

FTAA-2607-1267

19 August 2026

Fred Coughlan
Wolfbrook Developments Limited

c/o- Adele Radburnd
Novo Group Limited

email: s 9(2)(a) OIA

Dear Fred

Notice of Decisions on application for referral of the Pegasus West Development project under the Fast-track Approvals Act 2024

This notice of decisions is for an application received from Wolfbrook Developments Limited for referral of the Pegasus West Development project (project) under the Fast-track Approvals Act 2024 (the Act) that has been accepted by the Minister for Infrastructure (the Minister) under section 21 and referred under section 26.

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 the former Pegasus Golf and Sports Club (or Pegasus Golf Resort) which included an established golf course which has been permanently closed.

The project area is approximately 77 hectares, located across fifteen land parcels at 9 Mapleham Drive, Pegasus, Canterbury Region.

The project involves 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

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Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Secretary for the Environment
NZBN: 9429053601643

- earthworks, servicing, landscaping and related works.

The project will require the following approvals:

- resource consents and change or cancellation of a resource consent condition under the Resource Management Act 1991
- concessions under the Conservation Act 1987 (sought as a precautionary measure in relation to the Brockenhurst Wetlands, stewardship area)
- wildlife permits under the Wildlife Act 1952
- archaeological approvals under the Heritage New Zealand Pouhere Taonga Act 2014
- approvals under the Freshwater Fisheries Regulations 1983 (may be required).

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 considered 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 requires that:

- a. we provide a copy of this decision to the persons, entities, and groups specified in section 28(1)(a) of the Act (listed in Appendix 1 of this letter)
- b. the notice of decisions, along with the briefing outlining the rationale behind the decision, will be published on the Fast-track website in accordance with section 28(1)(b) of the Act, in due course.

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 black ink, appearing to read 'S Frame', is centered below the text 'Yours sincerely'.

Stephanie Frame
Manager – Fast-track Operations