

## 21.9 Specific Purpose (Golf Resort) Zone

### 21.9.1 Introduction

This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.

The Specific Purpose (Golf Resort) Zone applies to the existing Clearwater Golf Resort and the proposed Whisper Creek Golf Resort only. Each of these resorts is subject to a ~~development plan~~Development Plan which illustrates the extent of the zone, activity areas and other key features.

Within these two areas, this chapter enables golfing and associated facilities (including resort facilities), other recreational opportunities, and limited residential development. The objectives, policies, rules, standards, matters of discretion and ~~development plan~~Development Plans provide for these activities, while seeking to ensure there are no significant adverse effects on the natural or adjoining rural environments.

The provisions in this chapter give effect to the Chapter 3 Strategic Directions Objectives.

### 21.9.2 Objective and Policies

#### 21.9.2.1 Objective – Golf resort development

- a. For the Clearwater Golf Resort and Whisper Creek Golf Resort, to provide golfing and associated facilities (including resort facilities) of international standard, bringing economic and social benefits to the City and region, and to provide other recreational opportunities, and limited residential development, within extensive open space and lake or riparian settings, with no significant adverse effects on the natural or adjoining rural environments.

##### 21.9.2.1.1 Policy – Benefits to the community

- a. Recognise the economic and social benefits that the Clearwater Golf Resort provides and Whisper Creek Golf Resort can provide to the City and region, and assist in enabling the potential benefits of these resorts for ecological restoration, public access to streams and rivers, and recreation for the wider community, including local community, to be realised.

##### 21.9.2.1.2 Policy – Limit on scale of development and types of activity

- a. Limit urban development detached from the remainder of the Christchurch urban area, and for the Clearwater Golf Resort, within the 50 dB Ldn noise contour for Christchurch International Airport, by:
  - i. Ensuring that the scale and nature of resort hotel, residential and commercial development associated with golf resorts is complementary and subsidiary to the primarily recreational function of the resorts;

- ii. Adopting a clear distinction between [resort hotel](#) and residential development, both in terms of the nature of each type of development and its location within the overall site;
- iii. Ensuring that noise [sensitive activities](#) within the 55 dB [Ldn](#) airport noise contour are acoustically insulated, and that the scale and location of further development within the 50 dB [Ldn](#) contour is limited to that provided for in the previous City Plan, or authorised by resource consent on or before 6 December 2013.

#### 21.9.2.1.3 Policy – Visual integration and mitigation of effects

- a. Ensure that built development is well integrated visually into the open rural environments within which each golf resort sits, and that there is adequate separation distance from activities in adjacent zones so as to mitigate potentially adverse effects of the resorts such as noise and traffic.

#### 21.9.2.1.4 Policy – Careful siting

- a. Ensure that [earthworks](#) and [buildings](#) in the two golf resorts are carefully designed, located and constructed, for the Whisper Creek Golf Resort so as to be resilient to potential liquefaction and to maintain flood storage capacity in the Lower Styx Ponding Area, and for both resorts, to reduce potential flood damage to [buildings](#) in a [major flood event](#).

### 21.9.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Golf Resort) Zone are contained in the following provisions:
  - i. For Clearwater Golf Resort:
    - A. activity status tables (including activity specific standards) in Rule 21.9.4.1;
    - B. the built form standards in Rule 21.9.4.2;
    - C. area specific standards in Rule 21.9.4.3.
    - D. the matters of discretion in Rule 21.9.6; and
    - E. the ~~development plan~~[Development Plan](#) in Appendix 21.9.7.1
  - ii. For Whisper Creek Golf Resort:
    - A. activity status tables (including activity specific standards) in Rule 21.9.5.1;
    - B. the built form standards in Rule 21.9.5.2;
    - C. area specific standards in Rule 21.9.5.3.
    - D. the matters of discretion in Rule 21.9.6; and
    - E. the ~~development plan~~[Development Plan](#) in Appendix 21.9.7.2
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Golf Resort) Zone:
  - 5 Natural Hazards;

- 6 General Rules and Procedures
- 7 Transport
- 8 Subdivision, Development and Earthworks;
- 9 Natural and Cultural Heritage;
- 11 Utilities and Energy;

~~e. Where the word “facility” is used in the rules, it shall also include the use of a site/building for the activity that the facility provides for, unless expressly stated otherwise.~~

~~Similarly, where the word/phrase defined include the word “activity” or “activities”, the definition includes the land and/or buildings for that activity unless stated otherwise in the activity status tables.~~

## 21.9.4 Rules – Specific Purpose (Golf Resort) Zone - Clearwater Golf Resort

### 21.9.4.1 Activity status tables

#### 21.9.4.1.1 Permitted activities – Clearwater Golf Resort

The activities listed below are permitted activities in the Specific Purpose (Golf Resort) Zone at Clearwater Golf Resort if they meet ~~any~~ the activity specific standards set out in this table, the built form standards in Rule 21.9.4.2 and area specific standards in Rule 21.9.4.3.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 21.9.4.1.2, 21.9.4.1.3 and 21.9.4.1.4.

Activity		Activity specific standards
<b>Golf Course and Open Space Activity Areas, and Resort Community Area 5 only</b>		
<b>P1</b>	Golf course and golf course activity and <u>accessory buildings</u> .	a. The activity shall be located within the relevant Activity Areas shown on the Development Plan for this resort at Appendix 21.9.7.1.
<b>Golf Course and Open Space Activity Areas only</b>		
<b>P2</b>	Outdoor <u>recreation activity</u> other than golf and associated facilities.	a. The activity shall be located within the relevant Activity Areas shown on the Development Plan for this resort at Appendix 21.9.7.1.
<b><u>Clubhouse</u> and Facility Area only</b>		
<b>P3</b>	<u>Clubhouse</u> facilities, <u>restaurants</u> , gym and spa facilities, indoor sports complex and <u>accessory buildings</u> .	a. The activity shall be located within the relevant Activity Areas shown on the Development Plan for this resort at Appendix 21.9.7.1.

Activity	Activity specific standards
<b>P4</b> <a href="#">Food and beverage outlets.</a>	a. The activity shall be located within the relevant Activity Areas shown in the Development Plan for this resort at Appendix 21.9.7.1.
<b>P5</b> <a href="#">Retail activity</a> other than as provided for under Rule 21.9.4.1.1 P4, servicing <a href="#">recreation activities</a> and visitor needs within the zone.	a. The total GLFA for <a href="#">retailing activity</a> within the Clearwater Golf Resort, other than of food and beverages, shall be no greater than 2000m <sup>2</sup> . b. The activity shall be located within the relevant Activity Areas shown on the Development Plan for this resort at Appendix 21.9.7.1.
<b>P6</b> Conference/convention facilities.	a. Conference facilities within the Clearwater Golf Resort shall be limited to a maximum of 200 people. b. The activity shall be located within the relevant Activity Areas shown on the Development Plan for this resort at Appendix 21.9.7.1.
<b>P7</b> <a href="#">Offices.</a>	a. The total GFA of <a href="#">offices</a> within the Clearwater Golf Resort shall be no greater than 2000m <sup>2</sup> . b. The activity shall be located within the relevant Activity Areas shown on the Development Plan for this resort at Appendix 21.9.7.1.
<b>All Resort Community Activity Areas</b>	
<b>P8</b> <a href="#">Residential activity.</a>	a. Up to 111 <a href="#">residential units</a> in total within the Clearwater Golf Resort, with up to 32 units within the 55 dB <a href="#">Ldn</a> airport noise contour. b. The activity shall be located within the relevant Activity Areas shown on the Development Plan for this resort at Appendix 21.9.7.1.
<b>All Resort Community Activity Areas, and Clubhouse and Facility Area</b>	
<b>P9</b> <a href="#">Resort hotel</a> bedrooms and associated activities.	a. Up to 350 bedrooms in total within the Clearwater Golf Resort, with up to 255 bedrooms within the 55 dB <a href="#">Ldn</a> airport noise contour, including associated <a href="#">ancillary buildings</a> . b. The maximum period of owner occupancy of <a href="#">resort hotel</a> bedrooms shall be three months in total per calendar year. c. The activity shall be located within the relevant Activity Areas shown on the Development Plan for this resort at Appendix 21.9.5.1.
<b>Resort Community Area 7 only</b>	
<b>P10</b> <a href="#">Restaurants</a> associated with the <a href="#">resort hotel</a> .	a. The activity shall be located within the relevant Activity Areas shown on the Development Plan for this resort at Appendix 21.9.5.1.

### 21.9.4.1.2 Restricted discretionary activities – Clearwater Golf Resort

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 21.9.6, as set out in the following table.

	Activity	The <b>Council's</b> discretion shall be limited to the following matters:
<b>Clubhouse and Facility Area only</b>		
<b>RD1</b>	<b>Retail activity</b> listed in Rule 21.9.4.1.1 P5, other than as provided for under Rule 21.9.4.1.1 P4, which results in an aggregate GLFA of between 2000m <sup>2</sup> and 3000m <sup>2</sup> within the Clearwater Golf Resort.	a. Retail Activity – Rule 21.9.6.1 a.- e.
<b>RD2</b>	Any activity listed in Rule 21.9.4.1.1 P1 to P10 that does not meet with the built form standard listed in Rule 21.9.4.2.1.	a. Amenity of immediate neighbours – Rule - 21.9.6.2 a b. Amenity of the neighbourhood – Rule 21.9.6.3 a
<b>RD3</b>	Any activity listed in Rule 21.9.4.1.1 P1 to P10 that does not meet with one or more of the built form standards listed in Rule 21.9.4.2.2 or Rule 21.9.4.2.4.	a. Amenity of immediate neighbours – Rule 21.9.6.2
<b>RD4</b>	Any activity listed in Rule 21.9.4.1.1 P1 to P10 that does not meet with the built form standard listed in Rule 21.9.4.2.3.	a. Amenity of the neighbourhood – Rule 21.9.6.2. b-f
<b>RD5</b>	Any activity listed in Rule 21.9.4.1.1 P1 to P10 that does not meet with the built form standard listed in Rule 21.9.4.2.6.	a. Visual amenity adjoining the Groynes – Rule 21.9.6.7.
<b>RD6</b>	Creation of <b>water bodies</b> and new stormwater management facilities.	a. Creation of water bodies and new stormwater management facilities – Rule 21.9.6.6 a and b
<b>RD7</b>	In the <b>Clubhouse</b> and Facility Area, <b>buildings</b> with a <b>height</b> of greater than 11 metres and up to 14 metres.	a. Amenity of immediate neighbours – Rule 21.9.6.2 b. Amenity of neighbourhood – Rule 21.9.6.3 a, c, d and f. c. Built form and appearance - Rule 21.9.6.4.

### 21.9.4.1.3 Discretionary activities – Clearwater Golf Resort

The activities listed below are discretionary activities.

	Activity
<b>D1</b>	Any activity listed in Rule 21.9.4.1.1 P1 to P10 that is located outside the relevant Activity Areas shown on the <del>development</del> <b>Development plan-Plan</b> for the Clearwater Golf Resort at Appendix 21.9.7.1.
<b>D2</b>	Any activity listed in Rule 21.9.4.1.1 P1 to P10 that does not meet with the built form standard listed in Rule 21.9.4.2.5, except as provided for in Rule 21.9.4.1.2 RD7. .

### 21.9.4.1.4 Non-complying activities – Clearwater Golf Resort

The activities listed below are non-complying activities.

	Activity
NC1	Any activity which is not listed above as a permitted, restricted discretionary or discretionary activity.
NC2	a. Any <a href="#">vehicle access</a> or <a href="#">road</a> connection to the Clearwater Golf Resort other than as provided for under Rule 21.9.4.3.1. b. The use of any <a href="#">access road/ right-of-way</a> from Coutts Island Road for any purpose other than as provided for under Rule 21.9.4.3.1 a. ii.
NC3	Any ground or floor levels that do not meet the area specific standards set out in Rule 21.9.4.3.2.
NC4	<a href="#">Retail activity</a> listed in Rule 21.9.4.1.1 P5, other than as provided for under Rule 21.9.4.1.1 P4, which results in an aggregate GLFA greater than 3000m <sup>2</sup> within the Clearwater Golf Resort.
NC5	Any activity listed in Rule 21.9.4.1.1 P6 that does not meet activity specific standard a.
NC6	Any activity listed in Rule 21.9.4.1.1 P9 that does not meet one or more of the activity specific standards a. and b.
NC7	Any activity listed in Rule 21.9.4.1.1 P7 that does not meet one or more of the activity specific standards a. and b.
NC8	Any activity listed in Rule 1.9.4.1.1 P8 that does not meet one or more of activity specific standards a. b. and c.

## 21.9.4.2 Built form standards - Clearwater Golf Resort

### 21.9.4.2.1 Site coverage and building sizes - Clearwater Golf Resort

- a. The maximum total area of the Specific Purpose (Golf Resort) Zone at Clearwater Golf Resort which may be covered by [buildings](#) or [impervious surfaces](#) shall be 5%.
- b. The [maximum net site](#) area of any [site](#) in the Specific Purpose (Golf Resort) Zone at Clearwater Golf Resort which may be covered by [buildings](#) or [impervious surfaces](#) shall be as follows:

	Activity Area or Type	Max <a href="#">net site area</a> covered by <a href="#">buildings</a>	Maximum <a href="#">building footprint</a>	Max <a href="#">net site area</a> covered by <a href="#">impervious surfaces</a> excluding <a href="#">buildings</a>
i.	Golf Course Activity Areas.	800m <sup>2</sup> total	N/A	N/A
ii.	Clubhouse and Facility Area.	100%	N/A	N/A
iii.	Resort Community Areas 1-6 with <a href="#">site</a> size		N/A	
	i. Less than 150m <sup>2</sup>	i. 100%		i. N/A
	ii. 150-249m <sup>2</sup>	ii. 75%		ii. N/A
	iii. 250-399m <sup>2</sup>	iii. 50%		iii. 30%
	iv. 400-999m <sup>2</sup>	iv. 40%		iv. 20%
	v. 1000-1999m <sup>2</sup>	v. 30%		v. 15%
	vi. 2000-4000m <sup>2</sup>	vi. 20%		vi. 10%
		vii. 10% or 2000m <sup>2</sup> (whichever		vii. 5% or 400m <sup>2</sup> (whichever

	Activity Area or Type	Max <u>net site area</u> covered by <u>buildings</u>	Maximum <u>building</u> footprint	Max <u>net site area</u> covered by <u>impervious surfaces</u> excluding <u>buildings</u>
	vii. More than 4000m <sup>2</sup> .	is less)		is less)
iv.	Multi-unit residential or <u>resort hotel</u> units in Resort Community Activity Areas 1-6.	As above in c.	600m <sup>2</sup> for a single <u>building</u>	As above in c.

#### 21.9.4.2.2 Recession planes – Clearwater Golf Resort

No part of any building shall project beyond a building envelope, as set out in the following table:

	Applicable to	Standard
a.	Resort Community Activity Areas 1-7, except where <u>buildings</u> on <u>adjoining sites</u> have a common wall along an internal <u>boundary</u> , recession planes do not apply along the portion of the <u>boundary</u> covered by such a wall, except on <u>sites</u> of 250m <sup>2</sup> to 400m <sup>2</sup> this common wall exception shall apply to a single <u>boundary</u> only.	Recession planes from points 2.3 metres above internal <u>boundaries</u> as shown in Diagram B of Appendix 14.14.2.
b.	<u>Sites</u> in other Activity Areas <u>adjoining sites</u> within Resort Community Areas 1- 6, along the <u>adjoining boundary</u> only.	
c.	<u>Sites</u> at the Clearwater Golf Resort which do not adjoin Resort Community Activity Areas.	Nil

#### 21.9.4.2.3 Road boundary setback – Clearwater Golf Resort

The minimum building setback from road boundaries shall be:

	Applicable to	Standard
a.	<u>Residential activity</u> within Resort Community Activity Areas, except as located in b. below.	4.5 metres
b.	<u>Residential activity</u> within Resort Community Activity Areas, where a <u>garage</u> has a vehicle door generally facing a private or public <u>road</u> or shared <u>access lot</u> or <u>access strip</u> .	5 metres from <u>road</u> , <u>access lot</u> or <u>access strip boundary</u> .

#### 21.9.4.2.4 Internal boundary and zone boundary setbacks – Clearwater Golf Resort

The minimum building setback from an internal or zone boundary other than a road zone shall be:

	Applicable to	<u>Setback</u> from internal <u>boundaries</u>	<u>Setback</u> from zone <u>boundaries</u>
a.	Within Resort Community Activity Areas 1-7 only, except that where <u>buildings</u> on <u>adjoining sites</u> have a common wall along an internal <u>boundary</u> , no <u>setback</u> is required along the portion of the <u>boundary</u> covered by such a wall, except on <u>sites</u> of 250m <sup>2</sup> to 400m <sup>2</sup> this common	3 metres	As below for c. and d.

	<b>Applicable to</b>	<b>Setback from internal boundaries</b>	<b>Setback from zone boundaries</b>
	wall exception shall apply to a single <a href="#">boundary</a> only.		
b.	<a href="#">Sites</a> in other Activity Areas <a href="#">adjoining</a> the Resort Community Activity Areas.	3 metres	As below for c.
c.	Within all Activity Areas except Resort Community Activity Area 4.	As above for a. and b.	20 metres
d.	Within Resort Community Activity Area 4.	As above for a.	12 metres

#### 21.9.4.2.5 Building height – Clearwater Golf Resort

The maximum [height](#) of any [building](#) shall be:

	<b>Applicable to</b>	<b>Standard</b>
a.	Resort Community Activity Area 7 <ul style="list-style-type: none"> <li>i. <a href="#">Resort hotel</a> bedrooms</li> <li>ii. <a href="#">Resort hotel</a> chimney</li> <li>iii. Other <a href="#">buildings</a>.</li> </ul>	<ul style="list-style-type: none"> <li>i. 20 metres</li> <li>ii. 24 metres</li> <li>iii. 8 metres</li> </ul>
b.	Clubhouse and Facility Area.	11 metres
c.	Resort Community Areas 1-6 – all <a href="#">buildings</a> .	8 metres
d.	All areas other than Clubhouse and Facility Areas and other than all Resort Community Areas.	4 metres

#### 21.9.4.2.6 Visual amenity adjoining the Groynes Open Space – Natural Zone – Clearwater Golf Resort

- a. In Resort Community Activity Area 5 only, when [buildings](#) or [impervious surfaces](#) are located within 50 metres of a boundary with the Groynes Open Space - Natural Zone, the following shall be provided:
- i. Trees or shrubs shall be planted, for a minimum depth of 8 metres along these boundaries; and
  - ii. Trees or shrubs shall be not less than 2 metres high at the time of planting and capable of reaching a height of at least 8 metres at maturity.

#### 21.9.4.3 Area specific standards – Clearwater Golf Resort

##### 21.9.4.3.1 Vehicle access – Clearwater Golf Resort

- a. [Vehicle access](#) to Clearwater Golf Resort shall be limited to the following:
- i. A single access road from State Highway 1 (Johns Road) which shall be limited to Clearwater Avenue only.



- ii. A single access road/right of way from Coutts Island Road which shall be limited to use by service vehicles only.

### 21.9.4.3.2 Flood protection – Ground levels at Clearwater Golf Resort

Ground levels and floor levels for the purpose of flood protections shall be as follows:

Applicable to	Standard
a. Resort Community Activity Areas 5 and 6.	<p>i. Ground levels shall be at or above the minimum levels defined by a plane sloping west to east over the area, where the westernmost and easternmost points are set out in Columns B and C in Table 21.9.4.3.2.a below and the height and slope of the plane is defined by the levels in Column D;</p> <p>ii. <a href="#">Building</a> floor levels shall be a minimum of 250mm above minimum ground levels required by a.</p>
b. Ground levels in other Resort Community Activity Areas – Clearwater.	<p>i. Shall be shaped and maintained so that in the event of a flood resulting from a primary stopbank breach, flood depths on land in adjacent zones downstream will not be increased by more than 100mm, compared to pre-development levels.</p>

**Table 21.9.4.3.2.a — Specifications of Ground Level Plane for RC Areas 5 and 6**

Location	NZMS Grid Reference Northing (Column B)	NZMS Grid Reference Easting (Column C)	Mean Finished Ground Level (Metres above CCC Datum)(Column D)
Resort Community Area 5A 1. Westernmost extent 2. Easternmost extent	1. 5751420 N 2. 5751719N	1. 2477660 E 2. 2477909 E	1. 21.09 metres 2. 20.94 metres
Resort Community Area 5B 1. Westernmost extent 2. Easternmost extent	1. 5751568 N 2. 5751870 N	1. 2478180 E 2. 2478449 E	1. 20.11 metres 2. 19.50 metres
Resort Community Area 5C 1. Westernmost extent 2. Easternmost extent	1. 5751034 N 2. 5751611 N	1. 2478238 E 2. 2478525 E	1. 21.89 metres 2. 19.44 metres
Resort Community Area 6	1. 5751014 N	1. 2477695 E	1. 22.84 metres

Advice Note: Raised ground levels across all areas covered by this rule will result in a total of 400mm [freeboard](#) above modelled water levels in a 1 in 10,000 year flood event.

## 21.9.5 Rules – Specific Purpose (Golf Resort) Zone - Whisper Creek Golf Resort

### 21.9.5.1 Activity status tables

#### 21.9.5.1.1 Permitted activities – Whisper Creek Golf Resort

The activities listed below are permitted activities in the Specific Purpose (Golf Resort) Zone at Whisper Creek Golf Resort if they meet ~~any~~the activity specific standards set out in this table, the built form standards in Rule 21.9.5.2 and area specific standards in Rule 21.9.5.3.

Activities may also be restricted discretionary, discretionary or non-complying as specified in Rules 21.9.5.1.2, 21.9.5.1.3 or 21.9.5.1.4.

	Activity	Activity Specific Standards
<b>All Activity Areas</b>		
<b>P1</b>	Any activity permitted in the Rural Urban Fringe Zone under Rule 17.3.2.1 P1- P14.	a. The relevant activity specific standards in Rule 17.3.2.1 and built form standards in Rule 17.3.3 shall apply.
<b>Golf Course and Open Space Activity Areas</b>		
<b>P2</b>	Establishment and maintenance of <u>wetlands</u> .	a. The activity shall be located within the relevant Activity Areas shown on the development plan for this resort at Appendix 21.9.7.2.
<b>P3</b>	Outdoor <u>recreation activity</u> other than golf and associated facilities.	a. The activity shall be located within the relevant Activity Areas shown on the development plan for this resort at Appendix 21.9.7.2.
<b>Area A1 only</b>		
<b>P4</b>	<u>Clubhouse</u> facilities, <u>Restaurants</u> , <u>Gym</u> and spa facilities, Indoor sports complex and <u>accessory buildings</u> .	a. The activity shall be located within the relevant Activity Areas shown on the development plan for this resort at Appendix 21.9.7.2.
<b>P5</b>	<u>Food and beverage outlets</u> .	a. 1000m <sup>2</sup> maximum GFA in the Specific Purpose (Golf Resort) Zone at Whisper Creek Golf Resort. b. <u>Food and beverage outlets</u> in the Specific Purpose (Golf Resort) Zone at Whisper Creek Golf Resort shall only operate between the hours of 7am and 10pm. c. The activity shall be located within the relevant Activity Areas shown on the development plan for this resort at Appendix 21.9.7.2.
<b>P6</b>	<u>Retail activity</u> , other than as provided for in Rule 21.9.5.1.1 P5, servicing <u>recreation activities</u> and visitor needs within the zone.	a. The maximum GLFA for <u>retail activity</u> in the Specific Purpose (Golf Resort) Zone at Whisper Creek Golf Resort, other than of <u>food and beverages outlets</u> , shall be 500m <sup>2</sup> . b. The activity shall be located within the relevant Activity Areas shown on the development plan for this resort at Appendix 21.9.7.2.

	Activity	Activity Specific Standards
<b>Activity Areas A, A1 and A2</b>		
<b>P7</b>	Golf academy, and associated <a href="#">education activities</a> .	<ul style="list-style-type: none"> <li>a. Above-ground car parking may not be located in Area A2.</li> <li>b. The activity shall be located within the relevant Activity Areas shown on the <del>development plan</del> <a href="#">Development Plan</a> for this resort at Appendix 21.9.7.2.</li> </ul>
<b>P8</b>	Academy dormitory.	<ul style="list-style-type: none"> <li>a. Up to 160 bedrooms in total within the Whisper Creek Golf Resort.</li> <li>b. The activity shall be located within the relevant Activity Areas shown in the <del>development plan</del> <a href="#">Development Plan</a> for this resort at Appendix 21.9.7.2.</li> </ul>
<b>P9</b>	<a href="#">Resort apartments</a> .	<ul style="list-style-type: none"> <li>a. Up to 380 bedrooms in total within the Whisper Creek Golf Resort.</li> <li>b. No more than 170 <a href="#">resort apartment</a> bedrooms shall be constructed before the completion of the golf course and the construction of the Golf academy <a href="#">building</a>.</li> <li>c. The activity shall be located within the relevant Activity Areas shown on the <del>development plan</del> <a href="#">Development Plan</a> for this resort at Appendix 21.9.7.2.</li> </ul>
<b>All Resort Community Activity Areas</b>		
<b>P10</b>	<a href="#">Residential activity</a> .	<ul style="list-style-type: none"> <li>a. Up to 150 units in total within the Whisper Creek Golf Resort, with no more than one unit per <a href="#">site</a>.</li> <li>b. No <a href="#">building</a> shall be erected in the Resort Community Areas before <a href="#">boundary</a> planting along all zone <a href="#">boundaries</a> (other than along the <a href="#">boundary</a> between the Golf Resort Zone and the Open Space – Water and Margins Zone) is completed in accordance with the Management Plan required in Rule 21.9.5.1.2 RD5 for the golf course.</li> <li>c. The activity shall be located within the relevant Activity Areas shown on the <del>development plan</del> <a href="#">Development Plan</a> for this resort at Appendix 21.9.7.2.</li> </ul>
<b>Activity Areas D and D1</b>		
<b>P11</b>	Driving range fairway and greens and associated lighting, in Activity Area D.	<ul style="list-style-type: none"> <li>a. Areas D or D1: Noise from driving range activities shall not exceed 50dB Lmax when measured at the <a href="#">notional boundary</a> of any dwelling existing as at 15 August 2011. A report from a person qualified in acoustics shall be submitted to the <a href="#">Council</a> confirming that the <a href="#">building</a> design and construction will achieve this standard.</li> <li>b. Driving range activities shall only be undertaken from within or from tees immediately in front of the <a href="#">building</a> located in Activity Area D1.</li> <li>c. The driving range shall be closed and all associated lighting shall be turned off between the hours of 10pm and 7am.</li> <li>d. Lighting of the driving range fairway shall be limited to ground-mounted lighting, and any elevated lighting of the driving range <a href="#">building</a> shall have a maximum <a href="#">height</a> of 8m to the underside of the light.</li> </ul>
<b>P12</b>	Driving range <a href="#">building</a> and tees and associated lighting in Activity Area D1.	

	Activity	Activity Specific Standards
		e. The activity shall be located within the relevant Activity Areas shown on the <del>development plan</del> <u>Development Plan</u> for this resort at Appendix 21.9.7.2.

### 21.9.5.1.2 Restricted discretionary activities –Whisper Creek Golf Resort

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 21.9.6, as set out in the following table.

	Activity and location	The <u>Council</u> 's discretion shall be limited to the following matters:
<b>All Activity Areas</b>		
<b>RD1</b>	Any activity listed in Rule 17.3.2.2 RD1 and RD2 in the Rural Urban Fringe Zone.	a. The relevant matters of discretion in Rule 17.3.2.2 RD1 and RD2 shall apply.
<b>RD2</b>	Any activity listed in Rule 21.9.5.1.2 P1 – P12 that does not meet with the built form standard in Rule 21.9.5.2.1.	a. Amenity of immediate neighbours - Rule 21.9.6.2 a b. Amenity of the neighbourhood – Rule 21.9.6.3 a
<b>RD3</b>	Any activity listed in Rule 21.9.5.1.2 P1 – P12 that does not meet with one or more of the built form standards in Rule 21.9.5.2.2 or Rule 21.9.5.2.4.	a. Amenity of immediate neighbours – Rule 21.9.6.2 a-d
<b>RD4</b>	Any activity listed in Rule 21.9.5.1.2 P1 – P12 that does not meet the built form standard in Rule 21.9.3.3.3.	a. Amenity of the neighbourhood - Rule 21.9.6.2. b-f
<b>Golf Course and Open Space Activity Areas only</b>		
<b>RD5</b>	Construction of the golf course and establishment of planting. Any application arising from this rule will shall not be limited or publicly notified.	a. A management plan shall be provided to <u>Council</u> prior to any construction or planting, dealing with the matters in – Rule 21.9.6.8
<b>Academy Activity Areas A, A1 and A2</b>		
<b>RD6</b>	Any <u>subdivision</u> or development in Academy Activity Areas A, A1 and A2.	a. Concept Plan for Whisper Creek Golf Resort only -Rule - 21.9.6.9 a. i – vii. A concept plan is not required when a <u>subdivision</u> consent is being sought or has already been granted for that Activity Area.

### 21.9.5.1.3 Discretionary activities - Whisper Creek Golf Resort

The activities listed below are discretionary activities.

	Activity
<b>D1</b>	Any activity listed in Rule 21.9.5.1.2 P1 – P12 that is located outside the relevant Activity Areas shown on the <del>development plan</del> <u>Development Plan</u> for the Whisper Creek Golf Resort at Appendix 21.9.7.2, including any above-ground car parking located in Area A2.

	Activity
<b>D2</b>	Any activity listed in Rule 21.9.5.1.2 P1 – P12 located in the Academy Activity Area that does not meet the built form standard in Rule 21.9.5.3.5, but has a maximum <a href="#">height</a> of 12 metres.

#### 21.9.5.1.4 Non-complying activities – Whisper Creek Golf Resort

The activities listed below are non-complying activities.

	Activity
<b>NC1</b>	Any activity which is not listed above as a permitted, restricted discretionary or discretionary activity.
<b>NC2</b>	Vehicle access to Whisper Creek Golf Resort that does not meet one or more of the area specific standards in Rule 21.9.5.3.1. a. i. or ii.
<b>NC3</b>	Any activity in the Academy Activity Area that does not meet the <del>a</del> area specific standards in Rule 21.9.5.3.1. b.
<b>NC4</b>	Any activity listed in Rule 21.9.5.1.2 P1 – P12 located in the Academy Activity Area that does not meet the built form standard in Rule 21.9.5.3.5, but has a maximum <a href="#">height</a> greater than 12 metres.
<b>NC5</b>	The following activities that do not meet one or more of the following activity specific standards in Rule 21.9.5.1: <ul style="list-style-type: none"> <li>a. P5 that does not meet one or more of the activity specific standards a. and b.;</li> <li>b. P6 that does not meet activity specific standard a.;</li> <li>c. P8 that does not meet activity specific standard a.;</li> <li>d. P9 that does not meet one or more of the activity specific standards a. and b.;</li> <li>e. P10 that does not meet one or more of the activity specific standards a. and b.;</li> <li>f. P11 that does not meet one or more of the activity specific standards a. - d.;</li> <li>g. P12 that does not meet one or more of the activity specific standards a. - d..</li> </ul>

#### 21.9.5.2 Built form standards – Whisper Creek Golf Resort

##### 21.9.5.2.1 Site coverage and building sizes – Whisper Creek Golf Resort

- a. The maximum percentage of the total area of the Whisper Creek Golf Resort which may be covered by [buildings](#) shall be 5.5%.
- b. The maximum percentage of the total area of the Whisper Creek Golf Resort Academy Activity Area which may be covered by [buildings](#) shall be 30%.
- c. Within the Whisper Creek Golf Resort, no roof in the Academy, Resort Community or Driving Range Activity Areas shall have a reflectivity value greater than 35%.
- d. Within the Whisper Creek Golf Resort, the maximum [building](#) footprint of the [buildings](#) shall not exceed the figures in the table following.
- e. Within the Whisper Creek Golf Resort, each [resort apartment building](#) shall not be less than the minimum internal floor areas in the table following:

	<b>Building</b>	<b>Maximum building footprint</b>	<b>Minimum internal floor area</b>
i.	Golf <a href="#">clubhouse</a>	1000m <sup>2</sup>	N/A
ii.	Indoor sports complex	2000m <sup>2</sup>	N/A
iii.	Driving Range Activity Area	800m <sup>2</sup>	N/A
iv.	Dormitory/ <a href="#">education facilities</a>	1600m <sup>2</sup>	N/A
v.	Each <a href="#">residential unit</a>	400m <sup>2</sup>	N/A
vi.	Each <a href="#">resort apartment building</a>	A. Area A 1300m <sup>2</sup> B. Area A1 6500m <sup>2</sup>	A. 2 bedroom <a href="#">apartments</a> 100m <sup>2</sup> B. 3 Bedroom <a href="#">apartments</a> 130m <sup>2</sup>

### 21.9.5.2.2 Recession planes – Whisper Creek Golf Resort

No part of any [building](#) shall project beyond a building envelope contained by:

<b>Applicable to</b>	<b>Standard</b>
a. Whisper Creek Golf Resort Community Activity Areas, except where <a href="#">buildings</a> on <a href="#">adjoining sites</a> have a common wall along an internal <a href="#">boundary</a> , recession planes do not apply along the portion of the <a href="#">boundary</a> covered by such a wall. On <a href="#">sites</a> of 250m <sup>2</sup> to 400m <sup>2</sup> this common wall exception shall apply to a single <a href="#">boundary</a> only.	Recession planes from points 2.3 metres above internal <a href="#">boundaries</a> as shown in Diagram B of Appendix 14.15.2.

### 21.9.5.2.3 Road boundary setback – Whisper Creek Golf Resort

- a. The minimum [building setback](#) from [road boundaries](#) in the Academy Activity Areas and Resort Community Areas shall be 100 metres from Turners Road, Spencerville Road and from Teapes Road [adjoining](#) 138 Turners Road (Lot 1, DP23116).

### 21.9.5.2.4 Zone boundary and other boundary setbacks – Whisper Creek Golf Resort

The minimum [building setback](#) from a zone or other [boundary](#) shall be:

	<b>Applicable to</b>	<b>Setback from zone boundaries</b>	<b>Setback from other boundaries</b>
a.	All <a href="#">buildings</a> .	20 metres from any rural zone <a href="#">boundary</a> which is not also a <a href="#">road boundary</a> .	As below in b and c.
b.	All <a href="#">buildings</a> in the Academy and Resort Community Activity Areas, except a golf <a href="#">clubhouse</a> .	20 metres	15 metres from the Lower Styx Ponding Area <a href="#">boundary</a>
c.	Golf <a href="#">clubhouse</a> .	20 metres	10 metres from the Lower Styx Ponding Area <a href="#">boundary</a> .

### 21.9.5.2.5 Building height – Whisper Creek Golf Resort

The maximum [height](#) of any [building](#) shall be:

	Applicable to	Standard
a.	Sports complex in the Academy Activity Area.	9 metres
b.	<ul style="list-style-type: none"> <li>i. All Resort Community Activity Areas, except for <a href="#">accessory buildings</a>;</li> <li>ii. Academy Activity Area, except for sports complex;</li> <li>iii. Golf and Open Space Activity Area;</li> <li>iv. Maintenance Activity Area and</li> <li>v. Driving Range Activity Areas.</li> </ul>	8 metres
c.	<a href="#">Accessory buildings</a> in all Resort Community Activity Areas.	5 metres

### 21.9.5.3 Area specific standards – Whisper Creek Golf Resort

#### 21.9.5.3.1 Access and roading improvements – Whisper Creek Golf Resort

- a. Vehicle access to Whisper Creek Golf Resort shall be limited to the following:
  - i. A single [road](#) from each of Lower Styx Road and Spencerville Road; and
  - ii. A single [road](#) from Teapes Road, which shall be limited to use by service vehicles only.
- b. No activity shall be permitted in the Academy Activity Areas, except approved [earthworks](#), [landscaping](#) and planting, and the construction and use of access [roads](#), until the Lower Styx/Marshland Road intersection has been signalised.

## 21.9.6 Matters of discretion - Clearwater Golf Resort and Whisper Creek Golf Resort

When considering applications for restricted discretionary activities, the [Council](#)'s discretion to grant or decline consent, or impose conditions, is restricted to the matters over which discretion is restricted in the tables in Rules 21.9.4.1.2 and 21.9.5.1.2, and as set out for that matter below.

### 21.9.6.1 Retail activity

- a. The extent to which the proposed activity would complement [recreation activities](#) and visitor activities in the zone;
- b. Any adverse effects on traffic movement and safety; and
- c. Any significant adverse effects on existing retail centres outside the Specific Purpose (Golf Resort) Zone.

### 21.9.6.2 Amenity of immediate neighbours

- a. Any visual dominance over adjacent properties;
- b. Any effects on amenity of adjacent properties, including daylight and sunlight admission;
- c. Any loss of privacy for adjacent properties through overlooking; and
- d. Any opportunities for [landscaping](#) and tree planting, as well as screening of [buildings](#).

### 21.9.6.3 Amenity of neighbourhood

- a. The balance of open space and [buildings](#) on the [site](#), in the context of:
  - i. the character of the surrounding rural and open space zones; and
  - ii. a golf resort which is not located in a standard urban setting;
- b. Any alternative practical locations for the [building](#) on the [site](#);
- c. The compatibility of the [building](#) in terms of appearance, layout and scale of other [buildings](#) and [sites](#) in the surrounding area;
- d. Any adverse effects on the outlook and privacy of [adjoining](#) properties;
- e. Any detraction from the openness of the [site](#) to the street; and
- f. The ability to provide opportunities for [landscaping](#) and tree planting.

### 21.9.6.4 Built form and appearance

- a. Whether the development is designed to minimise the visual bulk of the [buildings](#) and provide visual interest. The relevant considerations are the extent to which the development:



- i. subdivides or otherwise separates unusually long or bulky [building](#) forms and limits the length of continuous rooflines;
- ii. utilises variety of [building](#) form and/or variation in the alignment and placement of [buildings](#) to avoid monotony; and
- iii. avoids blank elevations and facades.

#### 21.9.6.5 Location of activities outside of areas specified in development plans

- a. The compatibility of the proposed development pattern with the remainder of the zone and with the open space, and rural character of the wider locality;
- b. Any adverse effects on the amenity of the Groynes Recreation area (Clearwater Golf Resort only) and surrounding rural zones (both resorts);
- c. The ability to continue to provide an effective and ecologically sensitive stormwater management system;
- d. The connectivity within the ~~zone~~-[Zone](#) and with adjacent open space zones, where appropriate, in terms of vehicular, cycle and pedestrian [access](#);
- e. The proximity of higher density development to open space for passive and active recreation, while avoiding higher density development being located immediately [adjoining](#) rural areas;
- f. The application of the principles of Crime Prevention Through Environmental Design;
- g. The ability to create and preserve view shafts to the golf course and beyond;
- h. Whether the proposed revised location(s) for activities better mitigates risks from natural hazards, including flooding, seismicity and liquefaction; and
- i. Any effect either positive or adverse on tangata whenua values.

#### 21.9.6.6 Creation of water bodies and new stormwater management facilities

- a. The extent to which the scale, design and construction of the [water bodies](#) or stormwater facilities deters birds which could pose a risk to aircraft from roosting and nesting; and
- b. The existence of a [bird-strike](#) hazard management programme with appropriate measures for ongoing management of [water bodies](#) and birds so as to reduce the potential risk of [bird-strike](#), and evidence of consultation with Christchurch International Airport Limited in the preparation of this programme.

#### 21.9.6.7 Visual amenity adjoining the Groynes - Clearwater Golf Resort only

- a. The extent to which the design and layout of [landscaping](#) proposed reinforces separation and provides screening of [buildings](#) from the adjacent Groynes Open Space – Natural zone;
- b. The extent to which the design and layout of [landscaping](#) will incorporate existing landscape and water features eg existing trees (excluding noxious species) along watercourses; and
- c. Any contribution of the proposed planting to ecological and habitat values.

### 21.9.6.8 Construction of the Golf Course - Whisper Creek Golf Resort only

- a. The provisions of a management plan to address the following:
  - i. The biodiversity and enhancement of waterways and [wetland](#) areas, as well as measures to mitigate any adverse effects on biodiversity.
  - ii. Details of design, construction and operation of the golf course drainage system and [wetlands](#), including proposed [excavation](#) and [filling](#), and potential effects on sediment discharges and water quality.
  - iii. Storage capacity in the Lower Styx Ponding Area and effective management of stormwater and flood discharges in the [zoneZone](#), with consideration of tidal influences and the effects of sea level rise.
  - iv. Amenity planting around the [zoneZone](#) boundary and its ability to screen and soften built development.
  - v. Appropriate management of any [archaeological sites](#).

### 21.9.6.9 Concept Plan for Whisper Creek Golf Resort only

- a. The provisions of a concept plan and supporting documentation that shall include the following:
  - i. The indicative [subdivision](#) layout including indicative densities and distribution and indicative [road](#) layout;
  - ii. The location of [sites](#) for built development in relation to golf course and open space areas within the [zoneZone](#) and to the open space and rural character of the wider locality;
  - iii. Any area specific measures for mitigating risks from natural hazards, including flooding, seismicity and liquefaction;
  - iv. Connectivity with other parts of the [zoneZone](#) and with adjacent open space and other zones, in terms of car parking locations, walkways and [cycle\\_](#)ways;
  - v. Provisions for stormwater management;
  - vi. The application of the principles of Crime Prevention Through Environmental Design;
  - vii. The ability to create and preserve view shafts to areas across and beyond the [site](#); and
  - viii. An assessment of effects, either positive or negative, on tangata whenua values.



# Appendix 21.9.7.2 - Development Plan for Whisper Creek Golf Resort

Council to insert a legible scale

## Appendix 21.9.7.2 Development Plan for Specific Purpose (Golf Resort) Zone - Whisper Creek Golf Resort

