



PEGASUS WEST DEVELOPMENT PROJECT

FAST TRACK REFERRAL APPLICATION - PROJECT CONTEXT AND INDICATIVE MASTERPLAN

FOR WOLFBROOK DEVELOPMENTS (PEGASUS) LIMITED
PROJECT NO. 2026_070 | 28 JULY 2026 | REVISION J

PEGASUS WEST DEVELOPMENT PROJECT - FAST TRACK REFERRAL APPLICATION

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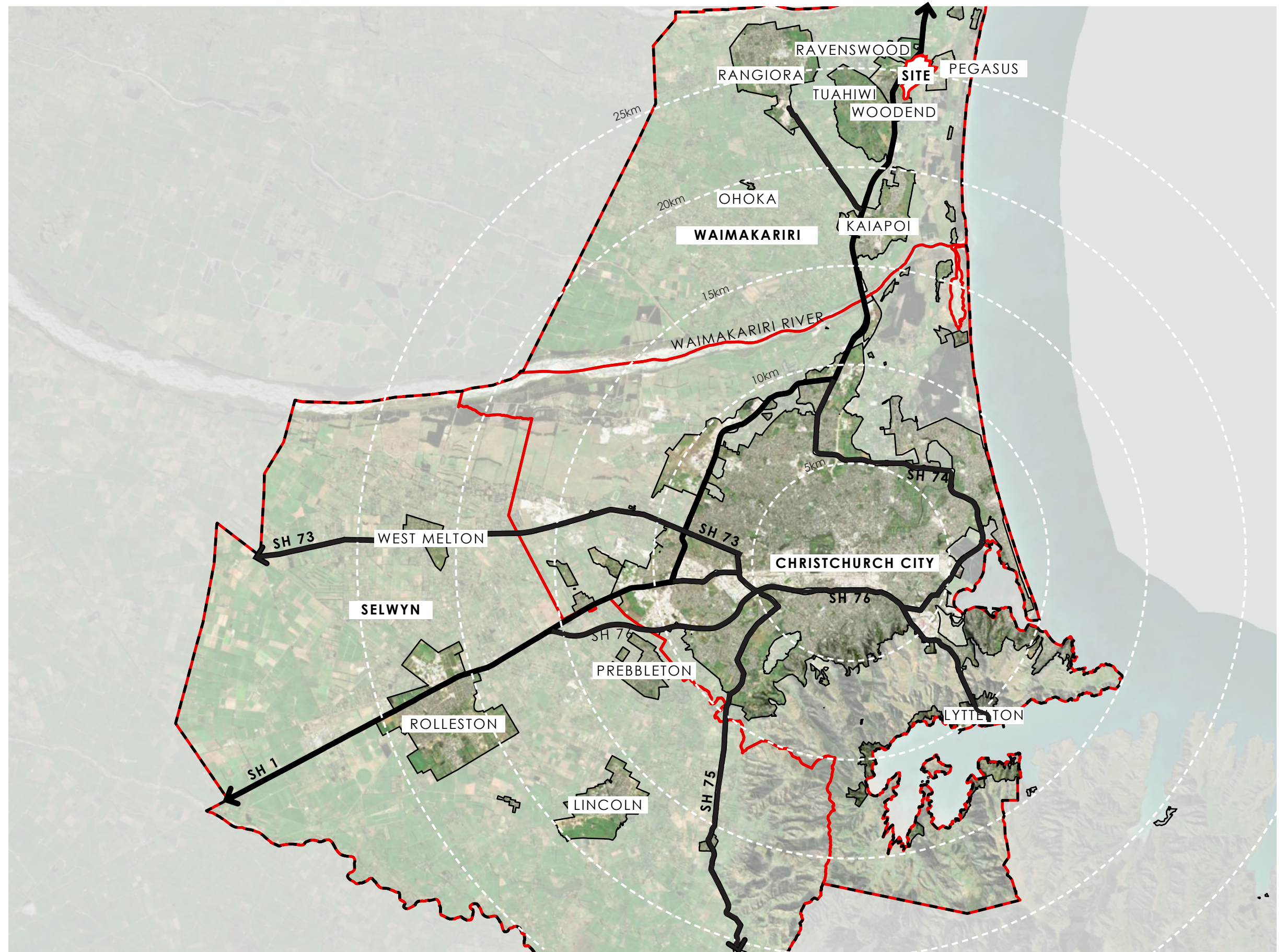
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LEGEND

- FTAA Site Boundary (SITE)
- Existing Urban Area/ Zoning and SPZKN
- 5km circles from Cathedral Square
- State Highways
- Greater Christchurch boundary
- Christchurch District boundary



A. PROXIMITY PLAN (1:200,000 @ A3)

CONTEXT - PROXIMITY MAP



A. AERIAL PLAN (SCALE 1:8,000@A3)

Map / image source: GRIP

LEGEND

- FTAA Project Boundary
- Woodend Bypass (Indicative Alignment)



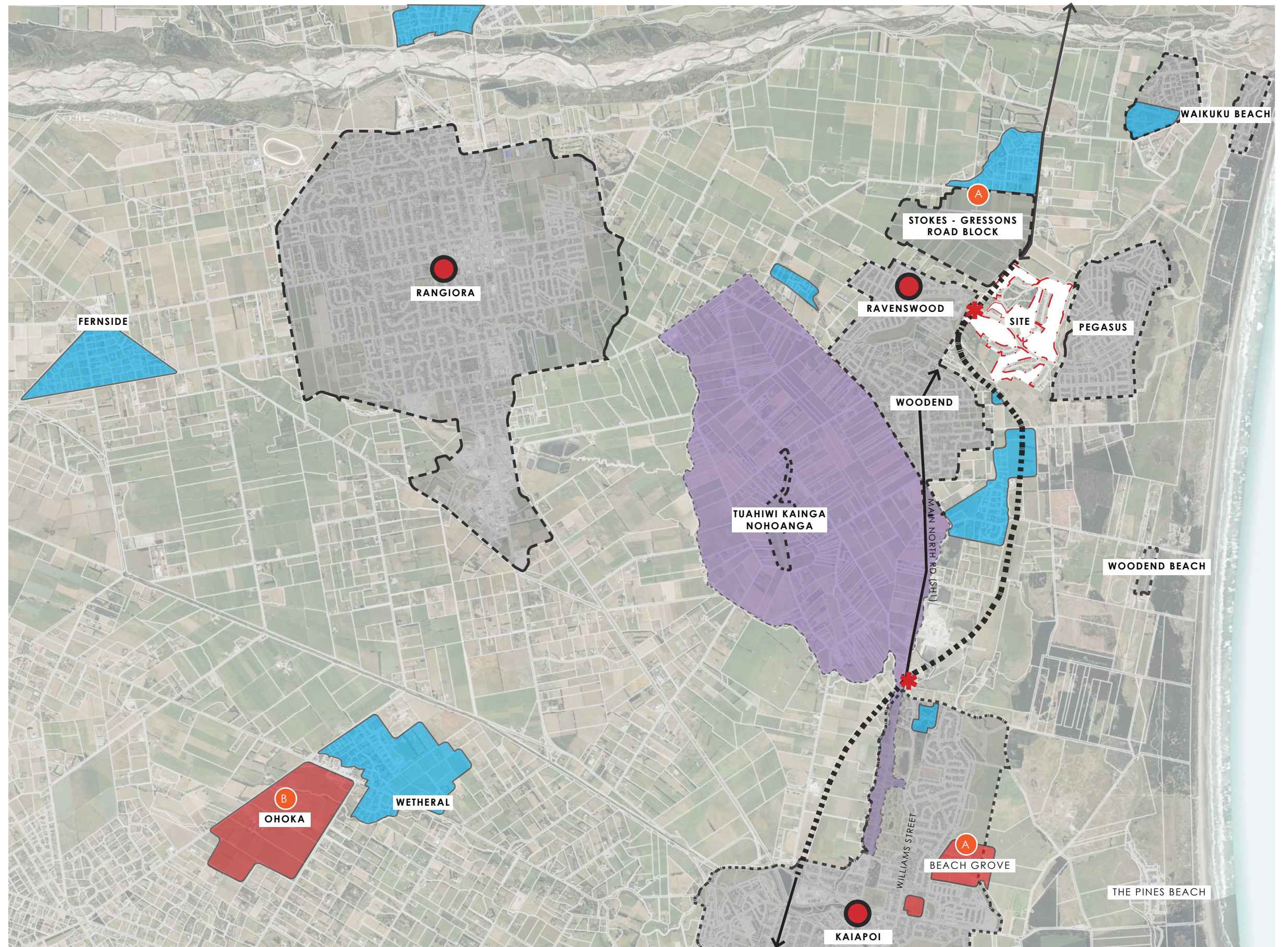
CONTEXT - SITE AREA PLAN

WOLFBROOK PEGASUS WEST DEVELOPMENT - INDICATIVE MASTER PLAN

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LEGEND

- . - . FTAA Project Boundary
- Existing Urban Area/ Zoning and SPZKN
- Key Activity Area (KAC)
- Special Purpose Zone Kainga Nohoanga
- Large Lot Residential Zone
- Other Growth Areas
(Fast Track Projects)
- A Beachgrove Kaiapoi Expansion (650-900 Dwellings)
- B Ohoka Fast Track (850 Dwellings)
- Woodend Bypass Alignment
- ✱ Interchanges



A. DISTRICT URBAN FORM AND GROWTH (SCALE 1:50,000@A3)

Map / image source: GRIP

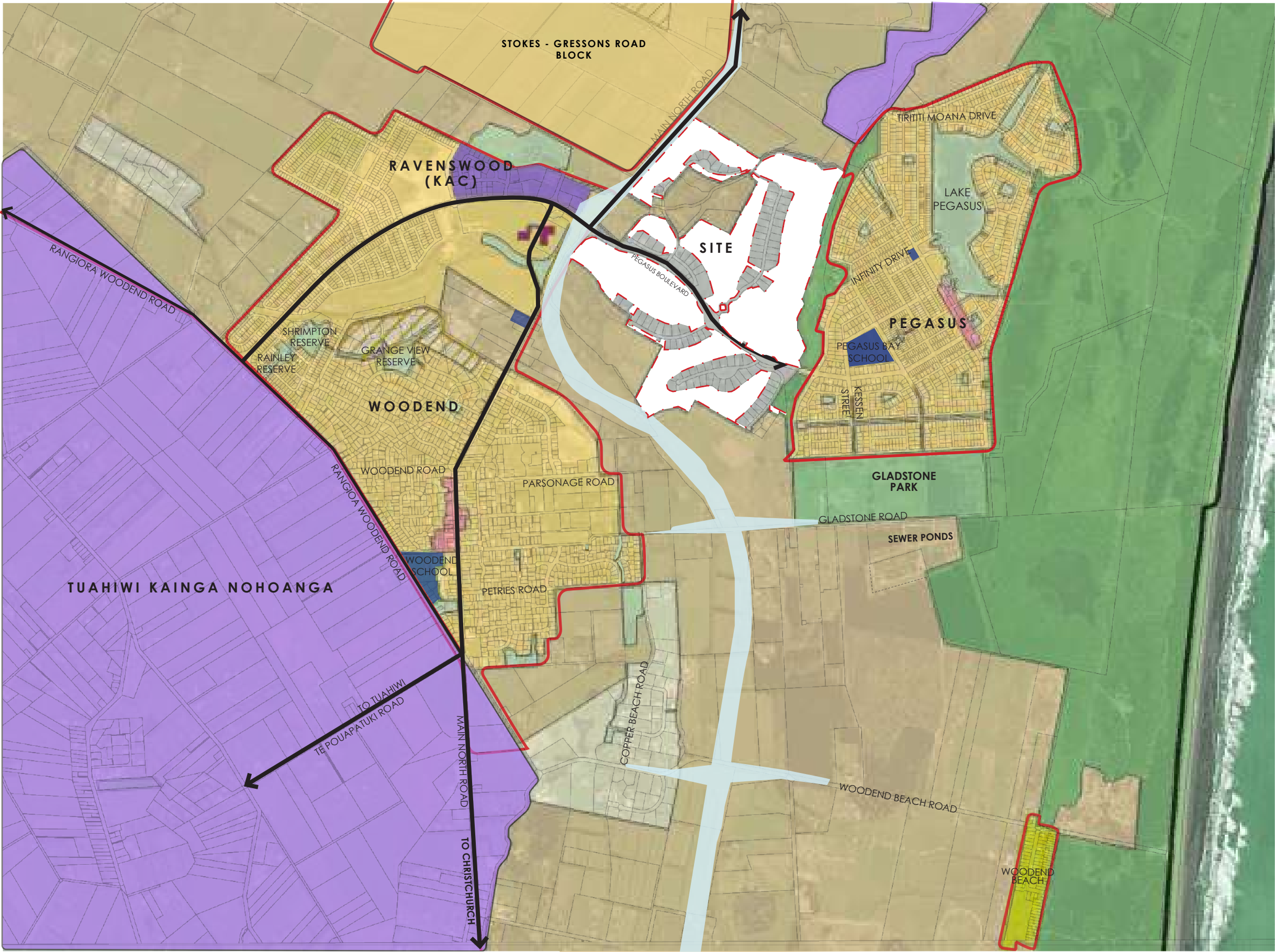
CONTEXT - DISTRICT URBAN FORM AND GROWTH

WOLFBROOK PEGASUS WEST DEVELOPMENT - INDICATIVE MASTER PLAN

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LEGEND

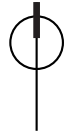
- - - FTAA Project Boundary
- Existing Urban Area/ Zoning
- ZONES / LANDUSE**
- Woodend Bypass (NZTA Future Motorway Designation)
- Special Purpose Zone Pegasus Resort (SPZ PR) (no colour)
- Rural Lifestyle
- Large Lot Residential
- Medium Density Residential
- Open Space
- Natural Open Space
- Sports and Active Recreation
- Local Centre Zone LCZ (Commercial)
- Education/community
- Special Purpose Zone Kainga Nohoanga/ MR 873



A. FUTURE GROWTH MAP (SCALE 1:20,000@A3)

Map / image source: Proposed Waimakariri District Plan

CONTEXT - WOODEND, RAVENSWOOD AND PEGASUS URBAN FORM MAP



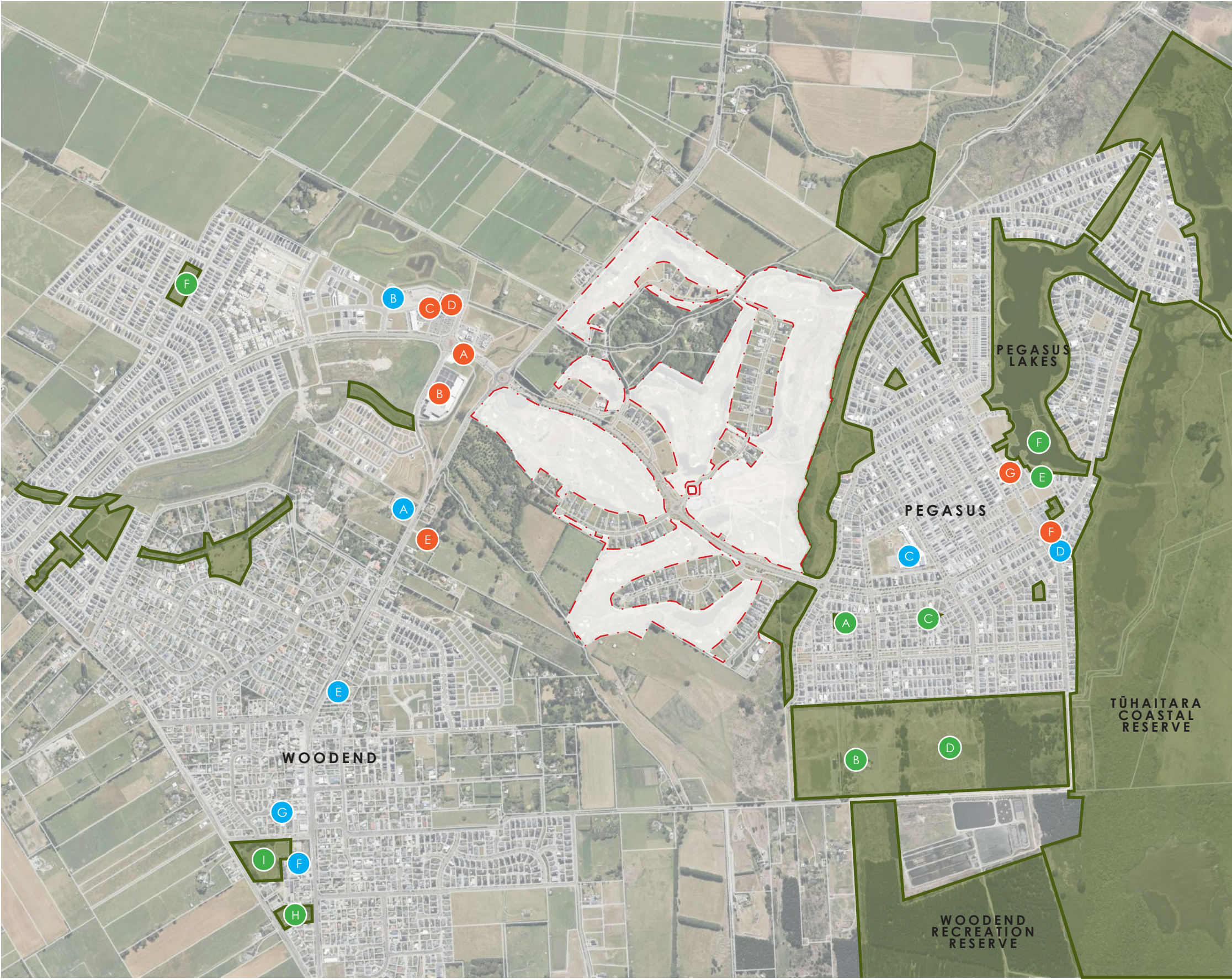
LEGEND

COMMERCIAL AREAS			
	Destination	Distance	Walk/ Cycle Time
A	Ravenswood Commercial	350m	6min / 2min
B	Harvey Norman Ravenswood Central	500m	7min / 2min
C	Unichem Pharmacy Ravenswood	550m	8min / 2min
D	New World Ravenswood	550m	8min / 2min
E	Woodend vet clinic	850m	12min / min
F	Sunshine & Moonlight Cafe Restaurant	1.1km	17min / 5min
G	PAG Pegasus Dental	1.2km	17min/ 5min

COMMUNITY / EDUCATIONAL FACILITIES			
	Destination	Distance	Walk/ Cycle Time
A	St. Barnabas Anglican Church	750m	10min/ 2min
B	Ravenswood Stars Nursery and Preschool	750m	11min/ 3min
C	Pegasus Bay School	850m	12min/ 3min
D	Pegasus Community Center	1.2km	17min/ 6min
E	Woodend Methodist Church	1.4km	20min/ 7min
F	Woodend School	2.1km	29min/ 13min
G	Woodend Playcentre Kindergarten	2.1m	29min/ 13min

RECREATION/ GREEN NETWORK			
	Destination	Distance	Walk/ Cycle Time
.....	Cycleway/ Shared Path	Varies	Varies
A	Wanaka Reserve	600m	7min/ 2min
B	Gladstone Park	700m	9min/ 3min
C	Rutherford Reserve	750m	10min/ 4min
D	Pegasus Dog Park	1.1km	15min/ 5min
E	Pegasus Playground	1.3km	18min/ 6min
F	Pegasus Lake	1.4km	20min/ 7min
G	Crossley Ave Playground	1.6km	23min/ 8min
H	Stalker Park	2.3km	31min/ 10min
I	Woodend Recreation Reserve	2.5km	34min/ 12min

Note: Distances shown by roads/ footpaths/ cyclepaths. Distances are appoximate only, measured to the nearest pedestrian access into site using Google Maps.



A. AERIAL PLAN (SCALE 1:15,000@A3)
Map / image source: GRIP

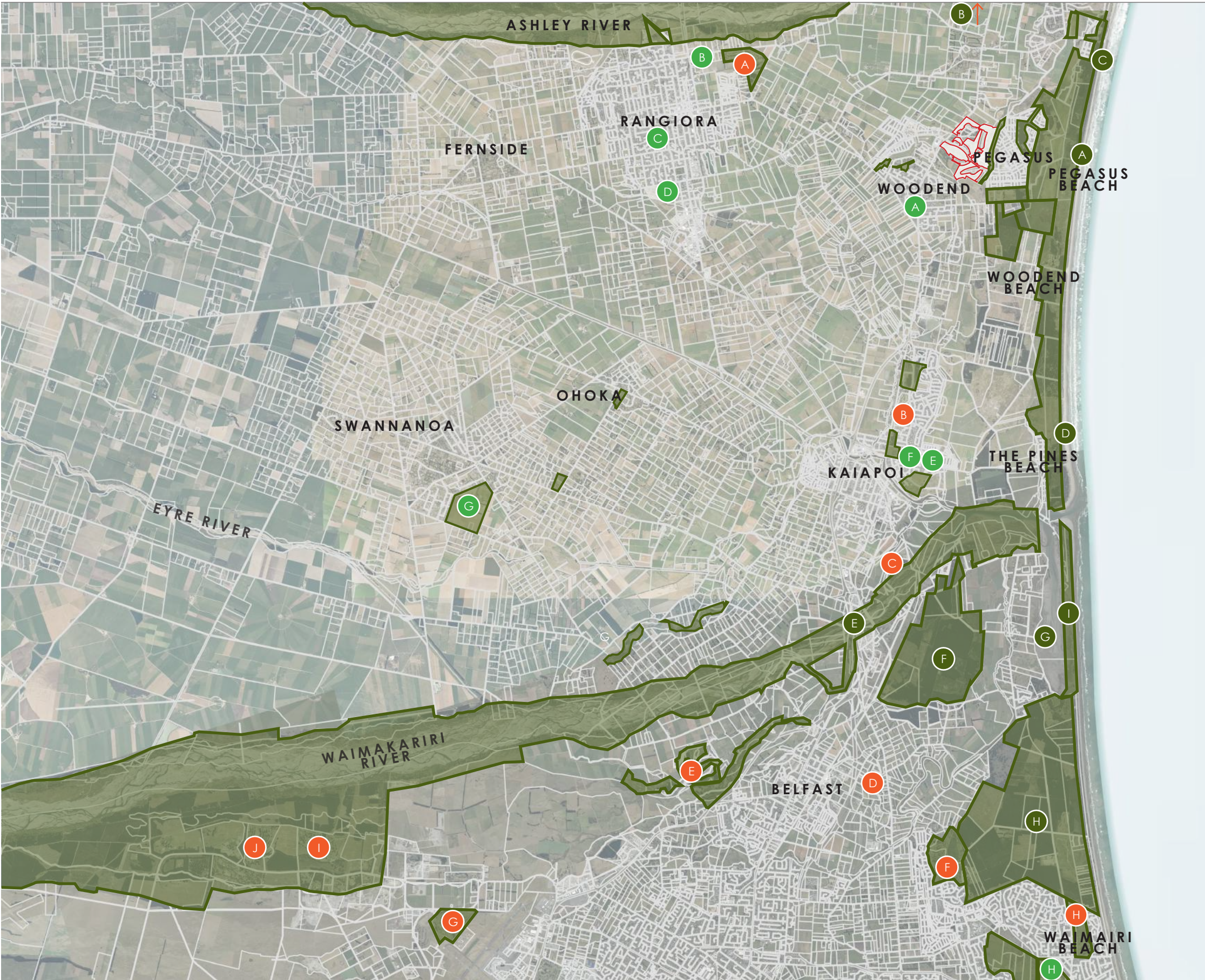
CONTEXT - SITE AND SURROUNDING URBAN CONTEXT



LEGEND

FTAA Project Boundary

EXISTING GOLF COURSES			
	Destination	Distance	Drive time
A	Rangiora Golf Club	7.1km	8 mins
B	Kaiapoi Golf Club	8.1km	9 mins
C	Riverlands Golf (9 hole)	13.8km	14 mins
D	Everglades Country Golf Club	17km	15 mins
E	Clearwater Golf Club	21km	17 mins
F	Bottle Lake Golf Club	22km	24 mins
G	Harewood Golf Club	27km	23 mins
H	Waimairi Beach Golf Club	29km	27 mins
I	Coringa Golf Club	31km	27 mins
J	McLeans Island Golf Club	33km	28 mins
SPORT FACILITIES			
	Destination	Distance	Drive time
A	Woodend Community Centre Sports Hall	2.1km	3 mins
B	MainPower Stadium Indoor Centre	7.9km	9 mins
C	Dudley Park Aquatic Centre	8.5km	11 mins
D	Southbrook Park and Community Sports Club	8.6km	11 mins
E	Kaiapoi Aquatic Centre	9.1km	10 mins
F	Murphy Park Sports	10km	12 mins
G	Manderville Sports Club	21.3km	20 mins
H	Taiora QEII Recreation and Sport Centre	27.6km	24 mins
MAJOR RESERVES			
	Destination	Distance	Drive time
A	Pegasus Beach	2.1km	3 mins
B	Ashley River	4.1km	3 mins
C	Waikuku Beach	5.3km	5 mins
D	The Pines Beach	12km	14 mins
E	Waimakariri River	15km	15 mins
F	Waimakariri Regional Park	19km	17 mins
G	Chaneys Plantation	16.5km	15 mins
H	Brooklands Lagoon	19km	19 mins
I	Bottle Lake Forest Park	21km	23 mins
J	Spencer Park Beach	22km	25 mins



A. AERIAL PLAN (SCALE 1:100,000@A3)
Map / image source: GRIP

Note: Distances shown by roads.
Distances are approximate only, measured to the nearest pedestrian access into site using Google Maps.



CONTEXT - EXISTING RECREATION AREAS



Built form and boundary treatments: This image is taken from Mara Kai Place, showing dwellings in the area, with both the forms and finishes of buildings and boundary treatments varying in style.



Underpass: This image is taken from north of Pegasus Boulevard, showing pedestrian underpass facilitating movement between north and south of Pegasus Boulevard. There are two underpasses of the same nature within 500m



Stormwater ponds: This image is representative of many of the elements in this existing landscape, including multiple engineered ponds and associated wetland planting, minimal fencing, low density built form, and mature plantings within residential properties.



Swale drains: Swales are located within the road reserves along Mapleham Drive, T e Haunui Lane, Mara Kai Place and Atkinsons Lane.

CONTEXT - CHARACTER PHOTOS

LEGEND

- FTAA (REFERRAL) PROJECT AREA
- STORMWATER MANAGEMENT AREAS , INCLUDING WET BASIN AREAS
- GREEN NETWORK/ COMMUNITY RESERVES
- COMMUNITY/ COMMERCIAL
- PONDS/ WETLANDS
- GULLY PLANTING
- TAERUTU GULLY ENVIRONMENTAL ENHANCEMENT
- RESIDENTIAL
- RESIDENTIAL - LOW IMPACT HOUSING AREA
- TRAIL NETWORK
- WOODEND BYPASS (ALIGNMENT INDICATIVE ONLY)
- POTENTIAL ACOUSTIC TREATMENT
- CR COMMUNITY RECREATION
- A PROTECTED ARCHAEOLOGY
- P POTENTIAL PLAYGROUND/ RECREATION RESERVE
- U EXISTING UNDERPASS RETAINED
- A AREA A
- B AREA B
- C AREA C
- D AREA D
- E AREA E
- F AREA F
- G AREA G



PROPOSAL - INDICATIVE MASTER PLAN

This drawing is indicative only, subject to change



 Indicative urban / zoned urban land

ILLUSTRATION - ELEVATED PERSPECTIVE A

This drawing is indicative only, subject to change



 Indicative urban / zoned urban land

ILLUSTRATION - ELEVATED PERSPECTIVE B

This drawing is indicative only, subject to change

LEGEND

- - - COMMERCIAL AREA INDICATIVE BOUNDARY
- A EXISTING BUILDINGS RETAINED FOR COMMUNITY/ COMMERCIAL USE
- B CARPARK x106 PARKS
- C POTENTIAL CHILDCARE ~ 450m² GFA
- D POTENTIAL MEDICAL CENTRE ~ 200m² GFA
- E POTENTIAL PHARMACY ~ 70m² GFA
- F POTENTIAL DENTIST ~ 70m² GFA
- G POTENTIAL RETAIL/ HOSPITALITY ~ 70m² GFA
- H POTENTIAL RETAIL/ HOSPITALITY ~ 200m² GFA
- I POTENTIAL RETAIL/ HOSPITALITY ~ 387m² GFA
- J POTENTIAL GYM ~ 200m² GFA



A. INDICATIVE COMMERCIAL AREA PLAN (SCALE 1:800@A3)

PROPOSAL - INDICATIVE COMMERCIAL AREA PLAN

This drawing is indicative only, subject to change



ILLUSTRATION - COMMERCIAL AREA ELEVATED PERSPECTIVE

This drawing is indicative only, subject to change



LEGEND

- A 0.5m Service strip
- B 1.8m Concrete footpath
- C 2.2m Grassed swale with trees
- D 6.0m Carriageway
- E Residential driveway crossing

ILLUSTRATION - TYPICAL STREET SECTION PERSPECTIVE

This drawing is indicative only, subject to change



LEGEND

- A** 1.2m High open-style fencing along wetland frontage
- B** 1.8m high closeboard fence between lots (tapered to meet 1.2m high open-style fencing)
- C** 1m Planting strip along internal lot boundary facing wetland frontage

ILLUSTRATION - AREA A WETLAND INTERFACE SECTION PERSPECTIVE

This drawing is indicative only, subject to change



A. INDICATIVE PERSPECTIVE (NTS)



B. INDICATIVE PLAN (NTS)



- Timber or other profiled cladding in natural tones.
- Hardwood timber landscape features left to silver.
- Light coloured brick or plaster in natural tones.
- Natural stone landscape features.
- Exposed aggregate surfaces.
- Profiled roofing coloured to limit reflectivity.

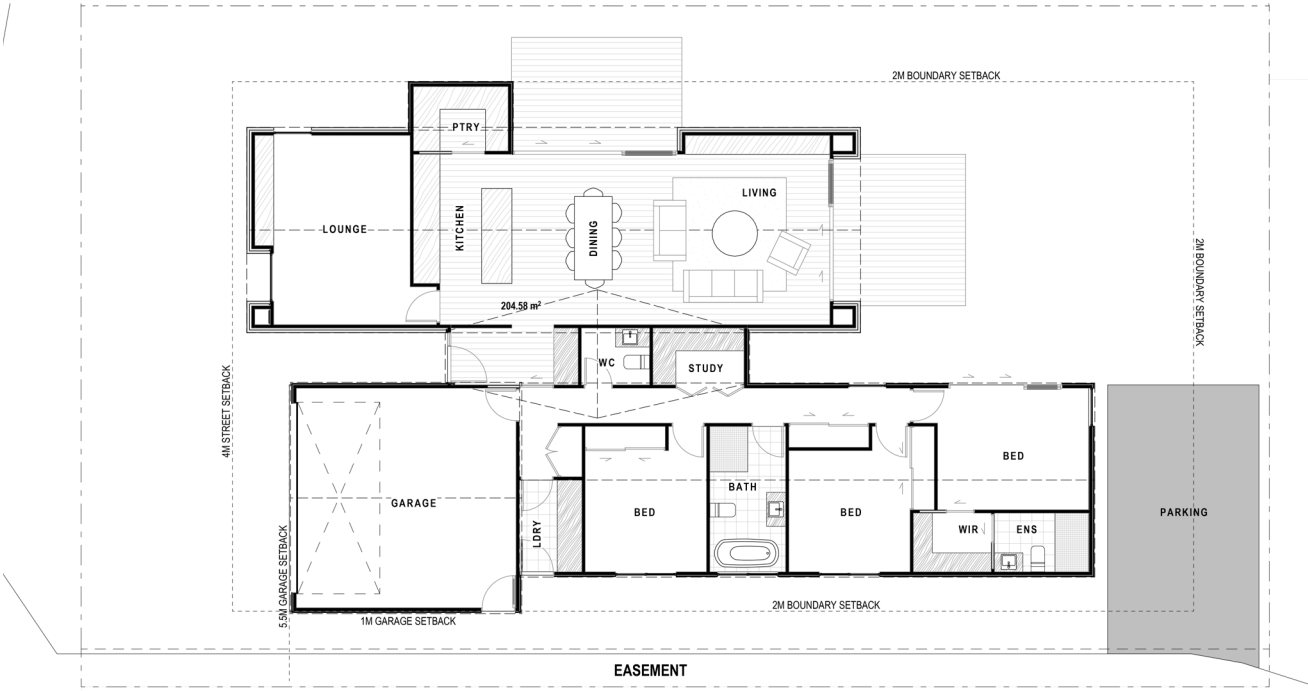
C. INDICATIVE MATERIAL PALETTE

POTENTIAL HOUSING TYPOLOGIES - INDICATIVE PLANS

These drawings are indicative only, subject to change



A. INDICATIVE PERSPECTIVE (NTS)



B. INDICATIVE PLAN (NTS)



Timber or other profiled cladding in natural tones.



Hardwood timber landscape features left to silver.



Light coloured brick or plaster in natural tones.



Natural stone landscape features.



Exposed aggregate surfaces.



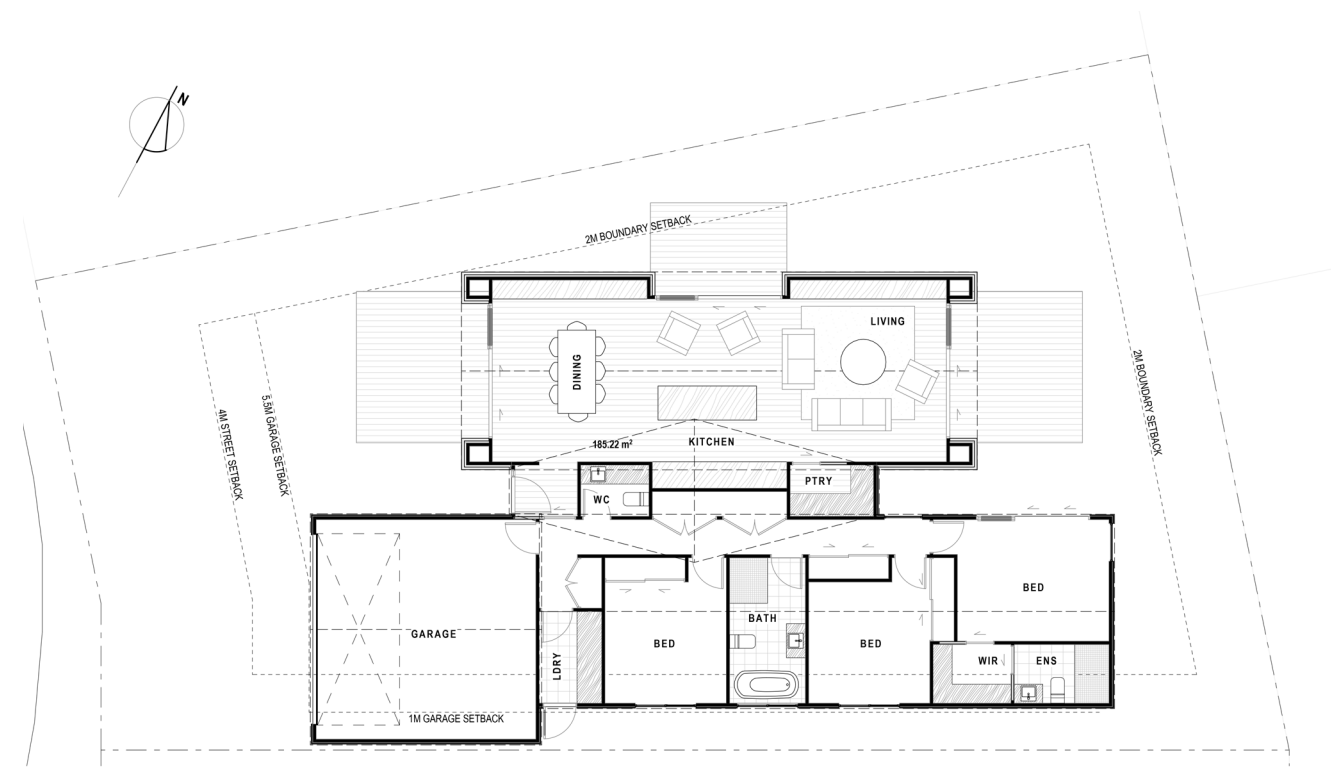
Profiled roofing coloured to limit reflectivity.

C. INDICATIVE MATERIAL PALETTE

POTENTIAL HOUSING TYPOLOGIES - INDICATIVE PLANS



A. INDICATIVE PERSPECTIVE (NTS)



B. INDICATIVE PLAN (NTS)



Timber or other profiled cladding in natural tones.



Hardwood timber landscape features left to silver.



Light coloured brick or plaster in natural tones.



Natural stone landscape features.



Exposed aggregate surfaces.



Profiled roofing coloured to limit reflectivity.

C. INDICATIVE MATERIAL PALETTE

POTENTIAL HOUSING TYPOLOGIES - INDICATIVE PLANS

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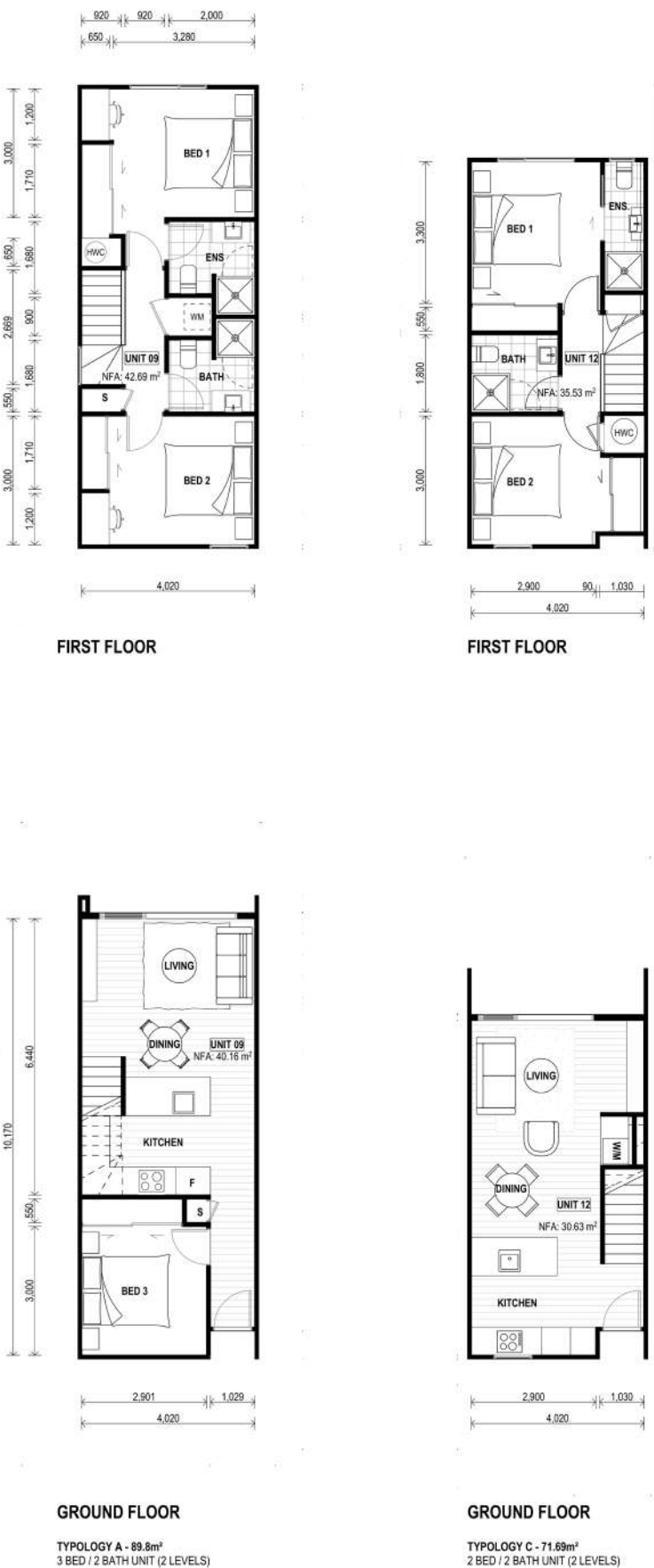
A. INDICATIVE ELEVATIONS (NTS)



Timber or other profiled cladding in natural tones. Hardwood timber landscape features left to silver. Light coloured brick or plaster in natural tones. Natural stone landscape features. Exposed aggregate surfaces. Profiled roofing coloured to limit reflectivity.

C. INDICATIVE MATERIAL PALETTE

POTENTIAL HOUSING TYPOLOGIES - INDICATIVE PLANS



C. INDICATIVE PLANS (NTS)

These drawings are indicative only, subject to change