

WOLFBROOK DEVELOPMENTS (PEGASUS) LIMITED

C/- Fast-Track Application Team

Pegasus / Woodend, Waimakariri District

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PEGASUS WEST DEVELOPMENT - FAST TRACK REFERRAL APPLICATION **URBAN DESIGN ASSESSMENT**

EXECUTIVE SUMMARY

This Urban Design Assessment (UDA) has been prepared to support the Fast-Track approval referral application for the proposed Pegasus West Development Project. The Project is a master-planned residential development with a neighbourhood scale commercial / community node and associated infrastructure, provided as a contiguous extension to the Pegasus, Ravenswood and Woodend urban area. The approximate 77-hectare site is known as 8 Mapleham Drive, Pegasus. It is located on the former Pegasus Golf and Sports Club and adjoining land west of the existing Pegasus township, east and north-east of Woodend, and immediately adjacent to Main North Road / State Highway 1.

The Project comprises:

- a. Staged subdivision and development to enable up to 1,000 residential allotments / dwellings across a range of residential densities and to cater for a range of typologies;
- b. Development of a commercial/community node that enables provision of day-to-day needs such as retail, service, healthcare, education, recreation and/or related activities for the community, with specific uses determined through community and market needs;
- c. Associated three waters infrastructure; including an integrated stormwater management and open space network featuring neighbourhood parks and green links;
- d. Minor alterations to Pegasus Boulevard to provide for the access requirements of the development including intersection improvements and a new road access;
- e. Associated earthworks, servicing, landscaping and related works to be implemented in stages.
- f. Areas of land set aside to recognise and provide for cultural and archaeological values including retention of archaeological site M35/440 (pā site) which is registered as a wāhi tapu on the New Zealand Heritage List / Rārangī Kōrero.

The referral proposal has been designed around a landscape-led structure that retains and enhances key open space, stormwater, pond, stream and gully features while introducing a connected residential neighbourhood and supporting community infrastructure. Pegasus Boulevard remains a central organising spine through the project area, with the proposed development areas arranged to connect with existing Pegasus neighbourhoods, Te Haunui Lane, Taerutu Lane, Burntwood Lane, Mara Kai Place, Mapleham Drive, Atkinsons Lane and the wider Woodend / Ravenswood context.

The indicative master plan provides for a range of residential densities and lot sizes, with higher density neighbourhoods likely to be located near Pegasus Boulevard, open spaces, and the proposed commercial/community node. These elements establish a strong public realm framework and provide

opportunities for walking, cycling, passive recreation, local services, community activity and cultural expression.

This UDA assessment concludes that the referral proposal is capable of delivering strong urban design outcomes and a well-functioning urban environment by:

- establishing a coherent neighbourhood structure that is integrated with the existing Pegasus township and the wider Woodend / Ravenswood urban context;
- providing up to 1,000 households with a mix of housing typologies and lot sizes catering to a wide demographic,
- retaining and enhancing the key landscape, stormwater, pond, stream and gully features as the principal amenity structure for the development;
- providing a commercial/community node and community recreation areas in locations that can support day-to-day convenience, local identity and neighbourhood activity;
- creating an indicative green network and trail system that supports walking, cycling, recreation, legibility and connections to surrounding neighbourhoods; and
- identifying key interface matters, including acoustic treatment and intersection upgrades associated with the Main North Road / Woodend Bypass corridor.

Overall, the referral proposal is considered to provide a robust urban design framework for a high-quality and comprehensively planned urban neighbourhood. Detailed design will need to carry the master plan principles into subdivision layout, street design, reserve interfaces, stormwater design, CPTED, acoustic treatment, cultural narrative, landscape implementation, and built form controls or guidance.

THE PROPOSAL

The Pegasus West Development seeks to establish a master-planned residential neighbourhood on land associated with the former Pegasus Golf and Sports Club and surrounding development areas. The Pegasus West Development Indicative Master Plan, Revision I, dated 27 July 2026, identifies the proposal sought to be referred into the Fast-track approvals regime by Wolfbrook Developments (Pegasus) Limited.

Whilst the urban design elements identified to date are indicative only and are intended to demonstrate the suitability of land for the proposed project development, key design elements of the indicative master plan presently include:

- Up to 1,000 households across seven identified development areas, with a mix of housing typologies and lot sizes
- a gross density of 11.7 households per hectare across the 77ha project area and a net density of 30 households per hectare across approximately 30.6 ha of net residential land;
- a 1.37 ha commercial / community node to provide local convenience, services and neighbourhood focus;
- 16.8 ha of green network and a 6.2 ha stormwater management and recreation area, supported by the retention of a wetland and ponds;
- recognition of Taranaki Stream, Taerutu Gully and planted riparian margins as key landscape and ecological structuring elements;

- archaeological and cultural areas protected from housing development;
- indicative intersection upgrades and acoustic treatment associated with Main North Road / State Highway 1 and the indicative Woodend Bypass alignment; and
- a staged framework that allows existing and proposed residential areas to be integrated around Pegasus Boulevard, local streets and open space corridors.
- Adherence to Ngāi Tahu's Subdivision and Design Guide standards.

This report should be read in conjunction with the Indicative Master Plan prepared by our office.

CONTEXT AND EXISTING SITE CHARACTER

The project area sits within the wider Pegasus / Woodend / Ravenswood growth context. Existing Pegasus residential neighbourhoods lie to the east, with Pegasus Lake further east. Woodend lies to the south-west, Ravenswood and the Key Activity Centre lie to the north-west, and the Stokes-Greensons Road housing block sits to the north (c1500 new lots). Main North Road / State Highway 1 and the indicative Woodend Bypass alignment define a significant western edge to the project area.

The site area plan shows the Fast-Track project boundary wrapping around the former golf course, existing residential enclaves and open land. The context plan also identifies Pegasus Boulevard as the principal east-west spine through the site and the wider relationship to Garlick Street, Bob Robertson Drive, Te Haunui Lane and Main North Road. Refer to Figure 2 in the Indicative Master Plan - Site area context plan showing the Fast-Track project boundary, existing Pegasus township, Woodend, Ravenswood and the indicative Woodend Bypass alignment.

The existing character is strongly influenced by the former golf course and associated open landscape, including fairways, established vegetation, ponds, recreation facilities and existing residential development fronting parts of Pegasus Boulevard and adjoining local streets. This creates a distinctive landscape and recreation identity that is different from a conventional rural greenfield edge. The site is also influenced by surrounding suburban development, the Pegasus road structure, the Pegasus township, the growing Ravenswood commercial area, and the transport corridor formed by Main North Road / State Highway 1.

Natural and landscape features provide important structuring opportunities. Taranaki Stream, Taerutu Gully, existing ponds and planted riparian margins can contribute to neighbourhood identity, stormwater management, biodiversity, amenity, public access and cultural expression. The indicative master plan recognises these features as central parts of the future green network rather than treating them as residual spaces.

The western transport corridor presents a different type of interface. Main North Road / State Highway 1 and the indicative Woodend Bypass alignment create movement, noise, visibility and edge conditions that require careful treatment. The indicative master plan identifies acoustic treatment along this edge and an indicative intersection upgrade, both of which will need to be designed as integrated urban design and landscape elements rather than purely technical infrastructure responses.

URBAN DESIGN ASSESSMENT OF POLICIES, OBJECTIVES AND ASSESSMENT MATTERS

This section provides a high-level urban design assessment against relevant Canterbury Regional Policy Statement and Waimakariri District Plan subdivision and urban form matters. It is not a substitute for the full planning assessment, and current zoning, activity status, operative / partially operative provisions, appeals, overlays and any applicable Fast-Track statutory tests should be confirmed by the planning author. The assessment below focuses on the urban design outcomes apparent from the supplied master plan.

National Policy Statement on Urban Development

The proposed Pegasus Referral Project will contribute to a well-functioning urban environment through the delivery of a comprehensively planned urban expansion that is integrated with the existing Pegasus settlement, efficiently serviced by infrastructure, and supportive of housing choice, accessibility and amenity. While urban design is not expressly identified in Policy 1 of the NPS-UD, Ministry for the Environment guidance recognises that good urban design is an important component of achieving a well-functioning urban environment. The proposal incorporates these principles through an integrated neighbourhood structure, connected movement networks, accessible open spaces, and a coherent urban form that responds to the site's landscape, ecological and cultural context. Collectively, these outcomes will support a high-quality, resilient and attractive urban environment consistent with the intent of the NPS-UD.

Canterbury Regional Policy Statement

Chapter 6 of the Canterbury Regional Policy Statement promotes urban development that delivers high-quality living environments through the application of good urban design principles. Of particular relevance are the principles of *tūrangawaewae* (sense of place), integration, connectivity, safety, housing choice and diversity, environmentally sustainable design, and innovation. The CRPS seeks development that is well integrated with surrounding urban areas, infrastructure, transport networks and open spaces; provides strong walking, cycling and public transport connections; supports a range of housing types and densities; enhances environmental and cultural values; and contributes to healthy, attractive and prosperous communities.

The Pegasus West proposal aligns with these outcomes through its integrated master-planned urban form, connected green-blue open space network, range of residential densities, provision for community and recreation facilities, and opportunities to incorporate Ngāi Tūāhuriri values and identity into the design of the development.

Partially Operative Waimakariri District Plan - Subdivision and Urban Form Matters

SUB-01 - Subdivision design - *Subdivision design achieves an integrated pattern of land use, development and urban form, provides for anticipated land use and density, supports urban consolidation where appropriate, protects relevant cultural, heritage, conservation and biodiversity values, and supports community resilience.*

Response - The indicative master plan establishes a comprehensive land use and movement structure rather than a fragmented subdivision pattern. Proposed residential development areas, commercial/community land, open space, ponds, stormwater areas, cultural/community areas and trails are arranged as an integrated neighbourhood framework. The proposal also consolidates development within

and beside an existing urban settlement, while using the green network, riparian margins and ponds to retain important landscape structure and support long-term amenity.

SUB-O2 - Infrastructure and transport - *Subdivision is designed and located to support efficient and sustainable infrastructure and a legible, accessible, safe and well-connected transport system for all transport modes.*

Response - The proposal uses Pegasus Boulevard and existing local streets as the organising movement structure and identifies a connected trail / shared path network. The indicative intersection upgrade, acoustic treatment, stormwater reserves and green corridors demonstrate that infrastructure has been considered as part of the urban design framework. Further detailed design should confirm street hierarchy, public transport potential, crossing locations, universal access, cycling provision and safe connections to Pegasus, Woodend and Ravenswood.

SUB-P1 - Design and amenity - *Enable subdivision that incorporates best practice urban design, access to open space and CPTED principles, recognises cultural values, and supports the character, amenity, form and function of the relevant area.*

Response - The indicative master plan provides a strong open space and amenity structure, including a 16.8 ha green network, stormwater and recreation areas, ponds, planted riparian margins, community recreation / trust land and protected areas of cultural significance. These features provide the basis for a high-amenity neighbourhood. To fully realise this outcome, lots and buildings should front streets, parks, trails and stormwater areas wherever practicable, with open fencing and active edges used to support passive surveillance and avoid rear-fence dominated public spaces.

SUB-P2 - Allotment layout, size and dimension - *Subdivision should provide allotment sizes and dimensions that enable a variety of housing types and densities and support the intended pattern of development.*

Response - The indicative master plan provides for a range of development areas and lot sizes, with average lot sizes ranging from 261m² to 478m². This supports housing choice while allowing higher density housing to be located close to amenity, commercial/community activity and open space. At detailed design stage, the lot pattern should continue to provide usable private outdoor living space, good solar orientation, practical servicing and positive street relationships.

SUB-P3 - Sustainable design - *Subdivision design should maximise solar gain, support walking, cycling and public transport, promote water sensitive design and stormwater treatment / attenuation, and respond to climate change and environmental pressures.*

Response - The proposal is strongly aligned with water-sensitive and landscape-led design principles. The stormwater management and recreation area, ponds, Taranaki Stream, Taerutu Gully and riparian margins are fundamental organising elements. The green network and trail system also support walking and cycling. Detailed design should ensure that streets and blocks maximise solar access where practicable, integrate shade and street trees, manage flood and overland flow paths, and deliver stormwater infrastructure as attractive, safe and accessible public amenity.

SUB-P4 - Integration and connectivity - *Subdivision should achieve effective integration with existing development and provide multi-modal transport connections, including pedestrian and cycle linkages.*

Response - The project sits between existing Pegasus neighbourhoods, Woodend and Ravenswood. The proposed trail network and shared paths provide a basis for connections through the site and to adjoining areas. Pegasus Boulevard, Te Haunui Lane, Taerutu Lane, Burntwood Lane, Mara Kai Place, Mapleham Drive and Atkinsons Lane provide opportunities to tie new development into the existing street pattern. Further design should avoid cul-de-sac dominated outcomes and ensure reserves, gully edges and stormwater areas are crossed or edged by public routes at logical intervals.

SUB-P6 - Outline Development Plan criteria - *New residential development areas should identify principal roads, connections, infrastructure, community facilities, parks, business activities, residential densities, water systems, environmental and landscape protection, phasing, transport options, open space access and potential adverse effects.*

Response - Although this application is being advanced through a Fast-Track pathway, the supplied indicative master plan performs many of the functions expected of a high-level development framework. It identifies residential densities, commercial/community land, community recreation / trust land, protected cultural and archaeological sites, stormwater management, ponds, green network, trail routes, key transport interfaces and acoustic treatment. Further technical work should confirm infrastructure staging, detailed reserve design, open space catchments, mana whenua input, ecological enhancement, transport upgrades and any reverse sensitivity effects associated with the transport corridor or adjoining uses.

EFFECTS ON URBAN DESIGN MATTERS

The most prominent urban design effects will arise from the change in character and intensity from an open golf course / recreation landscape with existing residential edges to a more comprehensive residential neighbourhood. Anticipated changes include:

- a greater number of buildings and a higher residential population within the project area;
- increased vehicle, pedestrian and cycle movements on Pegasus Boulevard and local streets;
- a new commercial/community focus within the project area;
- changes to views, openness and the former golf course landscape character;
- new residential interfaces with existing Pegasus/Mapleham dwellings, golf course edges, open spaces, ponds and the gully network; and
- the need to manage acoustic, visual and access effects associated with Main North Road / State Highway 1 and the indicative Woodend Bypass corridor.

From an urban design perspective, these effects are not inherently adverse where they are managed through a comprehensive and high-quality master plan. The proposal is not an isolated subdivision remote from an existing settlement. It sits within and immediately beside existing Pegasus urban development and has a clear relationship with Woodend and Ravenswood. The development therefore has the potential to read as a logical extension and intensification of the existing Pegasus-Woodend urban environment, provided the open space, movement and interface outcomes shown on the master plan are secured through later design stages.

The proposed green network is central to managing the magnitude of change. The retention and enhancement of stream, gully, pond and riparian features can maintain a strong landscape identity while also supporting stormwater management, ecological outcomes, walking and cycling, passive recreation and neighbourhood legibility. This is a positive urban design outcome and differentiates the proposal from a conventional residential layout dominated by roads and private lots.

The main urban design risks relate to detailed implementation. These include the risk of rear fences backing onto public open spaces, insufficient passive surveillance of trails and stormwater areas, overly engineered acoustic barriers along the transport edge, poor walking connections between development areas, and a commercial/community node that fails to provide active frontages or a strong public realm. These risks are manageable through subdivision and land use design, road and reserve standards, landscape plans, acoustic treatment design, and built form guidance.

ASSESSMENT OF THE SUBDIVISION DESIGN AGAINST THE NEW ZEALAND URBAN DESIGN PROTOCOL (NON-STATUTORY)

The proposal has been assessed against the Seven Cs of the New Zealand Urban Design Protocol. These principles are non-statutory, but they provide a useful framework for testing whether a master plan is likely to achieve a successful urban design outcome.

1. Context

The proposal responds to its context by using Pegasus Boulevard, existing residential enclaves, the golf course landscape, the ponds, Taranaki Stream, Taerutu Gully and the surrounding transport network as the key starting points for the master plan. The site is positioned between existing Pegasus residential development, Woodend and Ravenswood, and is therefore well located to contribute to the wider urban structure of the district. The indicative master plan acknowledges the cultural and archaeological importance and sensitivity of the site, with sensitive areas protected from future development. The development is best understood as a comprehensive urban transformation of the former golf course / resort land within an established settlement context, rather than as a stand-alone greenfield extension.

2. Character

The future character will necessarily differ from the character of the former golf course. However, the indicative master plan retains the opportunity for a distinctive Pegasus West identity based on water, landscape, culturally sensitive areas, recreation and connected green corridors. Future built form should reinforce a high-quality suburban neighbourhood character with dwellings addressing streets and public spaces, higher density housing located around open space and local services, and landscape treatments that reference the former golf and wetland / pond setting. Interfaces with existing Pegasus dwellings should be carefully managed through setbacks, planting, street orientation and privacy-sensitive lot design.

3. Choice

The proposal provides opportunity for housing choice through a range of lot sizes, development areas and subsequent commercial considerations about typology and tenure. Average lot sizes range (indicatively) from 180 m² to 914 m², supporting a mix of compact, medium density and larger detached housing outcomes. The commercial/community node, trail network, community recreation / trust land, protected cultural and archaeological areas, reserves, ponds and green corridors also provide choices for daily services, recreation, walking, cycling and community activity. This mix of uses and amenities supports a more complete neighbourhood than a single-use residential subdivision.

4. Connections

The indicative master plan establishes a clear connection framework using Pegasus Boulevard as the primary spine and a network of local streets, green links and shared paths. The plan indicates links to Te Haunui Lane, Taerutu Lane, Burntwood Lane, Mara Kai Place, Mapleham Drive, Atkinsons Lane and the wider Pegasus street network. The shared path / trail network is important because it provides permeability through large green and stormwater areas that could otherwise become barriers. At detailed design stage, connections should be direct, safe, overlooked and legible, with particular attention to crossings of Pegasus Boulevard and links toward Woodend, Ravenswood and existing Pegasus neighbourhoods.

5. Creativity

The proposal has the opportunity to create a distinctive landscape-led neighbourhood that draws on the former golf course setting, water bodies, gully system, cultural values and recreation network. Stormwater infrastructure can be designed as public amenity, trails can provide interpretive and recreational value, and the commercial/community node can become a local focus if it is designed around active edges and a comfortable public realm. Further creative opportunities include cultural narratives, wayfinding, nature play, biodiversity planting, informal recreation and adaptive reuse or reinterpretation of former golf course features. The proposal also provides opportunities for innovative housing solutions that respond to specific local or regional housing needs.

6. Custodianship

The proposed green network, riparian margins, ponds and stormwater areas and project location within a highly valued cultural landscape provide a strong foundation for environmental custodianship / kaitiakitanga. The indicative master plan can support water-sensitive design, habitat enhancement, climate resilience, shade, amenity and reduced reliance on private vehicle trips for local movement. The proposal provides an opportunity to further recognise cultural values and mana whenua narratives and aspirations, if supported by Ngai Tūāhuriri. These outcomes will depend on continued collaboration, partnerships, detailed design quality, planting specifications, maintenance responsibilities and staging that delivers public realm and stormwater infrastructure early enough to shape the neighbourhood.

7. Collaboration

The further development of the master plan will require ongoing collaboration between the applicant, mana whenua, urban designers, planners, engineers, landscape architects, ecologists, transport specialists, acoustic specialists, Waimakariri District Council, infrastructure providers and the local community. The indicative master plan provides a coordinated framework as a basis for that collaboration. Future design stages should continue to test the plan against urban design, transport, landscape, ecological, cultural, acoustic and infrastructure outcomes so that each discipline supports a coherent neighbourhood structure.

Opportunities will be investigated to co-design with mana whenua.

RESIDENTIAL DESIGN AND MASTER PLANNING GUIDANCE

The following assessment summarises how the proposal can support good residential design outcomes through later subdivision and built form stages of the Substantive application.

CONTEXT

The proposal is well positioned to integrate with the existing Pegasus township, Woodend and Ravenswood. Its context is not rural; it contains established recreation and residential activities and is bounded by existing and planned urban infrastructure. The master plan responds positively by treating Pegasus Boulevard, the golf course landscape, the green network, stormwater areas and existing residential edges as structuring elements.

NEIGHBOURHOOD

The neighbourhood structure is based on several residential precincts connected by open space and movement corridors. The commercial/community node provides a local focus and should be designed to support daily convenience and social interaction. The trail network and reserves should ensure that most dwellings have convenient access to usable public open space, with safe and direct walking and cycling routes to the node, community recreation areas and existing Pegasus facilities.

Open space will be structured as a connected green-blue network integrating parks, waterways and stormwater corridors to underpin the overall development pattern. This network will prioritise accessibility, legibility and amenity, providing well-distributed neighbourhood reserves that contribute to character and outlook while supporting efficient land use. Strong connections will be established with adjoining open space and natural features in Pegasus and Ravenswood. Existing high-value natural wetlands and riparian corridors will be prioritised for retention and enhancement, complemented by the creation of new multi-functional open space assets, while lower-value existing engineered stormwater ponds may be rationalised with new ponds constructed in optimised locations. The network will be designed as part of the wider cultural landscape, with opportunities to incorporate Ngāi Tūāhuriri values and cultural expression through naming, design elements and narratives where supported by mana whenua. Native planting and riparian

enhancement will be embedded throughout to support biodiversity and ecological connectivity, including along the Taranaki Stream.

BLOCK

The indicative master plan shows a mix of block types responding to existing site geometry, ponds, roads and landscape features. At subdivision stage, blocks should be designed to be walkable, legible and efficient. Long impermeable blocks should be avoided, and pedestrian / cycle links should be provided where street connections are constrained by stormwater areas, existing development or the gully network. Lots should be configured to minimise rear fencing to public spaces and maximise street or reserve frontage.

STREET

Streets should operate as public spaces as well as movement corridors. The street hierarchy should be clear, with Pegasus Boulevard functioning as a principal spine and local streets designed for low-speed residential movement. Street trees, berms, footpaths, safe crossings, cycling facilities and stormwater integration should be used to reinforce amenity and mode choice. The design of the western corridor and acoustic treatment should avoid creating a hard, inactive edge and should include planting and path connections where safe and appropriate.

SITE

Residential lots should provide practical building platforms, usable outdoor living space, good solar access and privacy while maintaining positive relationships with streets and reserves. Corner lots, lots adjoining trails and lots facing ponds or stormwater areas will require particular attention to fence height, building orientation, front doors, windows and service areas so that the public realm is overlooked and visually attractive.

BUILT FORM

The development should enable a variety of dwelling types while ensuring that future buildings contribute positively to the streetscape. Higher density housing should be located near the commercial/community node, Pegasus Boulevard and major open spaces, where it can support walkability and active frontages and have good accessibility to the public transport network on Pegasus Boulevard. Built form guidance should address front setbacks, garage dominance, corner treatments, fencing, materials, roof form, waste storage and privacy between compact lots.

DENSITY

The indicative master plan identifies a net residential density of 30 households per hectare. This density is appropriate from an urban design perspective where it is supported by high-quality open space, convenient local services, safe walking and cycling routes, and good transitions to existing dwellings. The varied lot sizes across Areas A to G provide the basis for a balanced density outcome, with compact housing integrated into areas of higher amenity and lower density areas used to manage edges and transitions where appropriate.

DESIGN MATTERS TO CARRY THROUGH

The following matters should be carried through to the next stages of design and assessment:

- confirm a clear street hierarchy, block structure and walking / cycling network that provides direct connections between all development areas;
- ensure residential lots and buildings front or side onto parks, trails, ponds, stormwater areas and gully edges wherever practicable, avoiding long runs of rear fencing to public spaces;
- develop the commercial/community node as a genuine local centre with active edges, convenient pedestrian access, cycle parking, shade, seating and a strong relationship to Pegasus Boulevard and adjoining open space;
- design stormwater areas, ponds and riparian margins as safe, accessible and attractive landscape amenities, with planting, paths and CPTED integrated from the outset;
- resolve acoustic treatment along Main North Road / the Woodend Bypass corridor as a coordinated landscape, visual and noise mitigation outcome;
- incorporate mana whenua aspirations and values into the development, where supported.
- provide landscape and built form guidance for interfaces with existing residential properties to manage privacy, overlooking, visual dominance and character transition;
- stage early delivery of the green network, key trails and stormwater infrastructure so that the neighbourhood identity is established as development proceeds; and
- prepare detailed design guidance or consent conditions addressing fencing, corner lots, garages, street trees, reserve frontages, lighting, wayfinding and CPTED.

CONCLUSIONS

Overall, I consider that the Pegasus West Development proposal as captured in the indicative master plan is capable of achieving a positive urban design outcome. The proposal provides a substantial residential neighbourhood of up to 1,000 households while retaining a strong landscape, recreation, stormwater and green network structure while acknowledging the cultural importance to Mana Whenua of the site and wider surrounds. It is well related to the existing Pegasus township and has the potential to contribute positively to the wider Pegasus / Woodend / Ravenswood urban environment.

In particular:

- the indicative master plan demonstrates a coordinated framework for residential development, local commercial/community activity, stormwater management, open space, trails, cultural land and community recreation;
- the proposal makes efficient use of a large and strategically located site while retaining landscape features that can support amenity, ecological enhancement and neighbourhood identity;
- the range of lot sizes and development areas provides opportunities for housing choice and density variation;
- the green network, ponds, Taranaki Stream, Taerutu Gully and planted riparian margins provide a strong landscape-led structure for future development that reflects its important cultural landscape;
- the movement framework provides a basis for connections to Pegasus, Woodend and Ravenswood, subject to detailed transport and street design; and
- the proposal is generally consistent with recognised urban design principles, provided detailed design secures high-quality public realm, reserve interfaces, CPTED, acoustic treatment, walking and cycling connections, and built form outcomes.

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