



FTAA-2607-1267: Application received for referral of the project under the Fast-track Approvals Act 2024 – Stage 1 decisions

Project Name: Pegasus West Development

Date submitted	12 August 2026	Tracking	26-BRF-02329
Security level	In-Confidence	Priority	Urgent

To	Action sought	Response by
Hon Chris Bishop Minister for Infrastructure	Decisions on recommendations in Table A	19 August 2026

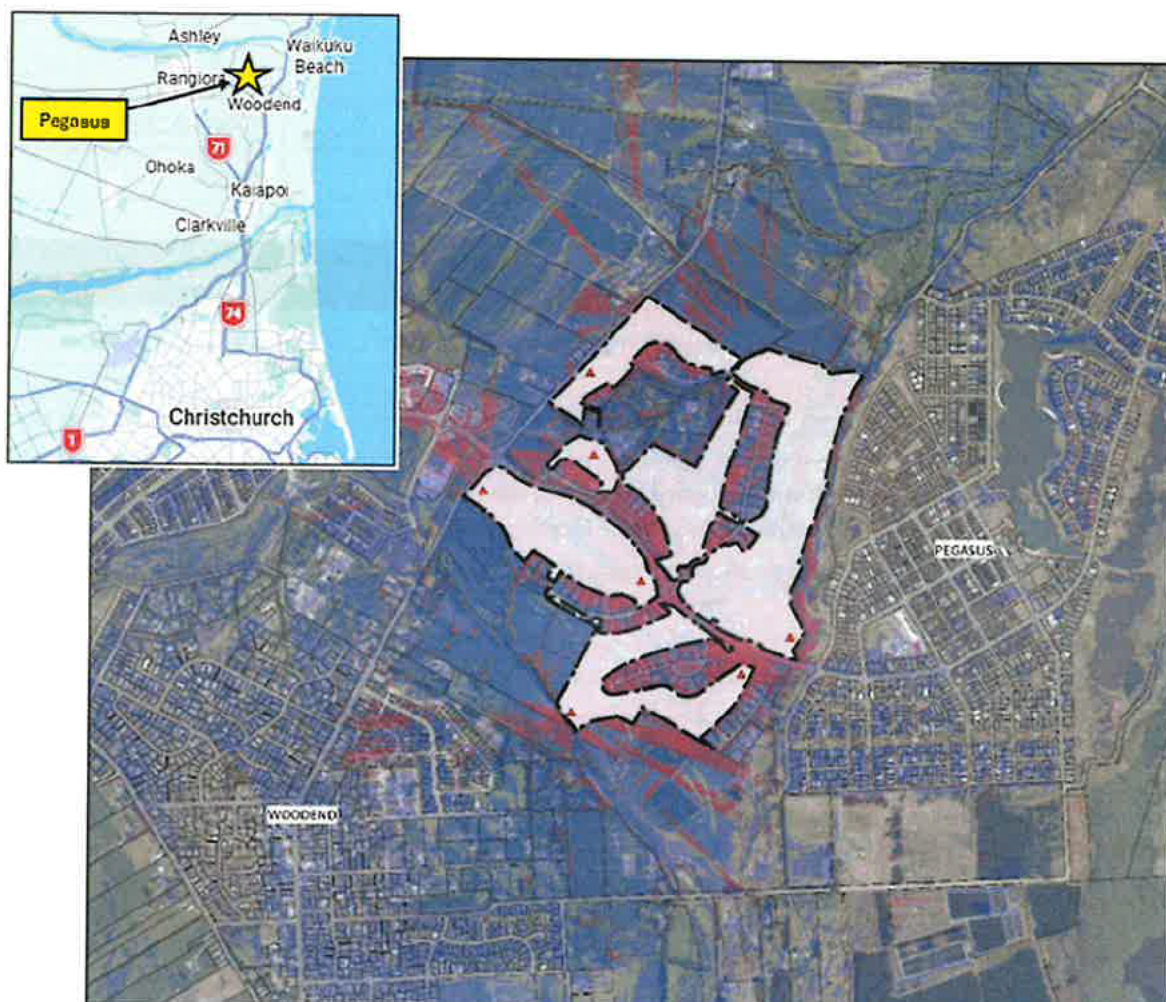
Actions for Minister's Office staff	Return the signed briefing to the Ministry for Cities, Environment, Regions & Transport – by email: FTAreferalls@mfe.govt.nz Send email to Ministers to invite written comments
Number of appendices: 3	Appendices: 1. Statutory framework summary 2. Application documents for Pegasus West Development project 3. List of the Māori groups referred to in section 18(2)

Ministry contacts

Name	Position	Telephone	1 st contact
Stephanie McNicholl	Principal Author		
Stephanie Frame	Manager	s 9(2)(a)	✓
Ilana Miller	General Manager	s 9(2)(a)	



Project area



Key messages

1. This briefing seeks your initial decisions on an application from Wolfbrook Developments (Pegasus) Limited (the applicant) to refer the Pegasus West Development project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process.
2. At this stage you can either decline an application for the reasons set out section 21, or provide the application to, and invite comments from, the parties identified in section 17. If you do not decline the application, you will receive a further briefing following receipt of comments, to inform your final decision on whether to refer the project.
3. The project is to construct and establish a master-planned residential and commercial development comprising approximately 1,000 residential lots.
4. The project area is the former Pegasus Golf and Sports Club (or Pegasus Golf Resort) which included an established golf course which has been permanently closed.



5. The project area is approximately 77 hectares, located across fifteen land parcels at 9 Mapleham Drive, Pegasus, Canterbury Region.
6. The project involves ancillary activities and infrastructure, including:
 - a. a neighbourhood scale commercial and community node to support the provision of day-to-day retail, service, healthcare, education, community and recreation related activities
 - b. associated three waters infrastructure, and an integrated stormwater management and open space network
 - c. alterations to Pegasus Boulevard to provide a new road access to the development and intersection improvements
 - d. earthworks, servicing, landscaping and related works.
7. We note the project may involve a prohibited activity under the National Environmental Standards for Freshwater because of potential works in, or adjacent to, a wetland area. This is a potential reason you may decline a referral application; however, we note the Act states that the presence of a prohibited activity does not prevent you from accepting a referral application.
8. The project will require the following approvals:
 - a. resource consents and change or cancellation of a resource consent condition under the Resource Management Act 1991
 - b. concessions under the Conservation Act 1987 (sought as a precautionary measure in relation to the Brockenhurst Wetlands, stewardship area)
 - c. wildlife permits under the Wildlife Act 1952
 - d. archaeological approvals under the Heritage New Zealand Pouhere Taonga Act 2014
 - e. approvals under the Freshwater Fisheries Regulations 1983 (may be required).
9. We have undertaken initial analysis of the referral application, and this is presented along with our considerations and recommendations in Table A.
10. We have decided the application is complete and complies with section 14 of the Act, as the application complies with section 13 requirements, may be capable of satisfying the criteria in section 22 and does not appear to involve an ineligible activity. The applicable fee and levy have been paid.
11. We recommend you progress consideration of the referral application to the next stage of analysis (Stage 2) and invite written comments from the parties prescribed in section 17(1) of the Act being:
 - a. Canterbury Regional Council and Waimakariri District Council as the relevant local authorities
 - b. the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development
 - c. the Minister of Conservation and the Minister for Arts, Culture and Heritage as relevant portfolio Ministers
 - d. the Department of Conservation and Heritage New Zealand Pouhere Taonga as the relevant administering agencies
 - e. the Māori groups identified under section 18(2) of the Act, listed in Appendix 3.



12. We recommend that you invite written comments from additional persons under section 17(5) of the Act (as detailed in Table A) being:
 - a. the Minister for Economic Growth
 - b. the Minister for Regional Development
 - c. the Associate Minister of Housing
 - d. the Chief Executive of New Zealand Transport Agency Waka Kotahi
 - e. the Director of The Greater Christchurch Partnership.
13. As the project area includes public conservation land, we note you must obtain a report from the Director-General of Conservation under section 19(1) of the Act.
14. We recommend that you seek further information from the applicant under section 20 of the Act as detailed in Table A.

Action sought

15. Please indicate your decisions on the recommendations in Table A.

Signature

Stephanie Frame
Manager – Fast-track Operations

Table A: Stage 1 analysis – FTAA–2607–1267

Project details	Project Name		Applicant		Project Area				
	Pegasus West Development (the project)		Wolfbrook Developments (Pegasus) Limited (the applicant)		The project area is approximately 77 hectares, located across fifteen land parcels at 8 Mapleham Drive, Pegasus, Canterbury Region.				
Project description	The project is to construct and establish a master-planned residential and commercial development comprising approximately 1,000 residential lots.								
	The project area is approximately 77 hectares, located across fifteen land parcels at 8 Mapleham Drive, Pegasus, Canterbury Region. The project area is the former Pegasus Golf and Sports Club (or Pegasus Golf Resort) which included an established golf course which has been permanently closed.								
	The project involves ancillary activities and infrastructure, including:								
	a. a neighbourhood scale commercial and community node to support the provision of day-to-day retail, service, healthcare, education, community and recreation related activities b. associated three waters infrastructure, an integrated stormwater management and open space network c. alterations to Pegasus Boulevard to provide a new road access to the development and intersection improvements d. earthworks, servicing, landscaping and related works.								
	The applicant seeks the proposed approvals under the fast-track approvals process:								
	a. resource consents (including change or cancellation of resource consent conditions) under the Resource Management Act 1991 b. concessions under the Conservation Act 1987 c. wildlife permits under the Wildlife Act 1952 d. archaeological approvals under the Heritage New Zealand Pouhere Taonga Act 2014 e. approvals under the Freshwater Fisheries Regulations 1983								
Notification and/or consultation undertaken	As required by section 11, the applicant has:								
	Notified the relevant local authorities		Notified the relevant iwi authorities, hapū and Treaty settlement entities		Consulted the relevant MACA groups				
	a. Canterbury Regional Council b. Waimakariri District Council		a. Te Rūnanga o Ngāi Tahu b. Ngāi Tūāhuriri Rūnanga		N/A				
				Consulted ngā hapū o Ngāti Porou		Notified the relevant administering agencies		Notified the holder of land to be exchanged	
				N/A		a. Department of Conservation b. Heritage New Zealand Pouhere Taonga		N/A	
Section 22 assessment criteria									
The project is an infrastructure or development project that would have significant regional or national benefits [section 22(1)(a)]	You <u>must</u> consider a relevant Government policy statement (GPS) [section 22(1A)]								
	No GPS has been identified by the applicant as being relevant to the application.								
	You <u>may</u> consider any of the following matters, or any other matters you consider relevant:								
	Will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020) [section 22(2)(a)(iii)]								
	The applicant considers this will be delivered by enabling the construction of approximately 1,000 residential dwellings that will increase housing supply and variety within the northern Greater Christchurch urban area and directly respond to sustained housing demand within Waimakariri District. The applicant considers the project will provide future residents with convenient access to existing and planned open space, recreation facilities, schools, commercial services and community infrastructure within the wider Woodend–Pegasus–Ravenswood urban area, along with the provision of new local services and facilities within the project area.								
	Will deliver significant economic benefits [section 22(2)(a)(iv)]								
The applicant considers, as described in the economic report, the project will deliver this by injecting approximately \$847 million in direct construction input, \$211 million in direct value added (GDP) and approximately 2,155 equivalent job years. Taking into account indirect and induced effects, the total economic contribution is estimated to increase to approximately \$1.35 billion in gross output, \$425 million in value added, and approximately 3,936 equivalent job years across the wider economy. Beyond the construction phase, the completed development is expected to generate approximately \$72 million in annual household expenditure, including approximately \$33 million in retail expenditure.									
Will support climate change mitigation, including the reduction or removal of greenhouse gas emissions [section 22(2)(a)(vii)]									
The applicant considers this will be delivered indirectly through construction methodologies and overarching design principles, such as: optimising earthworks to minimise import/export of material and reduce truck movements to and from the site; using local contractors and locally-sourced construction materials (where practicable) to reduce haulage distances; staging development efficiently to minimise construction traffic; and coordinating infrastructure delivery to avoid duplication of works and associated construction emissions.									
Is consistent with local or regional planning documents, including spatial strategies [section 22(2)(a)(x)]									
The applicant considers the project is broadly consistent with the Canterbury Regional Policy Statement and Greater Christchurch Spatial Plan 2024, and consistent in part with the Partially Operative Waimakariri District Plan though inconsistent with the zone which anticipated continued golf course resort use. The applicant considers the project is consistent with the Waimakariri 2048 District Development Strategy 2017 although it is not identified in the future greenfield growth area, anticipating continuance of the consented existing golf course use at the time of drafting.									

	<i>Any other matters that may be relevant [section 22(b)]</i> The applicant indicates the Brockenhurst Wetlands is a stewardship area under the Conservation Act 1987 and may require a concession as it is deemed to be public conservation land under the Fast-track Approvals Act 2024. Also, the project may involve a prohibited activity under the National Environmental Standards for Freshwater (NES-F) including any prohibited drainage of a natural inland wetland. A prohibited activity does not prevent you from accepting a referral application. Until the wetland delineation and further ecological surveys are complete, it is not known whether the project will require the concession or involve any prohibited activities at this stage. We will provide further advice in our Stage 2 analysis, should you decide to proceed to next steps.		
Referring the project to the fast-track approvals process [section 22(1)(b)]	<i>Would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes [section 22(1)(b)(i)]</i> The applicant considers the fast-track approvals process provides a significantly more efficient pathway for the project and the ability to seek all necessary approvals through a single substantive application, considered by one Expert Panel within prescribed statutory timeframes, creates substantial efficiencies for both the applicant and decision-makers. A number of approvals required beyond the RMA, including archaeological authorities and wildlife permits, can be bundled and considered together. Sequencing the approvals through separate statutory regimes would materially increase cost, time and coordination risk. The applicant considers that conventional RMA means would likely involve a complex and potentially contentious rezoning and/or consenting process, public notification, hearings and appeal rights that could take several years, delaying delivery of housing and associated infrastructure. By contrast, the fast-track approvals process provides a streamlined pathway that could allow a substantive decision to be obtained within six to twelve months of lodgement, with limited appeal rights, potentially enabling the project to proceed several years earlier than under normal processes. <i>Is unlikely to materially affect the efficient operation of the fast-track approvals process [section 22(1)(b)(iii)]</i> The applicant considers the project is well advanced, that the opportunities and constraints are well understood, that the approvals required are readily identifiable and supported by technical assessments to inform a comprehensive proposal, including key stakeholder engagement, all of which would be contemplated by an expert panel. The applicant considers the project can readily be considered and is unlikely to materially affect the efficient operation of the fast-track approvals process.		
Minister invites comments [section 17]	<i>You must copy the application to, and invite written comments from [section 17(1)]:</i> - Canterbury Regional Council and Waimakariri District Council as relevant local authorities - the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development - the Minister of Conservation and the Minister for Arts, Culture and Heritage as relevant portfolio Ministers - the Department of Conservation and Heritage New Zealand Pouhere Taonga as the relevant administering agencies - the Māori groups identified in Appendix 3	<i>You may copy the application to, and invite written comments from, any other person [section 17(5)]:</i> We recommend you invite written comments from the following additional persons, for the specified reasons: - the Minister for Economic Growth – as the project proposes significant economic growth to the region - the Minister for Regional Development – as the project proposes significant benefits to the region - the Associate Minister of Housing – as the project proposes benefits related to increased housing supply - the Chief Executive of New Zealand Transport Agency Waka Kotahi – regarding whether there will be any impacts on intersections with the State Highway network that will affect timely delivery of the project - the Director of The Greater Christchurch Partnership – as the applicant considers the project is broadly consistent with the Greater Christchurch Spatial Plan 2024.	<i>You may request further information about a referral application from the applicant, the relevant local authorities, or the relevant administering agencies to be provided within the time frame specified in the request [section 20]:</i> We recommend you request further information from the Applicant on whether any of the following matters will impact the ability to undertake the proposed works and/or delivery of the project: - removal of the covenant on record 622496 (affecting 13.7173 hectares) - registered interests across multiple records of title for the project area including the registered encumbrance 10912928.2, esplanade strips and land covenants.
Recommendations			Minister's decision
a. Note that section 25 of the Act permits you to decline the referral application without inviting comments from the parties under section 17 of the Act.			Noted
b. Note that you have not yet provided the application to, nor sought written comments on it from, the parties listed in section 17(1) but you are required to do so if you do not decline the application under section 21 of the Act.			Noted
c. Note that section 17(5) of the Act permits you to forward an application to, and invite written comments from, any other person.			Noted
d. Note that if comments have been sought and provided within the required time frame you are required to consider it, along with the referral application, before deciding to decline the application.			Noted
e. Note that section 19(1) of the Act requires you to obtain and consider a report in relation to the use of public conservation land for the project from the Director-General of Conservation.			Noted

f. Note section 20 of the Act permits you to request further information from the applicant or relevant local authorities or relevant administering agencies at any time before you decide whether to accept or decline an application.	Noted
g. Note that you have agreed to delegate to the Secretary for the Environment your responsibility to send all correspondence, other than to Ministers.	Noted
h. Agree to progress the Pegasus West Development project to our Stage 2 analysis (invite written comments and request section 18 Treaty report under the Act).	Yes / No
i. Agree to provide the application to, and invite written comments from:	
i. Canterbury Regional Council and Waimakariri District Council as the relevant local authorities under section 17(1)(a) of the Act ii. the Minister for the Environment, the Minister for Maori Crown Relations: Te Arawhiti, and the Minister for Maori Development under section 17(1)(b)(i)-(iii) of the Act	Yes / No
iii. the Minister of Conservation and the Minister for Arts, Culture and Heritage as relevant portfolio Ministers under section under section 17(1)(b) of the Act iv. the Department of Conservation and Heritage New Zealand Pouhere Taonga as the relevant administering agencies under section 17(1)(c) of the Act	Yes / No
v. the parties in Appendix 3 as the identified Maori groups under section 17(1)(d) of the Act	Yes / No
vi. any parties you are required to invite comments from under section 17(1)(d) and (e) of the Act, who may be subsequently identified.	Yes / No
j. Agree to provide the application to and invite written comments from the following additional persons under section 17(5) of the Act:	
i. the Minister for Economic Growth	Yes / No
ii. the Minister for Regional Development	Yes / No
iii. the Associate Minister of Housing	Yes / No
iv. the Chief Executive of New Zealand Transport Agency Waka Kotahi	Yes / No
v. the Chairperson of The Greater Christchurch Partnership.	Yes / No
k. Agree to send the email to invite written comments from Ministers.	Yes / No
l. Agree to request further information from the applicant under section 20 of the Act -on whether the registered interests on the relevant records of title will impact the ability to undertake the proposed works and/or delivery of the project.	Yes / No

Signed:

s 9(2)(a)

Hon Chris Bishop Minister
for Infrastructure

Date:

19/1/26.

I have considered this carefully. I am going to decline this application on the grounds that it would be better to go through a normal RMA process. This would allow for broader public engagement. I believe that it is warranted based on the planning assessment material submitted which notes public opposition by the Waimakariri District Council and the Mayor (para 59 of the planning assessment).

Transcribed text of Minister's handwritten comments:

I have considered this carefully. I am going to decline this application on the grounds that it would be better to go through a normal RMA process, this would allow for broader public engagement. I believe that is warranted based on the planning assessment material submitted which notes public opposition by the Waimakariri District Council and the Mayor (para 59 of the planning assessment).

Appendix 1: Statutory framework summary

1. You are the sole decision maker for referral applications. If you accept a referral application, then the whole or part of the project will be referred to the fast-track approvals process.
2. If a Treaty settlement, the Marine and Coastal Area (Takutai Moana) Act 2011, the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, a Mana Whakahono ā Rohe or a joint management agreement provides for consideration of any document or procedural requirements, you must, where relevant:
 - a. give the document the same or equivalent effect through this process as it would have under any specified Act; and
 - b. comply with any applicable procedural requirements.
3. You must decline a referral application if:
 - a. you are satisfied the project does not meet the referral criteria in section 22
 - b. you are satisfied the project involves an ineligible activity (section 5)
 - c. you consider you do not have adequate information to inform your decision.
4. You may decline an application for any other reason, including those set out in section 21(5) and even if the application meets the section 22 referral criteria.
5. You can decline an application before or after inviting comments under section 17(1). However, if comments have been sought and provided within the required time frame, you must consider them, along with the referral application, before deciding to decline the application.
6. If you do not decline a referral application at this initial stage you must copy the application to, and invite written comments from:
 - a. the relevant local authorities
 - b. the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development
 - c. any other relevant portfolio Ministers
 - d. the relevant administering agencies
 - e. the Māori groups identified by the Responsible agency
 - f. the owners of Māori land in the project area (if applicable)
 - g. you may provide the application to and invite comments from any other person.
7. You can request further information from an applicant, any relevant local authority or any relevant administering agency at any time before you decide to decline or accept a referral application (see section 20 of the Act).
8. However, if further information has been sought and provided within the required time frame you must consider it, along with the referral application, before deciding to decline the application.

Appendix 2: Application documents for Pegasus West Development project

Appendix 3: List of the Māori groups referred to in section 18(2) of the Act

Name of group	Type of group (section of Act)
Te Rūnanga o Ngāi Tahu	Iwi authority (s18(2)(a)); Treaty settlement entity – Ngāi Tahu Claims Settlement Act 1998 (s18(2)(a))
Te Ngāi Tūāhuriri Rūnanga	Ngāi Tahu Papatipu Rūnanga – Treaty settlement entity (s18(2)(a))
Whitiora Centre Limited	Entity owned by Papatipu Rūnanga – other Māori group with relevant interests (s18(2)(k))