></p> <p><del>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.<sup>35</sup></del></p> <p><b>Notification</b> An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line</p>	
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<sup>27</sup> Mainpower [249.94].

<sup>28</sup> Mainpower [249.94].

<sup>29</sup> Mainpower [249.94].

<sup>30</sup> Mainpower [249.94].

<sup>31</sup> Mainpower [249.94].

<sup>32</sup> Mainpower [249.94].

<sup>33</sup> Mainpower [249.94].

<sup>34</sup> Mainpower [249.94].

<sup>35</sup> Mainpower [249.94].

	operator where the consent authority considers this is required, absent its written approval.	
	<b>Advisory Notes</b> <ul style="list-style-type: none"><li>• <del>66kV/33kV</del> <u>Major</u><sup>36</sup> electricity distribution lines are shown on the planning map.</li><li>• Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003.</li><li>• The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</li></ul>	

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<sup>36</sup> Mainpower [249.94].

**RELEVANT PLANNING MAP AMENDMENTS**

1. Rezone Mitre 10 Mega Rangiora 'Block B' in the map below from GIZ to LFRZ.<sup>1</sup>



2. Rezone 25, 27, 29, 31 and 35 Tuhoe Avenue, Kaiapoi (site outlined in red) from MRZ / MRZ Var1 to NCZ.<sup>2</sup>



<sup>1</sup> McAlpines [226.5]

<sup>2</sup> Beach Road Estates Ltd [167.7]

3. Rezone 116-124 Williams Street, Kaiapoi (site outlined in red) MRZ / MRZ Var1 to LCZ.<sup>3</sup>



4. Rezone 87 (91) Hilton Street, Kaiapoi (site outlined in red) from GIZ to LFRZ.<sup>4</sup>

<sup>3</sup> Stuart and Clair Morris [220.1]

<sup>4</sup> Woolworths NZ Ltd [282.143]





5. Rezone 12 and 20 Neeves Road, Kaiapoi (identified below in red) from RLZ to GIZ.<sup>5</sup>



<sup>5</sup> Domett Properties Ltd [311.1]

6. Rezone 726, 732, 734 Main North Road, Kaiapoi from RLZ to LIZ (site outlined in blue below).<sup>6</sup>



7. Insert the new Neeves Road Development Area and ODP:<sup>7</sup>

## Part 3 – Area specific matters / Wāhanga waihanga - Development Areas / New Development Areas

### Neeves Road Development Area<sup>8</sup>

#### Introduction

The Neeves Road Development Area comprises approximately 4.98ha of land fronting Neeves Road in South Kaiapoi.

The DEV-SK-APP1 area includes:

- A building location;
- Access location off Neeves Road;
- Stormwater treatment area; and
- Landscaping.

#### Activity Rules

<sup>6</sup> Southern Capital Limited [131.1]

<sup>7</sup> Domett Properties Ltd [311.1]

<sup>8</sup> Domett Properties Ltd [311.1]

- For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the activity ODP shall substitute the provision.

*There are no area-specific built form standards for the Neeves Road ODP area.*

## DEV-NR-APP1 Neeves Road ODP

*(Include an ODP to like effect of the below in standardised Council format)*



## RELEVANT PLANNING MAP AMENDMENTS



8. Rezone Lot 201 OP 521536 so that the entire lot is zoned GIZ.<sup>9</sup>



9. Rezone 419 Whites Road, Ohoka (site outlined in black hash) from SETZ to NCZ.<sup>10</sup>



10. Rezone 64 Pegasus Main Street (Lot 10 DP 517496), 66 Pegasus Main Street (Lot 102 DP 517496), 70 Pegasus Main Street (Lot 101 DP 505068) from MRZ / MRZ Var 1 to LCZ in the Pegasus town centre area as shown on the map.<sup>11</sup>

<sup>9</sup> DHE Holdings [174.1]

<sup>10</sup> Edward and Justine Hamilton [165.1]

<sup>11</sup> Templeton Group [412.27]



## RELEVANT DEFINITION AMENDMENTS

11. Amend the definition of 'Key Activity Centre' as follows: <sup>12</sup>

means the centres of Rangiora, Kaiapoi, North Woodend and Oxford which are focal points for employment, community activities and the transport network; and which are suitable for more intensive mixed-use development.

12. Amend the definition of 'Principal Shopping Street' as follows: <sup>13</sup>

means an area identified in the District Plan as a principal shopping street in Rangiora, Oxford, ~~or~~ Kaiapoi or North Woodend.

13. Amend NWD - North Woodend Development Area as follows: <sup>14</sup>

## NWD - North Woodend Development Area

### Introduction

The North Woodend Development Area covers the Ravenswood development at Woodend. The development provides for a General Industrial Zone activities, Town Centre Zone and Medium Density Residential Zone development located near the centre, with lower residential densities outside of this. The area includes a central spine road along Bob Robertson Drive, connecting State Highway 1 in the east with Rangiora-Woodend Road in the west.

<sup>12</sup> RDL [347.2]

<sup>13</sup> RDL [347.3]

<sup>14</sup> RDL [347.1] and [347.94] for all these NWD changes

DEV-NWD-APP1 applies to the entire North Woodend Development Area<sup>15</sup>. The key features of DEV-NWD-APP1 include:

- proposed the re-align~~edment of~~ Taranaki Stream;
- greenspace along the length of ~~Bob Robertson Drive and around~~ Taranaki Stream;
- identification of a number of local reserves / green space; ~~and~~
- stormwater management areas; and
- roading and block pattern.<sup>16</sup>

DEV-NWD-APP2 provides further detail to guide development of the Key Activity Centre within the North Woodend Development Area. The key features of DEV-NWD-APP2 include:

- a principal shopping street;
- a town square / reserve;
- internal vehicular and pedestrian linkages; and
- green space riparian corridor and community linkage along Taranaki Stream.<sup>17</sup>

### <sup>18</sup>Policies

<b><u>DEV-NWD-P1</u></b>	<u>Development within the North Woodend Town Centre Zone is enabled at scale that avoids significant retail distribution effects on the existing town centres at Rangiora and Kaiapoi, and ensures that the role and functions of Rangiora and Kaiapoi are maintained.</u>
<b><u>DEV-NWD-P2</u></b>	<u>Provide for development within the emerging Key Activity Centre at North Woodend that:</u> <ol style="list-style-type: none"> <li>1. <u>provides a focal point for a wide range of retail, commercial, service and community activities, as well as employment opportunities;</u></li> <li>2. <u>ensures an attractive, compact and cohesive town centre with a unique sense of identity and a high quality of design, that is integrated with surrounding land uses and adjoining residential areas and public open space;</u></li> <li>3. <u>enables larger floorplates and accessible car parking that is integrated with surrounding land use, including off-street parking areas for sites with frontage to the principal shopping street, to achieve efficient utilisation of town centre land, recognising the role and function of North Woodend as an emerging Key Activity Centre, whilst creating and maintaining a high level of amenity in the centre;</u></li> <li>4. <u>is planned, integrated and co-ordinated in accordance with the Outline Development Plan in DEV-NWD-APP2 and its associated text to provide:</u> <ol style="list-style-type: none"> <li>a. <u>a principal shopping street and town square/reserve as key elements of the character and amenity, a focal point for activity within a pedestrian focussed environment, and</u></li> </ol> </li> </ol>

<sup>15</sup> Ravenswood Developments Limited [347.1] and [347.94]

<sup>16</sup> Ravenswood Developments Limited [347.1] and [347.94]

<sup>17</sup> Ravenswood Developments Limited [347.1] and [347.94]

<sup>18</sup> Ravenswood Developments Limited [347.1] and [347.94]

	<p><u>for the provision of reserve space for the wider development:</u></p> <p>b. <u>high quality, attractive and engaging streetscapes that reinforce the function of streets, enhance amenity and accessibility of the town centre, and maximise integration with building frontages;</u></p> <p>c. <u>public open spaces which enhance connectivity;</u></p> <p>d. <u>a legible and highly connected network of well-designed roads, internal vehicular and pedestrian linkages and the principal shopping street, public open spaces, and crossing points that provide high levels of access, are responsive to surrounding activities, and include at least one north-south connection between Bob Robertson Drive and the Taranaki Stream corridor;</u></p> <p>e. <u>supports safe connection between the site and Bob Robertson Drive, Garlick Street and Aitkin Street the future function of those roads;</u></p> <p>f. <u>provision of a connected network of walkways and cycleways that promotes walking and cycling as a means of travel:</u></p> <p>i. <u>within the Town Centre zone;</u></p> <p>ii. <u>between developments along Bob Robertson Drive;</u></p> <p>iii. <u>linking the Town Centre zone land to the Taranaki Stream;</u></p> <p>iv. <u>linking the residential neighbourhoods of Ravenswood and Woodend to the town centre;</u></p> <p>v. <u>linking with pedestrian desire lines through car parking areas.</u></p> <p>g. <u>identifies opportunities for Environment Canterbury/Metro to provide public transport services and infrastructure in the locations identified on the Outline Development Plan as passenger demand grows.</u></p>
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## Activity Rules

DEV-NWD-R1 North Woodend Development Area Outline Development Plan	
<b>Activity status: PER</b> Where: 1. development shall be in accordance with DEV-NWD-APP1.	<b>Activity status when compliance not achieved: DIS</b>
<b>Advisory Note</b> <ul style="list-style-type: none"> <li>For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision.</li> </ul>	
DEV-NWD-R2 Retail activity in the North Woodend TCZ <sup>19</sup>	
<b>Activity status: PER</b> Where:	<b>Activity status when compliance not achieved: RDIS</b>

<sup>19</sup> Ravenswood Developments Limited [347.1] and [347.94]

<p><u>1. Retail activity does not exceed 25,500m<sup>2</sup> GFA within the North Woodend TCZ.</u>  <u>For the purposes of this rule, retail activity excludes trade suppliers.</u>  <u>Advice note: Waimakariri District Council will maintain a record of retail activity as consented under rule DEV-NWD-R4</u></p>	<p><b><u>Matters of discretion are restricted to:</u></b>  <u>DEV-NWD-MD1 – Retail activity in the North Woodend TCZ</u></p>
<p><b><u>DEV-NWD-R3 Trade Supplier in the North Woodend TCZ<sup>20</sup></u></b></p>	
<p><b><u>Activity status: PER</u></b></p>	<p><b><u>Activity status when compliance not achieved: N/A</u></b></p>
<p><b><u>DEV-NWD-R4 Development in the North Woodend TCZ<sup>21</sup></u></b></p>	
<p><u>Within the North Woodend TCZ:</u>  <u>1. New buildings;</u>  <u>2. Additions to individual buildings greater than 20% of consented GFA;</u>  <u>3. The town square/reserve;</u>  <u>4. Internal vehicular and pedestrian linkages, and the principal shopping street (as indicated in DEV-NWD-APP2); and</u>  <u>5. Parking areas.</u>  <b><u>Activity status: RDIS</u></b>  <b><u>Matters of discretion are restricted to:</u></b>  <u>DEV-NWD-MD2 – Development in the North Woodend Key Activity Centre</u></p>	<p><b><u>Activity status when compliance not achieved – N/A</u></b>  <b><u>Notification</u></b>  <u>An application for a restricted discretionary activity under this rule, which incorporates (where applicable) the indicative elements shown on the Outline Development Plan in DEV-NWD-APP2, is precluded from being publicly or limited notified.</u></p>
<p><b><u>DEV-NWD-R5 Development within North Woodend Lot 203 prior to construction of the town square / reserve<sup>22</sup></u></b></p>	
<p><b><u>Activity status: PER</u></b>  <u>Where:</u>  <u>1. Development occurs prior to the completion of the principal shopping street; and</u>  <u>2. The total area within Lot 203 covered by buildings, hardstand, roads or vehicle accessways, parking or landscape planting (but excluding areas in grass or gravel pending further development) does not exceed 5.4 hectares</u></p>	<p><b><u>Activity status where compliance not achieved – RDIS</u></b>  <b><u>Matters of discretion where compliance is not achieved:</u></b>  <u>DEV-NW-MD3 – Development prior to construction of the town square / reserve</u></p>

<sup>20</sup> Ravenswood Developments Limited [347.1] and [347.94]

<sup>21</sup> Ravenswood Developments Limited [347.1] and [347.94]

<sup>22</sup> Ravenswood Developments Limited [347.1] and [347.94]

**23Matters of Discretion for the North Woodend Key Activity Centre**

<b><u>DEV-NWD-MD1</u></b>	<p><b><u>Retail activity in the North Woodend TCZ</u></b></p> <p><u>The extent to which the proposed retail activity:</u></p> <ol style="list-style-type: none"> <li><u>1. Adversely affects the role and function of Rangiora and Kaiapoi to provide for primarily commercial and community activities and avoids significant retail distribution effects on those centres.</u></li> <li><u>2. Generates adverse traffic and access effects on the safe and efficient functioning of the access and road network.</u></li> <li><u>3. Adversely affects amenity values and streetscape of the area.</u></li> <li><u>4. Enables the community to meet unmet demand for retail activity within the District.</u></li> <li><u>5. Supports the intended role of the North Woodend emerging Key Activity Centre.</u></li> <li><u>6. Contributes to the vitality of the centre, particularly along Bob Robertson Drive or the principal shopping street.</u></li> <li><u>7. Promotes the efficient use of land within the centre to achieve a compact urban form.</u></li> </ol>
<b><u>DEV-NWD-MD2</u></b>	<p><b><u>Development within the North Woodend Key Activity Centre</u></b></p> <ol style="list-style-type: none"> <li><u>1. the extent to which the proposal demonstrates integration with existing and future development of Town Centre Zone land, including provision of public open space(s), and will enable the outcomes set out in DEV-NWD-P2 to be achieved;</u></li> <li><u>2. the design and appearance of the development including contribution to architectural quality and amenity values of roads, internal vehicular and pedestrian linkages, principal shopping street or public spaces (including town square/reserve). In particular as to:</u> <ol style="list-style-type: none"> <li><u>a. the contribution that buildings make to the attractiveness, legibility, pleasantness, and enclosure of roads, internal vehicular and pedestrian linkages, principal shopping street and public spaces;</u></li> <li><u>b. the maintenance of consistent building lines and legibility of entrances by minimising building setbacks from roads, internal vehicular and pedestrian linkages, principal shopping street and public spaces;</u></li> <li><u>c. in the principal shopping street, locating buildings immediately adjacent to the street;</u></li> <li><u>d. orientation of buildings towards roads, internal vehicular and pedestrian linkages or public spaces;</u></li> <li><u>e. architectural details and cladding materials;</u></li> <li><u>f. the minimisation of blank walls with modulation, articulation, and glazing;</u></li> <li><u>g. activation and engagement with roads, internal vehicular and pedestrian linkages, principal shopping street and public spaces;</u></li> <li><u>h. the height and bulk of corner buildings taking into account the scale of adjoining intersections.</u></li> </ol> </li> <li><u>3. the application of the following CPTED principles to the design and layout of the development and public spaces;</u></li> </ol>



	<ul style="list-style-type: none"> <li>a. <u>passive surveillance of public areas through glazing of building faces, particularly for hospitality and retail activities;</u></li> <li>b. <u>safe, coordinated, and legible pedestrian and cycle routes designed to an appropriate dimension, with good visibility and appropriate lighting;</u></li> <li>c. <u>avoid fencing in favour of visually permeable soft delineation features;</u></li> </ul> <ul style="list-style-type: none"> <li>4. <u>the provision of verandahs to provide weather protection in areas used, or likely to be used, by pedestrians;</u></li> <li>5. <u>provision of:</u> <ul style="list-style-type: none"> <li>a. <u>landscaping on sites adjoining public spaces to contribute to the amenity of public spaces; and</u></li> <li>b. <u>street trees on internal vehicular linkages at an average spacing of not less than 20 m (note that this does not require that trees be at uniform 20 m spacing).</u></li> </ul> </li> <li>6. <u>the provision of car parking and vehicle accesses that achieve efficient utilisation of town centre land in a functional and safe manner, including:</u> <ul style="list-style-type: none"> <li>a. <u>car parking that is commensurate with parking demand of the proposed land use;</u></li> <li>b. <u>through the appropriate consolidation and sharing of parking areas and/or locating car parking to the side or rear of the main entrance façade;</u></li> <li>c. <u>inclusion of safe and convenient pedestrian connections between parking areas and buildings;</u></li> <li>d. <u>limited vehicular access and egress to parking areas located off the principal shopping street to avoid conflict with pedestrians and support continuous street frontages;</u></li> </ul> </li> <li>7. <u>the provision of safe walking, cycling and vehicle access to the road network and to the internal vehicular and pedestrian linkages and principal shopping street, that reflects the context of the surrounding environment (land use and road classification);</u></li> <li>8. <u>the provision of connections for cyclists to the formed or planned cycle infrastructure on Bob Robertson Drive and Garlick Street;</u></li> <li>9. <u>the extent to which the form of the internal vehicular and pedestrian linkages and principal shopping street adhere to the Design Standards for local roads contained in TRAN-S1, except that the requirements for parking lane width and number of parking lanes shall not apply;</u></li> <li>10. <u>the principal shopping street and activities adjacent to it (where applicable to the application for resource consent) provide a retailing and pedestrian focus, where parking and loading do not visually or physically dominate the area;</u></li> <li>11. <u>a town square/reserve (where applicable to the application for resource consent), which is physically and visually connected to the principal shopping street, and of sufficient size and form to enable a range of community activities and interaction;</u></li> <li>12. <u>the integration of the principal shopping street and town square / reserve;</u></li> </ul>
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<sup>23</sup> Ravenswood Developments Limited [347.1] and [347.94]

	<p>13. <u>any cumulative effects of the proposed activity on the urban form matters identified;</u></p> <p>14. <u>integration of future public transport service with the emerging Key Activity Centre and the surrounding environment;</u></p> <p>15. <u>the extent to which practical design considerations apply.</u></p>
<b>DEV-NWD-MD3</b>	<p><b><u>Development prior to construction of the town square / reserve</u></b></p> <p>1. <u>the effects of the delay in constructing the town square/reserve on the recreational provision and amenity within the North Woodend Development Area;</u></p> <p>2. <u>the provision of open space that has otherwise been made within the emerging Key Activity Centre of North Woodend as identified in DEV-NWD-APP2, including:</u></p> <p style="margin-left: 40px;">a. <u>any partial provision of the town square/reserve;</u></p> <p style="margin-left: 40px;">b. <u>any alternative provision of public open spaces that is not identified on the Outline Development Plan in DEV-NWD-APP2;</u></p> <p style="margin-left: 40px;">c. <u>any temporary provision of public open spaces elsewhere within the North Woodend Development Area;</u></p> <p>3. <u>any conditions or other mechanism that will confirm the timing of construction of the town square/reserve; and</u></p> <p>4. <u>any practical or operational reasons why the town square/reserve is not to be constructed in compliance with this rule.</u></p>

## Built Form Standards

<b>DEV-NWD-BFS1: Height in relation to boundary <u>in the Medium Density Residential Zone<sup>24</sup></u></b>	
<p>1. For the purpose of MRZ-BFS7, structures shall not project beyond a building envelope defined by recession planes measured 5.7m from ground level above any internal boundary (other than boundaries with accessways), or in relation to any garage structure 4.6m from ground level, and inclined inwards to the site at an angle of 45° from the horizontal except for the following:</p> <p style="margin-left: 40px;">a. flagpoles;</p> <p style="margin-left: 40px;">b. lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts;</p> <p style="margin-left: 40px;">c. decorative features such as steeples, towers and finials;</p> <p style="margin-left: 40px;">d. for buildings on adjoining sites which share a common wall, the height in relation to boundary requirement shall</p>	<p><b>Activity status when compliance not achieved:</b> <b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b> RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property</p> <p><b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

<sup>24</sup> Ravenswood Developments Limited [347.1] and [347.94]



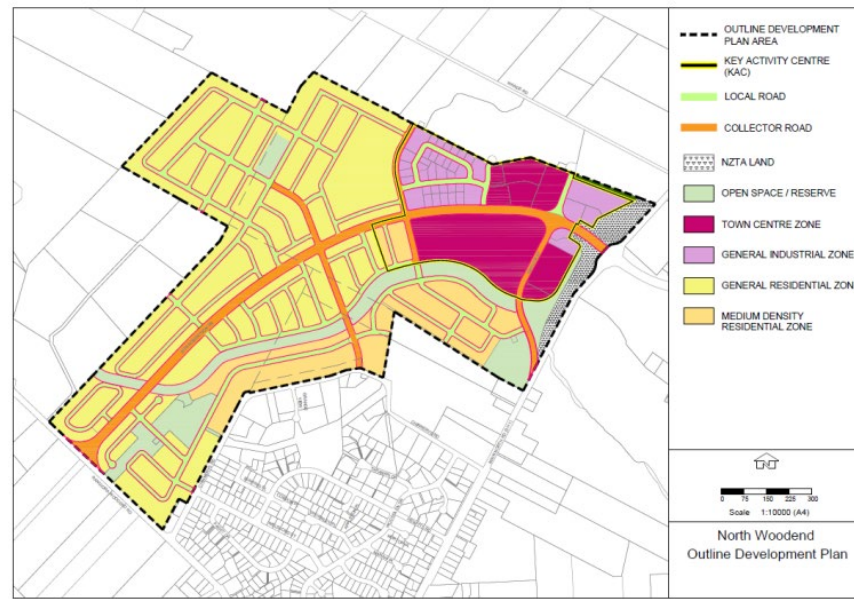
<p>not apply along that part of the internal boundary covered by such a wall; and</p> <p>e. where the land immediately beyond the site boundary forms part of any rail corridor, drainage reserve, or accessway (whether serving the site or not), the boundary of the rail corridor, drainage reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary;</p> <p>2. Provided that none of the structures listed in (1) (c) to (e) has a horizontal dimension of over 3m along the line formed where the structure meets the recession plane as measured parallel to the relevant boundary.</p> <p>3. Where the site is within the Urban Flood Assessment Overlay or Kaiapoi Fixed Minimum Finished Floor Level Overlay, the height of the Finished Floor Level specified in a Flood Assessment Certificate can be used as the origin of the recession plane instead of ground level, but only up to an additional 1m above original ground level.</p>	
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## Appendix

### DEV-NWD-APP1 - North Woodend ODP

[insert ODP158, colours and zone names updated for consistency with the PWDP]

## DEV-NWD-APP1 – North Woodend Outline Development Plan

**25 DEV-NWD-APP2 – North Woodend Key Activity Centre Outline Development Plan**

The Outline Development Plan for the North Woodend Key Activity Centre gives effect to the Canterbury Regional Policy Statement, which directs enablement of a Key Activity Centre in the general location of Woodend/Pegasus.

The emerging Key Activity Centre sits within the wider Ravenswood residential development, the form of which is directed by the Outline Development Plan in DEV-NWD-APP1.

Much of the emerging Key Activity Centre's structure and urban form is determined by the existing roading and subdivision patterns and land use consents. Bob Robertson Drive is an existing Collector Road through the Key Activity Centre providing an important transport route between State Highway 1 and Rangiora Woodend Road, and forms the most direct route between Ravenswood, Pegasus, and Rangiora. Garlick Street will provide an important and direct route between Ravenswood, Pegasus and Woodend.

Land to the north of Bob Robertson Drive is consented for core retail and other commercial activities on land zoned TCZ and GIZ, as shown on Outline Development Plan in DEV-NWD-APP2. Land to the east of Garlick Street is also committed for development in accordance with the identified zoning pattern.

The balance of the emerging Key Activity Centre comprises principally Lot 203, which is a greenfield site and the proposed “centre piece” of the new town centre. Lot 203 is bounded by Bob Robertson Drive, Garlick Street, Aitkin Street and the Taranaki Stream riparian corridor. It is zoned TCZ.

Future development of Lot 203 is guided by the Outline Development Plan which shows the indicative location of various “structuring elements”. The location of those elements is flexible, with further guidance as to location provided in the text below. The purpose of these structuring elements is to integrate the core retail and other commercial activities within Lot 203 with similar development to the

<sup>25</sup> Ravenswood Developments Limited [347.1] and [347.94]

north and east, as well as the MRZ land to the west and the Taranaki Stream riparian corridor and community linkage to the south. Existing pedestrian/cycling bridges have already been constructed across the Taranaki Stream to link the town centre with its wider residential communities.

The main features within the North Woodend emerging Key Activity Centre, as shown indicatively on the Outline Development Plan are as follows:

### **Public transport infrastructure**

Ravenswood is anticipated to be directly serviced by bus services and the Outline Development Plan identifies proposed locations for suitable infrastructure to enable people to access the emerging Key Activity Centre by bus. There is also the potential for multiple bus routes to run through or past the emerging Key Activity Centre, particularly when the Woodend Bypass is established. Accordingly, it may be appropriate to provide a transfer point (including passenger drop-off and pick up, but not park and ride) at the emerging Key Activity Centre in the future. The evolving transport network requires suitable flexibility to enable both the short term and long term bus network aims to be provisioned for.

The proposed location for an easily accessible, readily visible Major Bus Stop / Transfer and associated infrastructure is within the berms on Bob Robertson Drive to the west of Clayton Place. It is anticipated that, as the emerging Key Activity Centre grows, the relevant public authorities will establish this Major Bus Stop / Transfer in response to increasing demand for public bus services in this part of the district.

Bus stops on the western and eastern sides of Garlick Street are also indicatively shown and can be accommodated within the public road carriageway. Their specific location will be determined having regard to the location of the proposed pedestrian linkage across Garlick Street, the latter to be established once details of development proposals on either side of Garlick Street are known.

### **Pedestrian Linkages**

The emerging Key Activity Centre is in a location that will be walkable from the Ravenswood residential area, northern part of Woodend, and to a lesser degree the western part of Pegasus. The Outline Development Plan provides for a high degree of connectivity between the pedestrian network and the existing pedestrian infrastructure on nearby routes.

These linkages include:

- a. Access to the extensive area of landscaped open spaces to the north of the Key Activity Centre which is also used for stormwater detention.
- b. A safe crossing facility of Bob Robertson Drive proximate to the indicative Major Bus Stop / Transfer and Principal Shopping Street within Lot 203.
- c. A safe crossing facility between the consented core retail activities on the northern side of Bob Robertson Drive, and similar activities within Lot 203, with the specific location of the crossing determined once details of development proposals within Lot 203 become known.
- d. Access between the town square/reserve and the Taranaki Stream riparian corridor and community linkage.
- e. Access between Lot 203 and the area on the western side of the Key Activity Centre, across Aitkin Street.
- f. Access between Lot 203 and the area on the eastern side of the Key Activity Centre, across Garlick Street.

### **Internal Vehicular, Pedestrian, and Cycling Linkages**

Within the Outline Development Plan area, a range of pedestrian routes are defined in locations that will support a legible, safe, and well-connected town centre walking environment. The internal vehicular and pedestrian linkages and principal shopping street notated on the Outline Development Plan should integrate with the pedestrian routes, public transport infrastructure, existing cycling infrastructure, and existing vehicular access and intersections, to provide safe and legible access to and within the Key Activity Area.

As both Bob Robertson Drive and Garlick Street are important for through traffic and providing access, the streetscape requires a carefully considered approach to integrating the internal and external access and linkages. Specifically:

- a. Red dashed lines on the Outline Development Plan identify the locations where the internal vehicular and pedestrian linkages and principal shopping street intersect with the surrounding road network could be located. The specific locations will be subject to assessment against District Plan vehicle crossing or intersection separation rules and are to also consider the proximity to intersections, pedestrian linkages and bus stops.
- b. On the northern side of Bob Robertson Drive internal vehicular linkages reflect the existing and proposed consented development. A pedestrian linkage across Kesteven Place connects development on both sides of this street.
- c. To the south of Bob Robertson Drive, the internal vehicular and pedestrian linkages and principal shopping street are indicatively shown, with the specific location to be determined once details of development proposals within Lot 203 become known. Footpaths will be provided on both sides of the internal vehicular and pedestrian linkages and principal shopping street.
- d. Carparking areas shall consider and provide for pedestrian desire lines.
- e. Internal cycling infrastructure shall connect to the wider cycling network.

### **Lot 203 Town Centre Block Pattern**

The Outline Development Plan shows the proposed town centre block pattern for Lot 203. The size of the blocks will vary according to the footprints of buildings needed to support core retail and other commercial activities, as enabled by the TCZ. The indicative internal vehicular and pedestrian linkages and principal shopping street are proposed between:

- a. Garlick Street and Aitkin Street.
- b. Bob Robertson Drive and the east-west linkage described in a).
- c. The internal vehicular and pedestrian linkages and principal shopping street can be moved in north-south and east-west directions to connect with existing roads at the locations shown by red dashed lines on the Outline Development Plan. The block pattern is further supported by the principal shopping street and associated town square/reserve.

### **Principal shopping street**

The principal shopping street will provide for two-way vehicular traffic with parallel parking on both sides. Footpaths will also be provided on both sides of the principal shopping street to support small format retail activities and pedestrian amenity.

### **Town square / reserve**

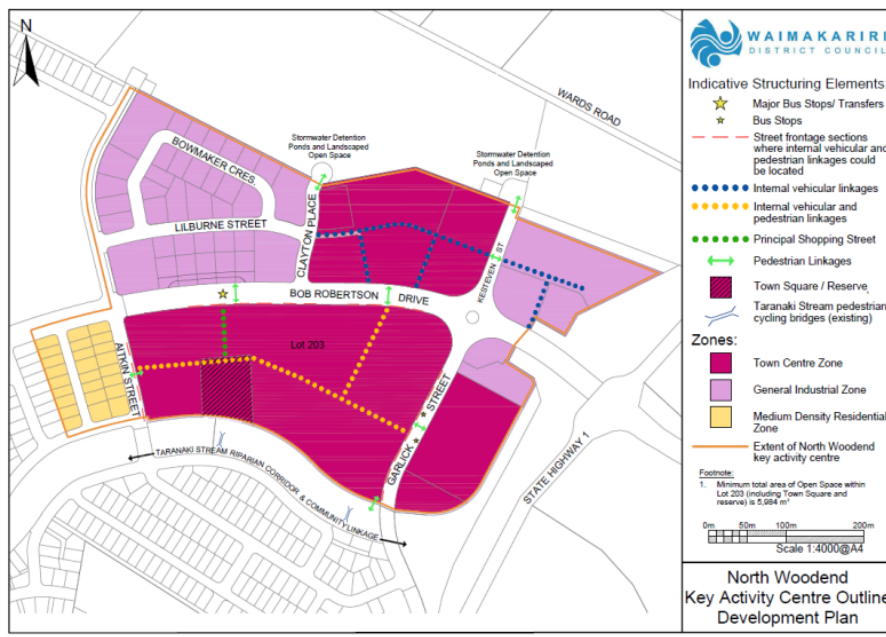
The town square/reserve supports the block pattern by including a pedestrian linkage from the principal shopping street through to the Taranaki Stream riparian corridor/community linkage and the existing pedestrian/cycling bridges across the Taranaki Stream. While the location of the town square/reserve is

flexible, it should be physically and visually connected to the principal shopping street and Taranaki Stream. A development threshold rule requires the town square/reserve to be developed before development of the final stage(s) of Lot 203 can occur.

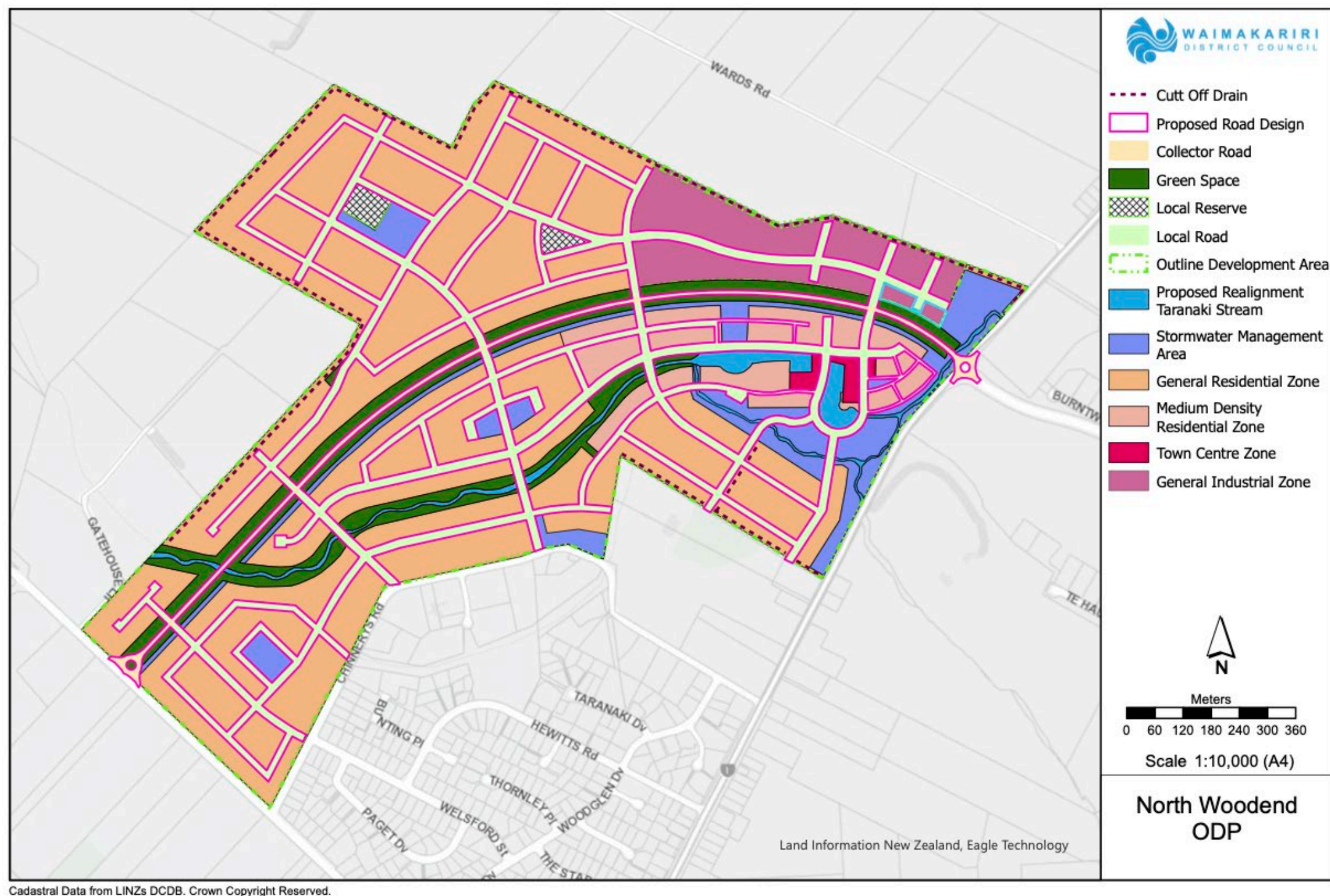
### **Residential Living**

The Outline Development Plan provides for residential intensification by including the more intensive MRZ within the Key Activity Centre and by permitting residential activities above ground floor level in the TCZ of the Outline Development Plan.

**[insert ODP158A, colours and zone names updated for consistency with the PWDP]**





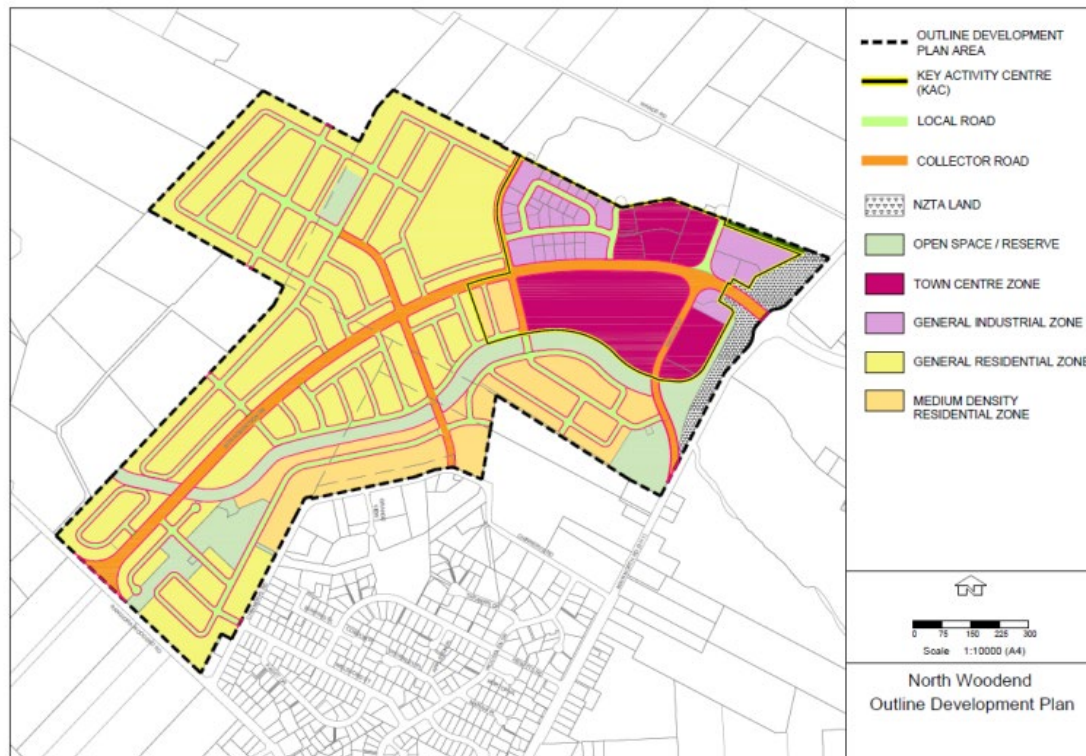


## RELEVANT PLANNING MAP AMENDMENTS

### DEV-NWD-APP1 – North Woodend ODP

Insert ODP158, colours and zone names updated for consistency with the PWDP

#### DEV-NWD-APP1 – North Woodend Outline Development Plan



#### **DEV-NWD-APP2 – North Woodend Key Activity Centre Outline Development Plan**

The Outline Development Plan for the North Woodend Key Activity Centre gives effect to the Canterbury Regional Policy Statement, which directs enablement of a Key Activity Centre in the general location of Woodend/Pegasus.

The emerging Key Activity Centre sits within the wider Ravenswood residential development, the form of which is directed by the Outline Development Plan in DEV-NWD-APP1.

Much of the emerging Key Activity Centre's structure and urban form is determined by the existing roading and subdivision patterns and land use consents. Bob Robertson Drive is an existing Collector Road through the Key Activity Centre providing an important transport route between State Highway 1 and Rangiora Woodend Road, and forms the most direct route between Ravenswood, Pegasus, and Rangiora. Garlick Street will provide an important and direct route between Ravenswood, Pegasus and Woodend.

Land to the north of Bob Robertson Drive is consented for core retail and other commercial activities on land zoned TCZ and GIZ, as shown on Outline Development Plan in DEV-NWD-



APP2. Land to the east of Garlick Street is also committed for development in accordance with the identified zoning pattern.

The balance of the emerging Key Activity Centre comprises principally Lot 203, which is a greenfield site and the proposed “centre piece” of the new town centre. Lot 203 is bounded by Bob Robertson Drive, Garlick Street, Aitkin Street and the Taranaki Stream riparian corridor. It is zoned TCZ.

Future development of Lot 203 is guided by the Outline Development Plan which shows the indicative location of various “structuring elements”. The location of those elements is flexible, with further guidance as to location provided in the text below. The purpose of these structuring elements is to integrate the core retail and other commercial activities within Lot 203 with similar development to the north and east, as well as the MRZ land to the west and the Taranaki Stream riparian corridor and community linkage to the south. Existing pedestrian/cycling bridges have already been constructed across the Taranaki Stream to link the town centre with its wider residential communities.

The main features within the North Woodend emerging Key Activity Centre, as shown indicatively on the Outline Development Plan are as follows:

### **Public transport infrastructure**

Ravenswood is anticipated to be directly serviced by bus services and the Outline Development Plan identifies proposed locations for suitable infrastructure to enable people to access the emerging Key Activity Centre by bus. There is also the potential for multiple bus routes to run through or past the emerging Key Activity Centre, particularly when the Woodend Bypass is established. Accordingly, it may be appropriate to provide a transfer point (including passenger drop-off and pick up, but not park and ride) at the emerging Key Activity Centre in the future. The evolving transport network requires suitable flexibility to enable both the short term and long term bus network aims to be provisioned for.

The proposed location for an easily accessible, readily visible Major Bus Stop / Transfer and associated infrastructure is within the berms on Bob Robertson Drive to the west of Clayton Place. It is anticipated that, as the emerging Key Activity Centre grows, the relevant public authorities will establish this Major Bus Stop / Transfer in response to increasing demand for public bus services in this part of the district.

Bus stops on the western and eastern sides of Garlick Street are also indicatively shown and can be accommodated within the public road carriageway. Their specific location will be determined having regard to the location of the proposed pedestrian linkage across Garlick Street, the latter to be established once details of development proposals on either side of Garlick Street are known.

### **Pedestrian Linkages**

The emerging Key Activity Centre is in a location that will be walkable from the Ravenswood residential area, northern part of Woodend, and to a lesser degree the western part of Pegasus. The Outline Development Plan provides for a high degree of connectivity between the pedestrian network and the existing pedestrian infrastructure on nearby routes.

These linkages include:



- g. Access to the extensive area of landscaped open spaces to the north of the Key Activity Centre which is also used for stormwater detention.
- h. A safe crossing facility of Bob Robertson Drive proximate to the indicative Major Bus Stop / Transfer and Principal Shopping Street within Lot 203.
- i. A safe crossing facility between the consented core retail activities on the northern side of Bob Robertson Drive, and similar activities within Lot 203, with the specific location of the crossing determined once details of development proposals within Lot 203 become known.
- j. Access between the town square/reserve and the Taranaki Stream riparian corridor and community linkage.
- k. Access between Lot 203 and the area on the western side of the Key Activity Centre, across Aitkin Street.
- l. Access between Lot 203 and the area on the eastern side of the Key Activity Centre, across Garlick Street.

### **Internal Vehicular, Pedestrian, and Cycling Linkages**

Within the Outline Development Plan area, a range of pedestrian routes are defined in locations that will support a legible, safe, and well-connected town centre walking environment. The internal vehicular and pedestrian linkages and principal shopping street notated on the Outline Development Plan should integrate with the pedestrian routes, public transport infrastructure, existing cycling infrastructure, and existing vehicular access and intersections, to provide safe and legible access to and within the Key Activity Area.

As both Bob Robertson Drive and Garlick Street are important for through traffic and providing access, the streetscape requires a carefully considered approach to integrating the internal and external access and linkages. Specifically:

- f. Red dashed lines on the Outline Development Plan identify the locations where the internal vehicular and pedestrian linkages and principal shopping street intersect with the surrounding road network could be located. The specific locations will be subject to assessment against District Plan vehicle crossing or intersection separation rules and are to also consider the proximity to intersections, pedestrian linkages and bus stops.
- g. On the northern side of Bob Robertson Drive internal vehicular linkages reflect the existing and proposed consented development. A pedestrian linkage across Kesteven Place connects development on both sides of this street.
- h. To the south of Bob Robertson Drive, the internal vehicular and pedestrian linkages and principal shopping street are indicatively shown, with the specific location to be determined once details of development proposals within Lot 203 become known. Footpaths will be provided on both sides of the internal vehicular and pedestrian linkages and principal shopping street.
- i. Carparking areas shall consider and provide for pedestrian desire lines.
- j. Internal cycling infrastructure shall connect to the wider cycling network.

### **Lot 203 Town Centre Block Pattern**

The Outline Development Plan shows the proposed town centre block pattern for Lot 203. The size of the blocks will vary according to the footprints of buildings needed to support core retail and other commercial activities, as enabled by the TCZ. The indicative internal vehicular and pedestrian linkages and principal shopping street are proposed between:

- d. Garlick Street and Aitkin Street.
  - e. Bob Robertson Drive and the east-west linkage described in a).
-

## COMMERCIAL AND INDUSTRIAL REZONING

- f. The internal vehicular and pedestrian linkages and principal shopping street can be moved in north-south and east-west directions to connect with existing roads at the locations shown by red dashed lines on the Outline Development Plan. The block pattern is further supported by the principal shopping street and associated town square/reserve.

### **Principal shopping street**

The principal shopping street will provide for two-way vehicular traffic with parallel parking on both sides. Footpaths will also be provided on both sides of the principal shopping street to support small format retail activities and pedestrian amenity.

### **Town square / reserve**

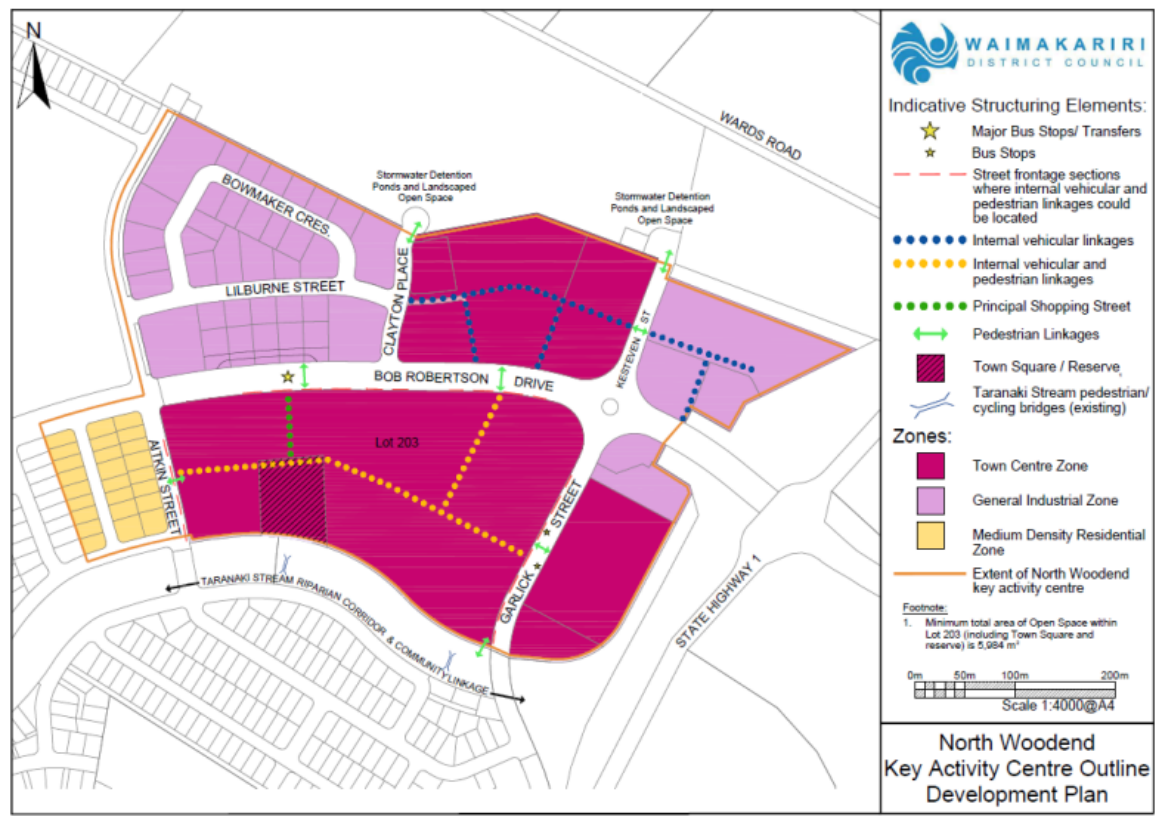
The town square/reserve supports the block pattern by including a pedestrian linkage from the principal shopping street through to the Taranaki Stream riparian corridor/community linkage and the existing pedestrian/cycling bridges across the Taranaki Stream. While the location of the town square/reserve is flexible, it should be physically and visually connected to the principal shopping street and Taranaki Stream. A development threshold rule requires the town square/reserve to be developed before development of the final stage(s) of Lot 203 can occur.

### **Residential Living**

The Outline Development Plan provides for residential intensification by including the more intensive MRZ within the Key Activity Centre and by permitting residential activities above ground floor level in the TCZ of the Outline Development Plan.

## RELEVANT PLANNING MAP AMENDMENTS

Insert ODP158A, colours and zone names updated for consistency with the PWDP



## REVENANT AMENDMENTS TO TOWN CENTRE ZONE

Amend TCZ – Town Centre Introduction as follows: <sup>26</sup>

The Town Centre Zones of Rangiora, Kaiapoi and Oxford are Key Activity Centres **as identified in the RPS**. For the life of this District Plan the **emerging North Woodend Town Centre, which is an emerging Key Activity Centre, located at North Woodend** will play a secondary role to the established centres of Rangiora and Kaiapoi, where there is significant existing public expenditure and community services.

### Policies

#### TCZ-P1

#### Town Centre Zone hierarchy

Recognise that:

1. Rangiora and Kaiapoi are the District's principal town centres with significant established community services and public expenditure;
1. North Woodend is a new emerging centre that will provide opportunities over time for town centre activities **in the Woodend/Pegasus commercial catchment**.<sup>27</sup>

### TCZ-R1 Construction or alteration of or addition to any building or other structure

<sup>26</sup> RDL [347.1]

<sup>27</sup> RDL [347.77]

<p><u><i>This rule does not apply to development in the North Woodend Town Centre Zone where resource consent is required under rule DEVNWD-R4 and DEV-NWD-MD2.</i></u> <sup>28</sup></p>	
<p><b>Activity status: PER</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. the activity complies with: <ol style="list-style-type: none"> <li>a. all built form standards (as applicable);</li> <li>b. any building or addition is less than 450m2 GFA; and</li> <li>c. any new building or addition does not have frontage to a Principal Shopping Street.</li> </ol> </li> </ol> <p><u><i>Advisory Note</i></u></p> <ul style="list-style-type: none"> <li>• <u><i>The building area GFA standard is a threshold for when an urban design assessment is required, rather than a limit on building size.</i></u> <sup>29</sup></li> </ul>	<p><b>Activity status when compliance not achieved with TCZ-R1(1)(a): as set out in the relevant built form standards</b></p> <p><b>Activity status when compliance not achieved with TCZ-R1(1)(b) and TCZ-R1(1)(c): RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>• CMUZ-MD3 - Urban design</li> </ul>

<p><b>TCZ-<del>R254</del> Trade supplier</b></p> <p><u><i>This rule does not apply in the North Woodend Town Centre Zone, which is covered by rule DEV-NWD-R3.</i></u> <sup>30</sup></p>	
<p><b>Activity status: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>• CMUZ-MD1 - Trade suppliers and Yard based suppliers</li> </ul>	<p><b>Activity status when compliance not achieved: N/A</b></p>

<sup>28</sup> RDL [347.79]

<sup>29</sup> Woolworths [282.118].

<sup>30</sup> RDL [347.79] and [347.85]

# **SOX - South Oxford Development Area<sup>1</sup>**

## **Introduction**

The South Oxford Development Area comprises approximately 3.5ha of land fronting Harewood Road. It is directly to the east of Oxford Hospital. The area is General Residential Zone.

## **Activity Rules, land use, development, and subdivision**

<b><u>DEV-SOX-R1 South Oxford Development Area Outline Development Plan</u></b>	
<b><u>Activity status: PER</u></b>  <u>Where:</u>  1. <u>Land use, development and subdivision:</u> a. <u>is in accordance with DEV-SOX-APP1 and</u> b. <u>Complies with DEV-SOX-S1.</u>	<b><u>Activity status when compliance not achieved: DIS</u></b>
<b><u>Advisory Note</u></b> <ul style="list-style-type: none"><li><u>The activity rules and Standard in this Chapter apply in addition to the rules and standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.</u></li></ul>	
<b><u>DEV-SOX-S1 South Oxford Outline Development Plan Fixed Features</u></b>	
<b><u>Activity status: PER</u></b> <u>The following shall be provided as fixed features on the ODP:</u> <ul style="list-style-type: none"><li><u>Roading connections through to Harewood Road and neighbouring land</u></li><li><u>Pedestrian/cycle connections (within the road)</u></li><li><u>Stormwater treatment area; and</u></li><li><u>An identified reserve area.</u></li></ul>	<b><u>Activity status when compliance not achieved: DIS</u></b>

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<sup>1</sup> Geoff Mehrtens [175.1], Oxford-Ohoka Community Board [172.2] and Claudia & Geoff Mehrtens [FS24].

## Appendix

### DEV-SOX-APP1 Southeast Oxford ODP

*Include an ODP to like effect of the below including standardised Council format*

