

20 August 2026

File ref: FTAA-2607-1267

Fred Coughlan
Wolfbrook Developments (Pegasus) Limited (the applicant)
Email: s 9(2)(a)

c/o- Adele Radburnd
Novo Group Limited (the agent)
Email: s 9(2)(a)

Dear Fred

Section 28 – Notice of decisions on the referral application for the Pegasus West Development project under the Fast-track Approvals Act 2024

This notice of decisions is for a referral application received from Wolfbrook Developments (Pegasus) Limited (the applicant) for the Pegasus West Development project (the project) under the Fast-track Approvals Act 2024 (the Act).

The project description 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 and has been permanently closed.

The project proposed ancillary activities and infrastructure, including:

- a neighbourhood scale commercial and community node to support the provision of day-to-day retail, service, healthcare, education, community and recreation related activities
- associated three waters infrastructure, and an integrated stormwater management and open space network
- alterations to Pegasus Boulevard to provide a new road access to the development and intersection improvements
- earthworks, servicing, landscaping and related works.

The project sought the following approvals through the fast-track approvals process:

- resource consents and change or cancellation of a resource consent condition under the Resource Management Act 1991 (RMA)
- concessions under the Conservation Act 1987
- wildlife permits under the Wildlife Act 1953

- archaeological approvals under the Heritage New Zealand Pouhere Taonga Act 2014
- approvals under the Freshwater Fisheries Regulations 1983.

The project can only be accepted if the Minister is satisfied the criteria in section 22 is met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes and is unlikely to materially affect the efficient operation of the fast-track approvals process.

Under section 21(3) of the Act, the Minister must decline a referral application if:

- a. the Minister is satisfied that the project does not meet the criteria in section 22
- b. the Minister is satisfied that the project involves an ineligible activity
- c. the Minister considers they do not have adequate information to inform the decision.

Additionally, the Minister has the discretion to decline a referral application for any other reason, whether or not the project meets the criteria in section 22 of the Act.

Decision on referral application

The Minister has decided to decline the referral application for the project under sections 21(4) and 21(5)(b) of the Act. The Minister considers it would be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.

The Act expressly provides that a decision to decline a referral application may be made before comments are invited under section 17(1), before a report is obtained under sections 18 or 19, and whether or not further information is requested or provided under section 20. Accordingly, the Minister was not required to complete those steps before making the decision to decline the application.

As required by section 28(1)(b) of the Act, this notice of decisions will be published on the Fast-track website.

If you have any queries about this notice of decisions, please email referral@fasttrack.govt.nz or phone 0800 FASTRK (0800 225 537).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S Frame', with a stylized flourish at the end.

Stephanie Frame

Manager – Fast-track Operations