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**Referral-stage Landscape and Visual Review
prepared for**

**WOLFBROOK
DEVELOPMENTS
(PEGASUS) LIMITED**

Pegasus West Development Project

July 2026

Referral-stage Landscape and Visual Review
prepared for

WOLFBROOK DEVELOPMENTS (PEGASUS) LIMITED

Pegasus West Development Project

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Executive Summary

This Technical Report provides a high-level review of the potential landscape and visual effects associated with the proposed Pegasus West Development, prepared to support the Referral Application made by Wolfbrook Developments (Pegasus) Limited under the Fast-track Approvals Act 2024. The proposal relates to the former Pegasus Golf Course land within the Waimakariri District, located between Pegasus Township, Ravenswood, Woodend and State Highway 1. The review has been prepared at referral stage and is intended to identify the key landscape and visual considerations, the likely receiving environment, the principal viewing audiences, and the mitigation measures available to manage potential effects. A Landscape and Visual Assessment as per *Te Tangi a te Manu* guidance will be prepared as part of the substantive application.

The receiving environment is already substantially modified and forms part of an established and evolving urban settlement pattern. The site is associated with its former golf course use and contains open grassed areas, artificial waterbodies, wetlands, streams, shelterbelt planting, managed open space, existing residential enclaves, roading and infrastructure. It also sits within a wider context of anticipated residential growth at Pegasus and Ravenswood, and planned transport infrastructure associated with State Highway 1 and the Woodend Bypass corridor. Accordingly, landscape change is anticipated in this location and is not occurring within an unmodified, natural or outstanding landscape.

The proposal will result in discernible physical, perceptual, associative, character and amenity changes as the former golf course landscape transitions to a masterplanned residential neighbourhood. These changes will include the introduction of residential development, roads, infrastructure, earthworks and a reconfigured open space and waterbody network. However, the indicative masterplan retains and integrates key landscape elements, including Taranaki Stream, Taerutu Gully, selected waterbodies, wetlands, stormwater management areas, open space corridors, green links, reserves, trail connections, community recreation areas and planting. These components provide a framework for absorbing and managing landscape character and amenity change over time.

Visual effects are likely to be greatest for adjoining residential properties that currently obtain open or partially open views across the former golf course landscape. Views from public roads, commercial areas and recreational routes are generally expected to be more transient, filtered, screened or experienced within an already urbanising setting. While visual change will occur, the initial review indicates that these effects can be effectively managed through the proposal framework and targeted mitigation measures, including boundary and interface planting, streetscape planting, retention of open space and water features, wetland and riparian enhancement, building design controls, height and scale controls, material and colour controls,



lighting management, roading and earthworks management, and staged landscape establishment.

Overall, this referral-stage review concludes that the proposal will result in landscape and visual change, but that the identified effects appear capable of being managed and mitigated through the proposal framework, subject to further assessment at the substantive application stage. The site's modified condition, its relationship with existing and planned urban growth, and the landscape-led arrangement of the proposal all support the conclusion that the development has the potential to be integrated into the receiving environment. Subject to the mitigation measures identified in this report being secured, refined and implemented through the substantive application stage, the resulting landscape character, amenity and visual effects are considered manageable and capable of achieving an acceptable landscape outcome.



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Overview

1. Novo Group Ltd has been engaged to provide a referral-stage landscape and visual review for the referral stage application under s13 of the Fast-track Approvals Act 2024, for the proposal at the former Golf Course site, Pegasus (the **Site**). A full Landscape and Visual Assessment (**LVA**) will be prepared for the substantive application if the project is referred.
2. The following outlines a high-level review of the potential landscape and visual considerations to assist the Minister in determining whether the project should be referred to an expert panel. It is not intended to provide a full technical assessment, detailed design, or consent-level analysis, and will be supplemented by more comprehensive investigations and reporting should the project be referred for substantive consideration.
3. The purpose of this referral-stage landscape and visual review is to identify the principal landscape and visual matters that should be considered in determining whether the project should be referred, including:
 - i) The receiving environment;
 - ii) The potential landscape character and amenity impacts of the proposal likely to require further assessment at the substantive application stage; and
 - iii) The relevant viewing audiences and the potential visual impacts of the proposal; and
 - iv) A spectrum of mitigation measures to confirm that feasible solutions are available to address any matters.

Methodology

4. My name is Anne Eleanor Wilkins, and I am the Principal Landscape Architect at Novo Group in Christchurch. I have 20 years' of experience as a Landscape Architect, I hold a Bachelor of Landscape Architecture with Honours (BLA Hons) from Lincoln University and am a fully Registered member of the New Zealand Institute of Landscape Architects (NZILA Registered).
5. During my career, I have undertaken a wide scope of landscape developments, including large scale infrastructure projects, coastal developments, master planning, mitigation planting plans, parks and reserves design, school developments, urban and streetscape projects, and commercial and residential designs. While my expertise spans across the full



landscape architecture spectrum, I specialize in landscape planning with knowledge of the RMA requirements for landscape and visual assessments, providing design advice and assessment for a variety of complex projects, from Plan Changes and masterplans, to electricity, solar panel, transport projects, and rural subdivisions. I prepare visual assessments, landscape character studies, amenity assessments, photo montaging, and expert evidence and advice for hearings and submissions. I am on a number of landscape assessment and review panels across the country, guided by my practiced knowledge of *Te Tangi a te Manu* to promote sustainable environmental management for protecting and enhancing our environments in Aotearoa. I have undertaken assessments for Fast Track Approvals in Canterbury.

6. The **LVA** methodology is based on *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines* (July 2022), which encourages a methodology tailored to the project context rather than a prescriptive approach. The rating scale used in this LVA is summarised in **Figure 1** below.

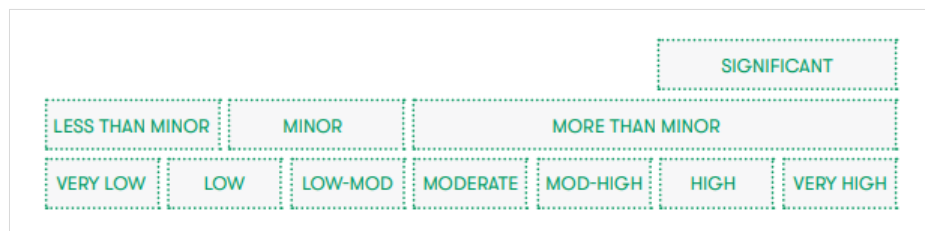


Figure 1: Visual Effects Ratings and Categorisation as per *Te Tangi a te Manu*

7. Site visits have been carried out to view the **Site** and the surrounding areas. Photos were taken during the visit at key locations for reference and assessment. Additionally, a desktop analysis of site surrounds including GIS, Google Earth and LINZ Maps has been undertaken.

Proposal Description

8. 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. The Project will include the following
 - i. 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;



- ii. 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;
- iii. Associated three waters infrastructure; including an integrated stormwater management and open space network featuring neighbourhood parks and green links;
- iv. Minor alterations to Pegasus Boulevard to provide for the access requirements of the development including intersection improvements and a new road access;
- v. Associated earthworks, servicing, landscaping and related works to be implemented in stages.
- vi. 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.

Urban Design and Masterplan

9. An indicative Urban Design Masterplan has been prepared by DCM and will ultimately shape the development. This will be closely associated with the landscape and visual management. The Urban Design Report and Indicative Masterplan has been developed and structured around existing natural and man-made landscape features. These features form the primary organising framework for the development and are intended to provide amenity, ecological, recreational and stormwater management functions.
10. The indicative masterplan seeks to integrate with the existing urban structure of Pegasus Township through connections to Pegasus Boulevard and adjoining residential neighbourhoods, while also strengthening links to Woodend and Ravenswood. The proposal incorporates a range of residential densities and lot sizes, supported by a network of reserves, trails, water features and community facilities intended to promote neighbourhood connectivity and walkability.
11. The key components of the masterplan include:
 - i. An extensive **green network / community reserve area** is proposed across the site, including an indicative trail system that supports walking, cycling, recreation, legibility and connections to surrounding neighbourhoods;



- ii. Areas for **stormwater management including wet basin areas, ponds and wetlands**, with recognition of Taranaki Stream, Taerutu Gully and planted riparian margins as key landscape and ecological structuring elements;
- iii. A **community commercial land hub**; located at the Pegasus Boulevard intersection node.
- iv. Areas of **residential land** dispersed across the area with associated roads.
- v. Additionally, **retention of key existing open space areas** as a way to retain and enhance the major landscape, stormwater, pond, stream and gully features as the principal amenity structure for the development including:
 - Retention of existing ponds and wetlands.
 - Retention of gully planting areas.
 - Retention of gullied open space (previously golf course).

Indicative Mitigation and Management Approach for Landscape and Visual Effects

- 12. For the purposes of this review, identified and presumed mitigation measures have been organised into the mitigation and management matrix below. Overall, the proposal adopts a landscape-led structure that embeds mitigation at the masterplan stage, while also allowing for more targeted measures to be applied as the design is refined and within the FTAA stages. This approach means that mitigation is both proactive, through the early arrangement of open space, waterbodies, green links, stormwater areas, planting and movement networks, and responsive, through additional measures that can be tailored to specific landscape interfaces and visual audiences where required.
- 13. **Figure 2** below outlines the principal mitigation measures that are currently embedded within the proposal framework and assumed to be carried forward into the substantive application. These measures include planting and landscaping, open space retention, green corridors, stormwater and wetland integration, building design controls, height and scale controls, roading and earthworks management, and lighting controls.
- 14. In addition to these masterplan-level measures, further site-specific mitigation will be applied to relevant viewing groups and sensitive interfaces as part of the detailed design process. This will ensure that potential landscape and visual effects are appropriately avoided, reduced, softened or integrated over time, and that the final development



maintains an acceptable level of landscape character and visual amenity within its anticipated urban growth context.

Mitigation Measures	Description
Planting and Landscaping	- Planting bands to provide landscape structure, screening and interface treatment. - Inclusion of open landscape linkages. - Reserve and open green spaces. - Street trees and landscaping minimum required in streetscapes and in carparking areas. - Bands of native planting, riparian planting and / or green spaces in open reserve areas. - Ecological and biophysical enhancement and allowance for planting and feasible future maintenance.
Building Design Control	- Have a design centred approach to ensure high-quality design outcomes (Masterplan development). - Materials and colours encouraged to be complementary to the surrounding character. - Have applied building setbacks. - LRV ratings as per the requirements of the District Plan.
Roading and Earthworks	The creation of sensibly located roads and required cuts to minimise visual impact.
Lighting	- Lighting to be designed to manage spill, glare and sky glow. - Placement of lighting to ensure minimal impact on open night skies or recreational areas.
Staging and Development	- Construction activity to be managed through staging, site management and appropriate temporary mitigation. - Temporary effects to be managed through effective consent conditions and implementation requirements.

Figure 2: Mitigation Measures

Receiving Environment

- The receiving environment comprises both the wider area of Ravenswood and the State Highway as well as Pegasus Township and its surrounding landscape setting. Collectively, the area forms a planned settlement environment characterised by residential neighbourhoods, open space networks, waterbodies, streetscape planting, recreational facilities and associated infrastructure.



16. The wider landscape is generally flat to gently undulating, reflecting the geomorphology of the Canterbury Plains. Existing vegetation is concentrated along waterways, ponds, road corridors and site boundaries, with notable avenue planting along Pegasus Boulevard contributing to landscape structure and visual amenity. Post-and-rail fencing, grassed swales and informal landscape treatments, including kerbless streets, contribute to the site's character.
17. The subject site comprises approximately 77 ha of land formerly developed as part of the Pegasus Golf Course. It is located between Pegasus Township, Ravenswood and Woodend, is traversed by Pegasus Boulevard, and has direct connectivity to State Highway 1. Surrounding land uses are predominantly residential to the east within Pegasus Township, with rural and pastoral properties to the north and south, and commercial and residential development associated with Ravenswood to the west. State Highway 1 forms a key transport corridor along the western edge of the wider site context.
18. Visual amenity is influenced by the planned nature of the township, the presence of water features, and the integration of landscaped public spaces throughout the urban area. Existing built form includes a range of residential dwellings, community facilities, commercial activities and associated infrastructure that collectively establish the township's contemporary urban character. The former golf course is characterised by grassed areas, ponds, streams, established shelterbelt planting, clusters of mature trees and remnant golf course features. Pockets of the site exhibit a rural-residential character, being open with clusters of built form, including dwellings on larger lots of approximately 2,000 m², located around loop and spine roads. To the east are more developed residential neighbourhoods with a higher density.
19. Overall, the receiving environment is characterised by a high level of human modification, integrated open space networks, prominent water features and established vegetation. The combination of residential development, recreational opportunities and connections to the wider coastal and plains landscape contributes to a distinctive landscape character that is strongly associated with the identity of Pegasus Township.
20. The key values of the receiving environment can be characterised as follows:
 - i) The strong landscape structure and amenity provided by waterbodies, waterways, established vegetation and avenue planting throughout the area.
 - ii) The network of open spaces, recreational areas and active transport connections that contribute to the amenity and liveability of Pegasus Township.



- iii) The planned integration of landscape and built form, which contributes to a cohesive urban character and distinctive sense of place.
- iv) Future development, State Highway 1, the planned Woodend Bypass and existing residential development on the peripheral edges are important influences on the receiving environment, because they reinforce the extent of anticipated urban and infrastructure change in the wider area.

Statutory Framework

- 21. The sections of Part 2 of the Resource Management Act 1991 that are relevant to the assessment of landscape and amenity effects of development are found in **Section 5** (purpose) and **Section 7** (other matters).
- 22. The regional and district-level statutory documents take account of the relevant parts of the RMA. Of relevance to this landscape and visual assessment are the avoidance, remedying or mitigation of adverse effects on the environment under section 5, and the maintenance and enhancement of amenity values under section 7(c).
- 23. The site is located within the broader Greater Christchurch urban growth context and forms part of an area where planned residential and mixed-use growth is already evident, including the established Pegasus Township to the east and Ravenswood to the west.
- 24. Relevant strategic documents include the **Greater Christchurch Urban Development Strategy**, the **Waimakariri 2048 District Development Strategy**, the **Canterbury Regional Policy Statement** and the **Greater Christchurch Spatial Plan**. These documents provide the broader strategic context for growth, integration, infrastructure planning and the management of urban form within the district.
- 25. The relevant planning framework includes the higher-order strategic direction for urban growth within Greater Christchurch, together with the applicable provisions of the Waimakariri District Plan that relate to subdivision design, urban form, amenity, natural character, open space and public access.
- 26. In landscape and visual terms, the proposal is not viewed as an isolated development. It would sit within a wider urbanising context, including the established Pegasus settlement pattern, the Ravenswood growth area and the planned transport infrastructure associated with State Highway 1 and the Woodend Bypass corridor.



27. This wider context is relevant because the proposal would extend an existing pattern of urban development that is already characterised by residential neighbourhoods, open space networks, waterbodies, recreation areas, streetscape planting and supporting infrastructure. The key landscape issue is therefore the extent to which the proposal can be integrated with, and respond appropriately to, this established and evolving character.
28. The LVA that will accompany the substantive Fast-track Approval application will include a fuller assessment against the relevant provisions of the **Partially Operative Waimakariri District Plan**, including those matters relating to landscape.
29. The key statutory and policy matters relevant to landscape and visual effects are summarised in **Table 1** below. These matters will be assessed in full as part of the substantive Fast-track Approval application and accompanying **LVA**. For the purposes of this referral-stage review, the proposal is considered **capable of responding to the relevant policy direction**, when the landscape and visual mitigation measures are carried through into the detailed design, and any associated design controls. On this basis, the potential effects identified at this stage are considered able to be appropriately managed through the subsequent design and consenting process.

Table 1: Waimakariri District Plan Framework (relevant to Landscape and Visual)

Policy / Matter	Description
SUB-MCD2 Subdivision Design	- <i>The provision and location of walkways and cycleways, the extent to which they are separated from roads and connected to the transport network.</i> - <i>The provision, location, design, protection, management and intended use of reserves and open space.</i> - <i>The extent to which areas of significant indigenous vegetation or significant habitats of indigenous fauna, the natural character of freshwater bodies, springs, watercourses, notable trees, historic heritage items, or wāhi taonga are protected and their values maintained</i>
NATC-P1 Recognising Natural Character	<i>Recognise the following natural elements, patterns, processes and experiential qualities which contribute to the natural character values of surface freshwater bodies and their margins:</i> • <i>their natural state or close to their natural state;</i> • <i>landforms and landscapes,</i> • <i>indigenous biodiversity, habitats and ecosystems,</i> • <i>the experience of the above elements, patterns and processes.</i>



Policy / Matter	Description
PA-01 Provision of public access	<i>Public access to and along...water bodies, and to reserves with high recreational, scenic or amenity values is provided for, maintained and enhanced, where this does not create adverse effects to natural character, landscape, indigenous biodiversity, cultural or recreational values, health and safety, or the rights of private property owners.</i>

Assessment of Landscape & Visual Effects

Landscape Effects

30. Landscape effects can be described as, “*Change in the physical landscape, which may change its characteristics or qualities*”. Change does not equate to an adverse effect; landscapes are constantly changing. It is whether the change can be appropriately absorbed and is suitable for the receiving environment in which it is located. The following component identifies the physical, perceptual and associative landscape character values¹ and assesses the proposal against them.

Physical Values

31. Pegasus Township is physically expressed as a planned residential settlement located on low-lying, gently undulating land within the wider Canterbury coastal plains. The township is structured around residential neighbourhoods, local roads, reserves, pedestrian and cycle connections, open spaces, waterbodies and stormwater management features.
32. Built form within the township is predominantly residential and includes a mix of detached dwellings, medium-density housing typologies, larger residential lots and associated domestic elements such as garages, driveways, fencing, gardens and outdoor living areas. The street network includes avenues, loop roads, cul-de-sacs and local access streets, with Pegasus Boulevard forming a principal movement corridor through the township and connecting with Main North Road / State Highway 1.
33. The existing township environment also includes road corridors, footpaths, shared paths, street trees, mown grassed areas, exotic and native planting, shelterbelts, ponds, wetlands, swales, drainage features and areas of hardscape associated with roads, driveways, parking areas and community facilities.

¹ Figure 4 of ‘*Te Tangi a Te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*’, Tuia Pito Ora New Zealand Institute of Landscape Architects (July, 2022).



34. In the vicinity of the site, the former Pegasus Golf Course land contributes open grassed fairways, remnant golf course landforms, artificial lakes, wetland areas, swales, drainage features, clusters of mature trees, shelter planting, existing residential enclaves and associated access roads. These elements form part of the broader physical structure of Pegasus Township and sit between the established residential neighbourhoods, Pegasus Boulevard and the wider State Highway 1 corridor.
35. The land is generally low-lying and gently undulating, comprising landscaped fairways, artificial lakes, wetlands, swales and drainage features that together form an integrated stormwater and irrigation system. There are a number of existing ponds distributed throughout, including waterbodies located north of Burntwood Lane, Taerutu Lane, Te Haunui Lane and Mapleham Drive, west of Mapleham Drive, adjacent to the Pegasus Boulevard and State Highway 1 interface, and south of the former clubhouse area.

Physical Effects

36. The proposal will result in physical changes to the existing former golf course landscape, including the introduction of residential development, roading, infrastructure, earthworks and a reconfigured waterbody and open space network. Existing grassed fairways, managed open spaces, waterbodies and remnant golf course features would be replaced by residential dwellings, roads, infrastructure and associated landscape planting, with significant earthworks likely required to accommodate the proposed development.
37. The streams and wetlands within Pegasus are defining features of the landscape and have been treated as critical assets throughout the comprehensive master planning process. An ecological report has been undertaken, and, as the project develops, landscape integration with the ecological inputs will be undertaken. A number of existing waterbodies would be retained as part of the proposed landscape framework, including those located between Mara Kai Place and Atkinsons Lane and east of Mapleham Drive. In addition, the indicative masterplan for referral incorporates six new stormwater management areas, including wet basins, which would provide replacement water features and contribute to the site's landscape character and visual amenity.
38. Vegetation clearance is expected to be largely limited to pasture grass and exotic planting. The proposed green space network, stormwater management areas, wetland planting, riparian enhancement, reserve areas and design controls provide an appropriate framework to absorb and mitigate the physical changes associated with the development.



Figure 3: Site Photos; View northeast from Infinity Drive showing the integration of landscape and stormwater elements as part of the existing residential development.



Figure 4: Site Photos; View from Taerutu Lane looking towards Mapleham Drive



Associative and Perceptual Values

39. The site is characterised by a modified recreational landscape with established water management infrastructure, embedded residential development, artificial waterbodies, managed open space and a wider urban–rural interface. Its associative and perceptual values are therefore shaped by human modification, planned settlement patterns and the broader growth context of Pegasus, Ravenswood and Woodend.
40. The site is not a natural or outstanding landscape and is already highly modified through its former golf course use, existing residential enclaves, artificial waterbodies, managed open space, roading, infrastructure and surrounding urban development.
41. The site is associated with the former Pegasus Golf Course and has become an established recreational and open space resource for parts of the local community, contributing to the broader identity of Pegasus Township. The area is used for walking, cycling, dog walking and informal recreation. Redevelopment of the site would alter this association by replacing much of the former golf course with residential development; however, it would not remove all recreational or open space values from the site. Rather, those values would adapt over time as the site transitions into a residential neighbourhood supported by a planned green network, retained water features, new reserves, trail connections and community recreation areas.
42. The cultural associative values noted for the site relate to its position within the wider Canterbury coastal plains, its relationship to waterways, wetlands and lowland drainage systems, and its proximity to coastal and freshwater environments associated with the wider Pegasus and Woodend area. Within the site and its immediate context, Taranaki Stream, Taerutu Gully, retained wetlands, artificial and modified waterbodies, stormwater features, riparian margins, open space corridors and public access routes are the principal landscape features identified as having potential cultural relevance.
43. These features sit within the broader cultural landscape of Ngāi Tahu and Ngāi Tūāhuriri associations with the northern Christchurch and Waimakariri coastal plains, including historic patterns of movement, settlement, mahinga kai, wetland use and relationships with rivers, streams, swamps, lagoons and coastal margins. The wider area includes known Māori cultural associations, including the relationship of Ngāi Tūāhuriri with Kaiapoi pā and the surrounding lowland wetland and coastal plains environment. The closest site is identified by Ka Huru Manu² as:

² Website: <https://kahurumanu.co.nz>



Te Kōhaka-a-Kaikai-a-Waro or Kaiapoi pā was established by Tūrākautahi, the son of Tūāhuriri and one of the principal rangatira who led the Ngāi Tūāhuriri migration to Canterbury. Based on the advice of his younger brother Moki to “go down to that place at Paparoa and build yourself a maimai”, Tūrākautahi built the pā in the surrounding swamplands. The pā was named Te Kōhaka-a-kaikai-a-warō... It became a major Ngāi Tahu trading centre and stronghold.

44. In the Pegasus Township context, associative values are also connected to the way the settlement has been physically organised around water, open space, movement corridors and recreation. The former golf course landscape, waterbody network, public paths, gully areas, wetland margins and open spaces contribute to local identity and community association, while also forming part of a wider landscape that may hold cultural meanings beyond its present modified recreational and residential character.
45. Any detailed description of mana whenua associations, tikanga, kōrero tuku iho, wāhi taonga, mahinga kai values or other Māori cultural values must come directly from mana whenua through agreed engagement processes and any cultural impact or cultural landscape assessment prepared for the substantive application. The values outlined here are therefore limited to the cultural associative matters noted from the site context and available landscape information, rather than an assessment of cultural effects.

Associative and Perceptual Effects

46. The proposal does not result in the loss of a natural landscape or an outstanding landscape value. The proposal represents a stage of change within an established and evolving urban edge environment. This context is influenced by existing and planned growth at Pegasus and Ravenswood, together with the anticipated transport infrastructure associated with State Highway 1 and the Woodend Bypass corridor immediately adjacent to the site. Accordingly, change is already anticipated in this location, including further residential development, transport upgrades and a more urbanised landscape character over time.
47. It is understood that mana whenua cultural values are evident at the site. Associative attributes capture the meanings, narratives and identities people hold with this place. Mana whenua are the appropriate authors and custodians of Māori associative values. As Pākehā practitioners, we do not speak for mana whenua; our role is to support appropriate engagement and integrate information they choose to share (e.g., via iwi/hapū input, pūkenga, CIAs/CLAs).
48. Within the Pegasus Township context, cultural landscape values should be considered in relation to the wider setting, the settlement’s constructed waterbody and open space



network, and the relationship of the site to Taranaki Stream, Taerutu Gully, retained wetlands, stormwater features, public access corridors and nearby coastal and freshwater environments. These features contribute to the way Pegasus is experienced as a planned township structured around water, recreation, movement and open space. Any interpretation of mana whenua associations, tikanga, kōrero tuku iho, wāhi taonga or other Māori cultural values must come directly from mana whenua through agreed engagement processes and any cultural impact or cultural landscape assessment prepared for the substantive application.

49. The perceived openness of the site would be diminished; however, the proposal would be experienced as an extension of the existing and anticipated urban environment of Pegasus Township. The proposal framework provides a basis for managing this change through the retention of key landscape elements, the provision of a substantial green network, wetland and stormwater areas, open space corridors, streetscape planting, active transport connections, building design controls, height and scale controls, lighting management and targeted landscape mitigation at sensitive interfaces. These measures would not avoid change but would assist in integrating the change and maintaining important aspects of landscape character, amenity and community association.



Figure 5: Site Photos; View north along Infinity Drive with the suburban development to the right



Figure 6: Site Photos; View south along Infinity Drive with the typical suburban development to the left



Figure 7: Site Photos; Integrated open space as part of the overall development as viewed from outside the medium density developments



Character and Amenity Effects

50. Existing amenity is currently derived from the site's openness, grassed fairways, water features, wetlands, established vegetation, recreational use and the availability of relatively open views from some adjoining properties and public spaces. In partial areas, the proposal will result in a change to the amenity of the site, from a predominantly open recreational golf course landscape to a residential neighbourhood integrated with the wider Pegasus urban environment.
51. While this change will be noticeable, it is not occurring within an unmodified or highly sensitive landscape. The site is already developed and substantially modified through its former golf course use, existing residential enclaves, managed open space, artificial waterbodies, roading, infrastructure and its relationship with the established Pegasus Township. The wider context is also changing through ongoing residential growth at Pegasus and Ravenswood and the planned transport infrastructure associated with State Highway 1 and the Woodend Bypass corridor. Within this context, a transition toward a more urban residential character is anticipated, provided that the proposal's landscape and design framework is implemented.
52. The **RMA** defines amenity values as those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes. On that basis, the relevant question is not whether amenity remains unchanged, but whether the future environment will continue to provide a coherent, pleasant and functional level of amenity appropriate to its receiving environment. In this case, the proposal will alter existing amenity values but will also establish new and adapted amenity values through an integrated residential, open space and stormwater-led urban form.
53. The amenity outcome will therefore depend on the quality and implementation of the mitigation measures that are embedded in the proposal and carried through into detailed design. In particular, the green network, retained waterbodies, wetland and stormwater areas, riparian planting, trail network, reserves, community recreation areas and streetscape planting will be important in ensuring that the development is not experienced simply as built form replacing open space, but as a planned residential environment structured around landscape and open space.
54. The proposal retains and integrates important components of the existing landscape framework, while introducing new recreational, open space and amenity features as part of the masterplan. These include the retention and enhancement of Taranaki Stream, Taerutu Gully, selected existing waterbodies, wetlands, stormwater management areas, open



space corridors, green links, reserves, community recreation land, trail connections and streetscape planting. These elements will help retain a landscape structure through the development and will ensure that the future neighbourhood continues to express the established Pegasus character of integrated water management, open space, recreation and landscape amenity.

55. The proposal would alter the outlook currently experienced from a number of adjoining residential properties. In some locations, existing views across open fairways, ponds and grassed areas would be replaced or filtered by views toward residential dwellings, streets, planting and associated urban infrastructure. This will reduce the perceived openness currently experienced from those locations.
56. Roading, access and infrastructure changes will also influence character and amenity, particularly along Pegasus Boulevard, State Highway 1 and the future Woodend Bypass interface. These changes will reinforce the site's transition from a former recreational landscape to an urban infill environment. However, they will occur in a location where transport infrastructure and urban growth are already anticipated. The effects of these elements can be moderated through road corridor planting, street tree planting, careful treatment of intersections and edges, acoustic and landscape interface treatments, and the integration of pedestrian and cycling connections through the open space network.
57. Lighting has the potential to contribute to a more urban night-time character. This effect will be managed through lighting controls that limit unnecessary spill, glare and sky glow, particularly at open space interfaces, along retained waterbodies, near recreational areas and adjacent to existing residential properties. Subject to appropriate lighting design, the additional lighting associated with roads, dwellings and public spaces can be integrated in a manner consistent with the existing and anticipated urban character of Pegasus.
58. The staging of development will also be relevant to how character and amenity changes are experienced. Temporary effects associated with earthworks, construction activity, vegetation removal, infrastructure works and the establishment of new planting will occur during implementation. These effects are expected to reduce progressively as construction areas are completed, streets and open spaces are formed, and landscape planting establishes. A staged implementation and landscape establishment programme will assist in maintaining amenity through the transition period.
59. Given the modified nature of the site, its relationship with the existing Pegasus urban environment, and the mitigation embedded within the proposal, the anticipated character and amenity changes can be appropriately managed through detailed design, landscape treatment, staging and consent conditions.



Figure 8: Site Photos; Looking south along the gully area to be retained



Figure 9: Site Photos; View northeast along Infinity Drive showing the suburban streetscape



Figure 10: Site Photos; Higher density housing typologies located on Lakeside Drive



Figure 11: Site Photos; A suburban area of the existing Pegasus Township



Visual Effects

60. The assessment of visual effects considers how changes to the physical landscape affect the viewing audience and visual amenity. Visual effects are a subset of landscape effects inherently linked to the physical, associative, and perceptual dimensions. They can be defined as:

A visual effect is a kind of landscape effect. It is a consequence for landscape values as experienced in views. Visual effects are a subset of landscape effects. A visual assessment is one method to help understand landscape effects³.

61. The viewing audiences described below have been grouped according to their broad geographic relationship to the site. Due to the irregular shape of the site, the presence of existing residential enclaves within the former golf course, and varying levels of visibility created by vegetation, landform and existing development, viewing experiences are not uniform across each audience. The descriptions therefore provide a general overview of the principal viewing audiences and their relationship to the proposed development.
62. Overall, the more sensitive viewing audiences are the adjoining residential properties surrounding the site, which currently experience varying degrees of openness and amenity associated with the former golf course landscape. In contrast, views from the wider township and transport corridors are generally more distant, transient or screened, resulting in a reduced susceptibility to visual change.
63. Views from public roads include those experienced by users of Main North Road / State Highway 1 and Pegasus Boulevard, together with nearby commercial areas associated with Ravenswood. Visibility from the west is influenced by transport infrastructure, existing shelterbelts, roadside planting and proposed acoustic mitigation measures. Road users typically experience views while travelling at relatively high speeds and are therefore generally less sensitive to visual change than adjoining residents. Views from many locations are transient, partial or filtered, although elevated views may become available from sections of the future Pegasus interchange. In general, the change from open space to residential development is likely to be less visually sensitive for transient road users than for adjoining residential viewers, provided the road edges, entrances and interface planting are designed to integrate the development with the wider Pegasus and Ravenswood context.

³ Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines¹, Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022, Glossary and paragraphs 6.01 to 6.08.



64. Views from nearby residential dwellings include a number of areas, including those from properties along Mapleham Drive, Burntwood Lane, Taerutu Lane, Te Haunui Lane, Mara Kai Place and Atkinsons Lane, as well as adjoining lifestyle-residential properties. Existing views from these locations are characterised by a mixture of open golf course landscapes, water features, established vegetation and clusters of residential development. For many residential viewers, the golf course currently provides an open landscape setting and contributes positively to residential amenity. The proposal would introduce additional residential development into areas currently experienced as open space, reducing the extent of open views available from some locations. The degree of visual change would vary depending on the orientation of individual properties, the extent of existing vegetation, the final development layout and the proposed landscape mitigation.
65. Views from the east are generally experienced by residents and users of Pegasus Township, including properties accessed from Arahura Road, Infinity Drive and surrounding residential streets. Existing vegetation and significant bunding between the subject site and residential areas to the east limits visibility from many locations, including from walking tracks along the top of the bund. As a result, views toward the site are often filtered, partially screened or absent, with the existing dwellings along Mapleham Drive visible through vegetation when viewed from the bund. As such, many residents experience little visual connection with the site from this location and, where visible, the proposal would generally be viewed in the context of the existing urban environment of Pegasus Township.
66. Views from the south comprise residents along Te Haunui Lane, Mara Kai Place and Atkinsons Lane, together with users of Pegasus Boulevard. These viewers currently experience relatively open views across areas of the former golf course landscape, including grassed fairways, ponds, wetlands and associated vegetation. Residential development would replace portions of the existing open landscape and alter established outlooks. However, the retention of open space areas, wetlands, water features, landscape planting and recreational corridors would assist in managing visual amenity values.
67. The principal viewing groups identified during this initial review are summarised in the visibility matrix following. These groups include road users, adjoining and nearby residential properties, rural-residential properties, commercial areas and recreational users within the wider Pegasus, Ravenswood and Woodend context. The matrix is intended to provide a structured overview of the likely viewing audiences, their approximate relationship to the site, the nature of existing views, the anticipated degree of visibility and the mitigation measures that are either embedded in the proposal framework or capable of being applied through detailed design. A **ZTV visual catchment map** is included in **Figure 12**, and the visual groups are shown on an aerial in **Figure 13**.



68. For the purposes of this referral-stage review, visibility has been described in broad terms as **higher visibility, partial or limited visibility, or visibility not evident / very limited**. These descriptions are not intended to operate as formal visual effects ratings. Rather, they provide an initial screening tool to identify where visual change is likely to be most apparent and where further detailed assessment, design refinement or targeted mitigation may be required at the substantive application stage.
69. On initial review, the greatest potential for visual effects is likely to arise for adjoining residential properties that currently obtain open or partially open views across the former golf course landscape. However, these effects are not considered unmanageable. The proposal already incorporates a landscape-led structure that retains and enhances key waterbodies, wetlands, gully areas, green links, open space corridors, stormwater management areas and recreational connections. These components provide important separation, visual relief and landscape structure. In addition, targeted mitigation measures, including boundary planting, streetscape planting, interface treatments, building typology controls, height and scale controls, material and colour controls, lighting management and staged landscape establishment, can be applied to reduce, soften and integrate visual change over time.
70. Distances within the visibility matrix are approximate and represent the shortest practical distance between the site boundary and the relevant viewing audience or receptor. Depending on the receptor type, measurements may relate to the nearest residential dwelling, road corridor, reserve, open space, recreation route, commercial area or other publicly accessible location. The matrix should therefore be read as an initial visual catchment review rather than a final effects assessment. A detailed **LVA** prepared for the substantive FTAA application will confirm viewpoint selection, assess visual sensitivity and magnitude of change, and refine the mitigation measures required for each relevant viewing group. At this stage, the review indicates that while visual change will occur, the identified effects **can be effectively managed through the proposal framework and the application of targeted mitigation measures**.

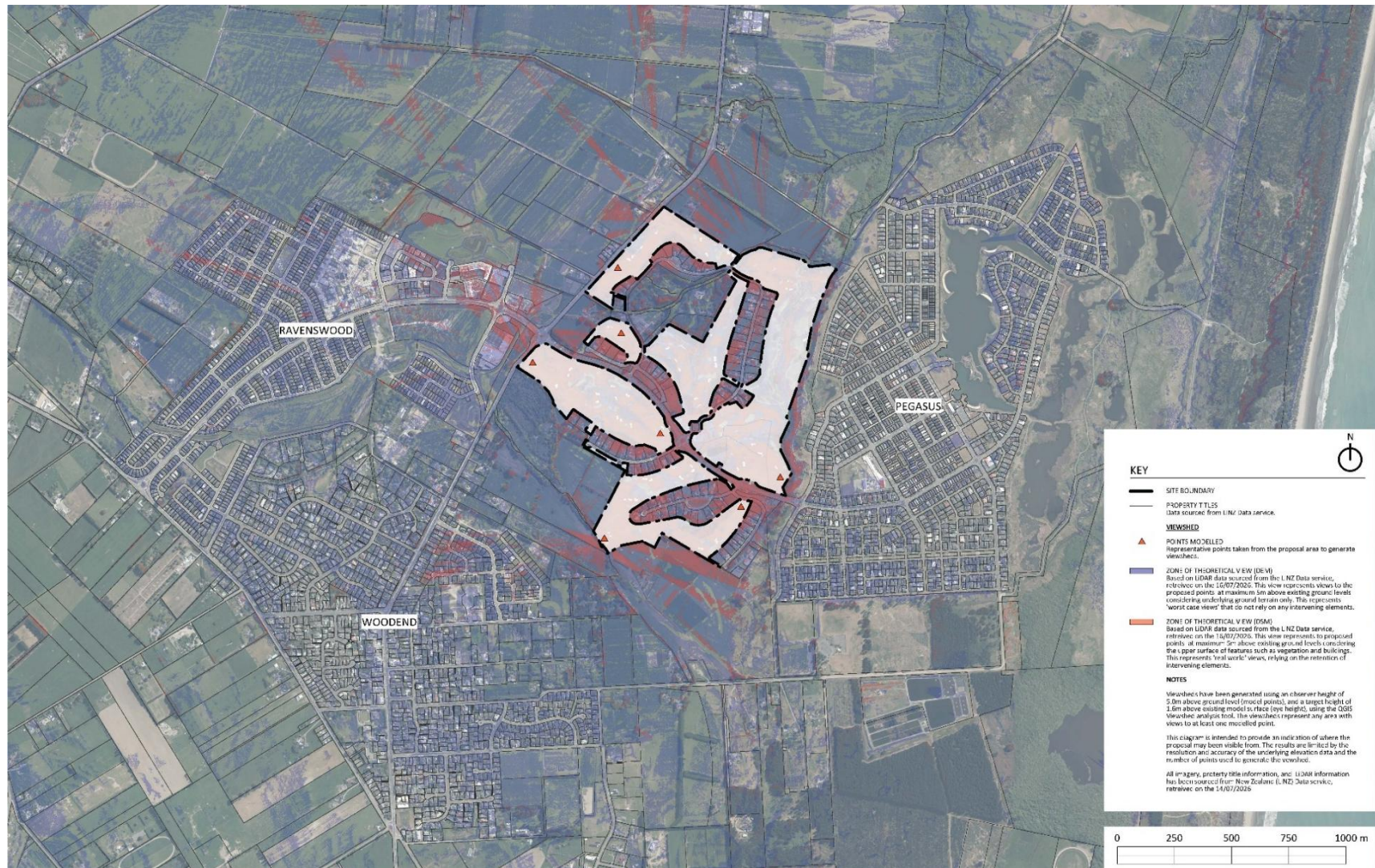


Figure 12: ZTV Visual Catchment Map

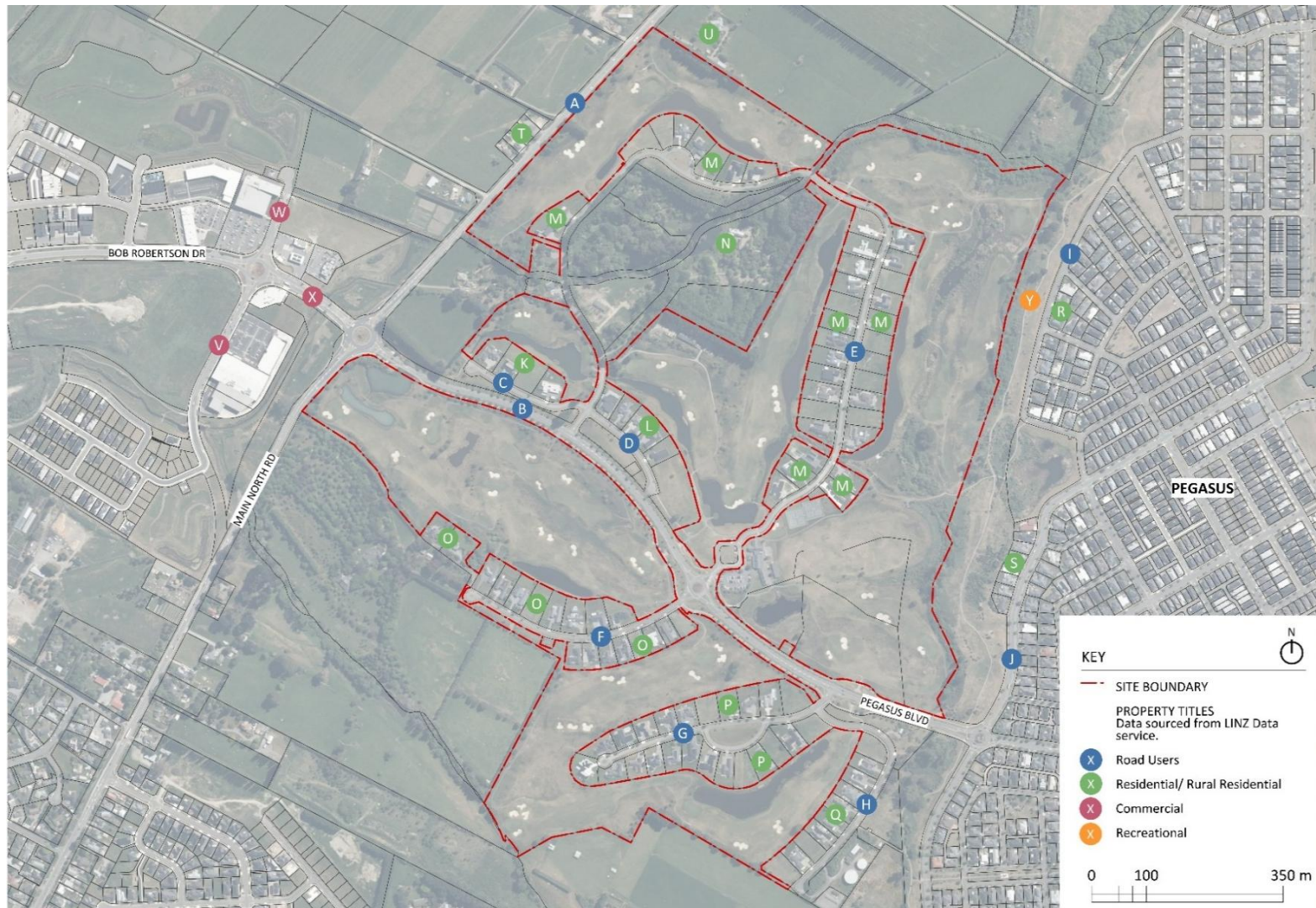


Figure 13: Viewing Groups



Table 2: Visibility and Initial Analysis

Ref.	Viewing audience	Distance ⁴	View Description	Initial Analysis	Visibility	Mitigation Measure Application
Road Users						
A	Main North Road/ NZ State Highway 1 (SH1)	5m at closest (SH1 goes directly past the site – development area C)	• Transient, experienced in passing. • High-speed (100 km/h). • Low sensitivity. • Partial and open views.	• State Highway 1 will have elevated views once the Pegasus Interchange is constructed. The proposed local road will be at grade and view across the development. • Motorway on ramp will have screening planting proposed as part of NZTA works. • Planting also proposed as part of Pegasus West development along northern boundary of site to Main North Road (SH1) and at entrance to Pegasus from Main North Road (SH1)	Higher visibility	• Planting • Design controls • Roading and Earthworks
B	Pegasus Boulevard	10m	• Transient, experienced in passing. • High-speed (70 km/h). • Low sensitivity. • Transient, experienced in passing by pedestrians and cyclists	• Partial screening through proposed green areas along southern side of Pegasus Boulevard at entrance to Pegasus from Main North Road (SH1). • Existing avenue of trees along Pegasus Boulevard provides some existing screening for vehicles traversing through the space.	Higher visibility	• Planting and screening • Targeted Design controls • Roading and Earthworks

⁴ From Pegasus West Development Boundary



Ref.	Viewing audience	Distance ⁴	View Description	Initial Analysis	Visibility	Mitigation Measure Application
C	Burntwood Lane	10m	- Experienced in passing. - Low sensitivity. - Partial/screened view.	- Limited visibility due to natural topography and built-form, with views generally through undeveloped sections or between dwellings. - Views will be experienced by road users travelling through the area for short periods, and residential use is already present in the surrounding area.	Higher visibility	- Planting - Design controls - Roading and Earthworks
D	Taerutu Lane	65m			Higher visibility	- Planting - Design controls - Roading and Earthworks
E	Mapleham Drive	10m		- Boundary planting, trail network and stormwater management areas with partial views. - Limited visibility due to natural topography and built-form, with views generally through undeveloped sections or between dwellings.	Partial or limited visibility	- Planting - Roading and Earthworks
F	Te Haunui Lane	10m		A proposed green space is proposed north of 19, 21 and 22 Te Haunui Lane and at each side of the intersection to Te Haunui Lane from Pegasus Boulevard.	Partial or limited visibility	- Planting - Roading and Earthworks
G	Mara Kai Place	50m			Visibility not evident / very limited	Roading and Earthworks



Ref.	Viewing audience	Distance ⁴	View Description	Initial Analysis	Visibility	Mitigation Measure Application
H	Atkinsons Lane	10m		- Limited visibility due to natural topography and built-form, with views generally through undeveloped sections or between dwellings. - Views will be experienced by road users travelling through the area for short periods, and residential use is already present in the surrounding area.	Visibility not evident / very limited	Roading and Earthworks
I	Arahura Road	70m	- Experienced in passing. - Low sensitivity.	Potentially limited views, but unlikely due to existing bunding (located outside of the site) providing visual screening.	Visibility not evident / very limited	N/A
J	Infinity Drive	100m	Partial/ fully screened view.	- Anticipate views from other streets and dwellings to the east would be extremely limited due to the existing ground form and built-form nature of surrounding area. - There may be views from two-storey dwellings.	Visibility not evident / very limited	N/A
Residential/Rural Residential						
K	4 – 10 Burntwood Lane	15m	- Fixed / permanent. - High sensitivity	- Open views across water and grassland with limited existing built-form visible. - Mitigation to be applied along western, northern and eastern boundaries.	Higher visibility	- Planting - Design controls - Roading and Earthworks - Lighting - Staging and Development



Ref.	Viewing audience	Distance ⁴	View Description	Initial Analysis	Visibility	Mitigation Measure Application
L	1 - 15 Taerutu Lane	15m		- Open views across water and grassland. - Mitigation to be applied along western, northern and eastern boundaries. - These properties have more existing built-form visible from them than 4 – 10 Burntwood Lane.	Higher visibility	- Planting - Design controls - Roading and Earthworks - Lighting - Staging and Development
M	11, 12, 13, 14, 15, 16, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 36, 37, 39, 46, 48, 50, 52, 54, 56, 58, 66 and 68 Mapleham Drive	15m	- Fixed / permanent. - High sensitivity. - Primary views looking west over golf course (11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39 Mapleham Drive) - Primary views looking east over golf course (12, 14 Mapleham Drive) - Primary views looking north over golf course (36, 39, 46, 48, 50, 52, 54, 56, 58, 66, 68 Mapleham Drive)	- Boundary planting, trail network and stormwater management area proposed between new lots and 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39 Mapleham Drive. - For 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36 Mapleham Drive, the gully golf course to the east is proposed to be retained, Views likely over stormwater management areas, not likely directly towards residential. 16 and 36 Mapleham Drive have outlook south and north respectively which would have views to the proposed residential development.	Higher visibility	- Planting - Design controls - Roading and Earthworks - Lighting - Staging and Development



Ref.	Viewing audience	Distance ⁴	View Description	Initial Analysis	Visibility	Mitigation Measure Application
N	61, 67 Mapleham Drive	100m	- Fixed / permanent. - High Sensitivity. - Fully screened view.	The existing properties are densely vegetated with a park-like style which will have potential views to the proposed dwellings along the southern boundary of the sites.	Partial or limited visibility	- Planting - Design controls
O	1, 2, 3, 4, 5, 6, 7, 8, 17, 19, 21, 22, 23, 24, 25, 26, 27, 28 Te Haunui Lane	10m	- Fixed / permanent. - High sensitivity. - Primary views looking south over golf course (1, 2, 3, 4, 5, 6, 7, 8, Te Haunui Lane) - Primary views looking north over golf course (17, 19, 21, 22, 23, 24, 25, 26, 27, 28 Te Haunui Lane)	- Open views across water and grassland and can see built-form of Burntwood Lane and Taerutu Lane. - A proposed green space is proposed north of 19, 21 and 22 Te Haunui Lane. - For 1, 2, 3, 4, 5, 6, 7, 8 Te Haunui Lane, a community recreation area is proposed, with 1 Te Haunui Lane overlooking the stormwater management area.	Higher visibility	- Planting - Design controls - Roading and Earthworks - Lighting - Staging and Development
P	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 Mara Kai Place	10m	- Fixed / permanent. - High sensitivity. - Primary views looking south over golf course (1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 Mara Kai Place) - Primary views looking west over golf course (13 Mara Kai Place)	- For 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 Mara Kai Place, a community recreation area is proposed, with 20, 21, 22, 23 Mara Kai Place overlooking the stormwater management area. - For 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 Mara Kai Place, one of the ponds is being retained with green space along the boundary and trail network.	Higher visibility	- Planting - Design controls - Roading and Earthworks - Lighting - Staging and Development



Ref.	Viewing audience	Distance ⁴	View Description	Initial Analysis	Visibility	Mitigation Measure Application
			Primary views looking north over golf course (14, 15, 16, 17, 18, 19, 20, 21, 22, 23 Mara Kai Place)			
Q	2, 4, 6, 8, 10, 12, 14, 16, 18, 20 Atkinsons Lane	10m	- Fixed / permanent. - High sensitivity. - Primary views looking northwest over golf course	Mitigation anticipated along northwestern boundaries	Higher visibility	- Planting - Design controls - Roading and Earthworks - Lighting - Staging and Development
R	Arahura Road dwellings	70m	- Fixed / permanent. - High sensitivity. - Partial/screened view. - Fully screened view.	- Potentially limited views, but unlikely due to existing bunding providing visual mitigation. - Anticipate views from other streets and dwellings to the east would be limited due to the existing ground form and built-form nature of surrounding area. There may be views from two-storey dwellings. - The retention of the gully golf course including planting would further limit visibility.	Partial or limited visibility	- Planting - Design controls
S	Infinity Drive dwellings	100m	- Fixed / permanent. - High sensitivity.	- Potentially limited views, but unlikely due to existing bunding providing visual mitigation. - Anticipate views from other streets and dwellings to the east would be limited due to	Partial or limited visibility	- Planting - Design controls



Ref.	Viewing audience	Distance ⁴	View Description	Initial Analysis	Visibility	Mitigation Measure Application
			- Partial/screened view. - Fully screened view. - Distance a mitigating feature.	- the existing ground form and built-form nature of surrounding area. There may be views from two-storey dwellings. - The retention of the gully golf course including planting would further limit visibility, along with the proposed stormwater management area and green space proposed.		
T	1271 to 1279 Main North Road (SH1)	30m	- Fixed / permanent. - Partial view.	- Planting and fencing along these properties limit views out across Main North Road (SH1) to the subject site. - Change to the bypass proposed along with anticipated screening planting which would restrict views into the space.	Partial or limited visibility	- Planting - Design controls
U	1308 Main North Road (SH1)	70m	- Fixed / permanent. - Existing vegetation buffer. - Partial/screened view. - Medium sensitivity.	Existing shelterbelt planting (potentially offsite only) likely to screen views.	Partial or limited visibility	- Planting - Design controls
Commercial						
V	Garlick Street	210m	Commercial environment	Views unlikely due to Belfast bypass and adjoining planting on neighbouring land	Partial or limited visibility	Planting



Ref.	Viewing audience	Distance ⁴	View Description	Initial Analysis	Visibility	Mitigation Measure Application
W	Kesteven Place	260m	- Existing vegetation buffer. - Low sensitivity		Partial or limited visibility	Planting
X	Bob Robertson Drive	180m			Partial or limited visibility	Planting
Recreational						
Y	Track on top of large bund in reserve west of Arahura Road/ Infinity Drive	40m +	- Transient. - Experienced in passing. - Existing vegetation buffer. - Partial/screened view. - Medium sensitivity.	- Existing vegetation acts as screening. - The gully golf course to the west is proposed to be retained, which will provide screening and a buffer between the track and the proposed areas of new dwellings. - From this viewpoint, existing dwellings along Mapleham Drive are currently visible, confirming that residential dwellings are already present in the view.	Partial or limited visibility	Planting

