

24 June 2026

Director – General of Conservation  
Department of Conservation

**Novo Group Limited**  
Level 1, 279 Montreal Street  
PO Box 365, Christchurch 8140  
0 - 03 365 5570  
info@novogroup.co.nz

By email: [FastTrackApplicationEnquiries@doc.govt.nz](mailto:FastTrackApplicationEnquiries@doc.govt.nz)

Dear Sir/madam,

## **FAST-TRACK APPROVALS ACT 2024**

### **SECTION 11 NOTIFICATION**

### **PEGASUS WEST DEVELOPMENT PROJECT**

1. In accordance with Section 11 of the Fast-track Approvals Act 2024 (**FTAA**), Wolfbrook Developments (Pegasus) Limited (**Wolfbrook**) gives notice of its intention to lodge a referral application for the Pegasus West Development Project (**Project**).
2. The Project comprises a master planned residential development with a supporting commercial/community node as an extension to Ravenswood and Pegasus, being located immediately adjoining and between these two existing urban settlements. Wolfbrook considers that the site represents a logical and contiguous extension of the Woodend-Pegasus-Ravenswood urban area; integrating with established transport corridors, being close to a wide range of urban services and amenities and generally aligning with the area's ongoing pattern of growth which focuses on consolidating in and around existing urban areas and commercial centres, in preference to sporadic growth within the rural areas.
3. Wolfbrook considers that the Project will deliver significant regional benefits, including providing up to 1,000 houses to meet strong local demand, generating construction-related economic activity, supporting social and community infrastructure, strengthening the adjoining Ravenswood Key Activity Centre, and enabling employment opportunities.
4. Wolfbrook intends to seek all necessary resource consents that would otherwise be applied for under the Resource Management Act 1991 (**RMA**) through the FTAA process. Wolfbrook also intends to seek all other necessary types of approvals as part of its referral application. The 'one stop shop' nature of the FTAA process will ensure the different approvals required are considered in one comprehensive and coordinated process.
5. In accordance with section 11, the Applicant invites a response from the Department of Conservation (**DoC**) as the administration agency of the Wildlife Act 1953, the Conservation Act and the Freshwater Fisheries Regulations 1983, on matters relevant to its statutory responsibilities.
6. Any comments in response to this notification will be required within 20 working days (by Wednesday 23 July 2026) in accordance with section 11 of the FTAA, however we welcome continued engagement in relation to the Project throughout the FTAA process.



## Pegasus West Development Project

### Site and Context

7. The Project relates to approximately 77 hectares of land located between Pegasus and Ravenswood and Woodend in North Canterbury with the legal descriptions of the titles described below.

| Record of Title | Estate     | Area (more or less) | Legal Description                  | Registered Owner                         |
|-----------------|------------|---------------------|------------------------------------|------------------------------------------|
| 400864          | Fee Simple | 999m <sup>2</sup>   | Lot 221 Deposited Plan 400595      | Wolfbrook Developments (Pegasus) Limited |
| 418579          | Fee Simple | 1312m <sup>2</sup>  | Lot 213 Deposited Plan 403716      | Wolfbrook Developments (Pegasus) Limited |
| 418583          | Fee Simple | 82m <sup>2</sup>    | Lot 701 Deposited Plan 403716      | Wolfbrook Developments (Pegasus) Limited |
| 425883          | Fee Simple | 8.5014 hectares     | Lot 2, 4 Deposited Plan 407339     | Wolfbrook Developments (Pegasus) Limited |
| 448263          | Fee Simple | 5067m <sup>2</sup>  | Lot 206 Deposited Plan 412982      | Wolfbrook Developments (Pegasus) Limited |
| 582547          | Fee Simple | 14.5706 hectares    | Lot 210 Deposited Plan 453895      | Wolfbrook Developments (Pegasus) Limited |
| 622496          | Fee Simple | 13.7173 hectares    | Lot 211, 701 Deposited Plan 437099 | Wolfbrook Developments (Pegasus) Limited |
| 957702          | Fee Simple | 11.3280 hectares    | Lot 205 Deposited Plan 552775      | Wolfbrook Developments (Pegasus) Limited |
| 1078393         | Fee Simple | 2.2512 hectares     | Lot 208 Deposited Plan 417391      | Wolfbrook Developments (Pegasus) Limited |
| 1147694         | Fee Simple | 21.3295 hectares    | Lot 1 Deposited Plan 595055        | Wolfbrook Developments (Pegasus) Limited |
| 1147695         | Fee Simple | 2.0322 hectares     | Lot 2 Deposited Plan 595055        | Wolfbrook Developments (Pegasus) Limited |
| 1147696         | Fee Simple | 1.1106 hectares     | Lot 3 Deposited Plan 595055        | Wolfbrook Developments (Pegasus) Limited |



|         |            |                 |                             |                                          |
|---------|------------|-----------------|-----------------------------|------------------------------------------|
| 1147697 | Fee Simple | 2.7148 hectares | Lot 4 Deposited Plan 595055 | Wolfbrook Developments (Pegasus) Limited |
|---------|------------|-----------------|-----------------------------|------------------------------------------|

8. Site and locality plans are included within the graphic attachment enclosed as **Annexure 1**.

### The Project

9. With the closure of the private golf club previously operated by Pegasus Golf Limited, Wolfbrook considers that the Site presents as a logical extension of the urban area, in a location that is devoid of many of the constraints that may exist in other areas of the District (e.g. development of highly productive land, development with poor access to public transport and amenities, and development within airport noise contours or high flood hazard areas).
10. In this context, the Project is proposed to deliver a master-planned extension to the Pegasus, Woodend and Ravenswood urban area, supported by integrated infrastructure, open space, and supporting community and commercial services. To achieve this outcome, the Project will be designed with expert input in order to leverage existing site opportunities and manage any identified adverse effects.
11. Wolfbrook recognises that the site is located within a culturally significant landscape, is cognisant of the cultural overlays identified in the Waimakariri District Plan and has initiated engagement with Ngāi Tūāhuriri. Wolfbrook is committed to ongoing engagement with mana whenua in order to identify, understand and appropriately recognise and provide for cultural values and the relationship of mana whenua with the land, including wāhi tapu and other taonga.
12. Key components of the Project include:
- a. Staged subdivision and development to enable up to 1,000 residential allotments / dwellings across a range of residential densities;
  - b. Development of a commercial/community node to support the provision of day-to-day retail, service, healthcare, education, community/recreation and/or related activities for the community;
  - c. Associated three waters infrastructure; including an integrated stormwater management and open space network featuring neighbourhood parks and green links;
  - d. 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 over time.
13. Overall, the Project will enable and support a well-functioning urban environment by responding to strong housing demand in a strategically appropriate location whilst recognising and responding to known values and constraints.



### **Indicative approvals**

14. It is anticipated that the Project will require the following approvals under the FTAA:
  - a. Approvals described in section 42(4)(a) of the FTAA – being resource consents that would otherwise be applied for under the Resource Management Act 1991 (**RMA**) including subdivision, land use, earthworks, stormwater discharge, and other infrastructure-related approvals such as works within and near waterways, and other discharges (air, water and land);
  - b. Approvals described in section 42(4)(b) of the FTAA – being changes or cancellation to resource consent conditions that would otherwise be applied for under the RMA;
  - c. An Archaeological Authority described in section 44(a) or (b) of the Heritage New Zealand Pouhere Taonga Act 2014 that would otherwise be applied for under that Act;
  - d. A Wildlife Approval under the Wildlife Act 1953;
  - e. An approval, dispensation or authorisation that would otherwise be required under the Freshwater Fisheries Regulations 1983, and/or the Conservation Act 1987 for fish salvage works.
15. Further investigation is ongoing to confirm the specific approvals that will be required. This notice is given as if these approvals will be sought under the referral.

### **Alignment with purpose of the FTAA**

16. The Project aligns with Section 22(1) of the FTAA. The Project is a development project (primarily housing).
17. The proposed residential development at Pegasus is estimated to generate significant economic benefits through both its construction and long-term occupation.
18. Referring the Project will facilitate efficient delivery of an urban development project consisting of up to 1,000 houses, without materially affecting the operation of the fast-track approvals process.
19. In addition to typical RMA approvals for subdivision and land development, the Project will require Archaeological approvals and a Wildlife approval and may also require approvals usually required under the Conservation Act and Freshwater Fisheries Regulations. The consideration of all of these approvals in 'one process', will enable the Project to be facilitated in a more timely and cost-effective way than under normal, separate, processes.

### **Response / feedback**

20. We welcome your comments on any matter relevant to your statutory role, including in particular:
  - a. Key issues to be addressed in the referral application;
  - b. Likely consents and approvals required;





- c. Identified constraints or risks; and
  - d. Recommended engagement processes with DoC and relevant points of contact.
21. We welcome ongoing engagement with you throughout the FTAA process, including the opportunity for a meeting or workshop during the response period, and the timely provision of any information requests over the coming weeks.

We look forward to your response.

Yours sincerely,

**Novo Group Limited**

Adele Radburnd

Senior Planner

M: s 9(2)(a) | O: s 9(2)(a)

E: s 9(2)(a) | W: [www.novogroup.co.nz](http://www.novogroup.co.nz)

24 June 2026

Environment Canterbury  
PO Box 325  
Christchurch 8140

**Novo Group Limited**  
Level 1, 279 Montreal Street  
PO Box 365, Christchurch 8140  
0 - 03 365 5570  
info@novogroup.co.nz

**Attention: Anna Stewart** (Team Leader Consents Planning)

By email: s 9(2)(a)

Dear Anna,

## **FAST-TRACK APPROVALS ACT 2024 SECTION 11 NOTIFICATION PEGASUS WEST DEVELOPMENT PROJECT**

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5. In accordance with section 11, the Applicant invites a response from Environment Canterbury on matters relevant to its statutory responsibilities.
6. Any comments in response to this notification will be required within 20 working days (by Wednesday 23 July 2026) in accordance with section 11 of the FTAA, however we welcome continued engagement in relation to the Project throughout the FTAA process.



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8. Site and locality plans are included within the graphic attachment enclosed as **Annexure 1**.

### The Project

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10. In this context, the Project is proposed to deliver a master-planned extension to the Pegasus, Woodend and Ravenswood urban area, supported by integrated infrastructure, open space, and supporting community and commercial services. To achieve this outcome, the Project will be designed with expert input in order to leverage existing site opportunities and manage any identified adverse effects.
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13. Overall, the Project will enable and support a well-functioning urban environment by responding to strong housing demand in a strategically appropriate location whilst recognising and responding to known values and constraints.



### **Indicative approvals**

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19. In addition to typical RMA approvals for subdivision and land development, the Project will require Archaeological approvals and a Wildlife approval and may also require approvals usually required under the Conservation Act and Freshwater Fisheries Regulations. The consideration of all of these approvals in 'one process', will enable the Project to be facilitated in a more timely and cost-effective way than under normal, separate, processes.

### **Response / feedback**

20. We welcome your comments on any matter relevant to your statutory role, including in particular:
  - a. Key issues to be addressed in the referral application;
  - b. Confirmation of existing active consents relating to the site;



- c. Likely consents and approvals required;
  - d. Any known constraints or risks;
  - e. Relevant points of contact; and
  - f. Any other matters that you consider might be relevant to the Project.
21. We welcome ongoing engagement with you throughout the FTAA process, including the opportunity for a meeting or workshop during the response period, and the timely provision of any information requests over the coming weeks.

We look forward to your response.

Yours sincerely,

**Novo Group Limited**

Adele Radburnd

Senior Planner

M: s 9(2)(a) | O: s 9(2)(a)

E: s 9(2)(a) | W: [www.novogroup.co.nz](http://www.novogroup.co.nz)

24 June 2026

Heritage New Zealand Pouhere Taonga  
Fast Track Act Approvals Team

**Novo Group Limited**  
Level 1, 279 Montreal Street  
PO Box 365, Christchurch 8140  
0 - 03 365 5570  
info@novogroup.co.nz

By email: [fastrack@heritage.org.nz](mailto:fastrack@heritage.org.nz)

Dear Sir/madam,

## **FAST-TRACK APPROVALS ACT 2024 SECTION 11 NOTIFICATION PEGASUS WEST DEVELOPMENT PROJECT**

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3. Wolfbrook considers that the Project will deliver significant regional benefits, including providing up to 1,000 houses to meet strong local demand, generating construction-related economic activity, supporting social and community infrastructure, strengthening the adjoining Ravenswood Key Activity Centre, and enabling employment opportunities.
4. Wolfbrook intends to seek all necessary resource consents that would otherwise be applied for under the Resource Management Act 1991 (**RMA**) through the FTAA process. Wolfbrook also intends to seek all other necessary types of approvals including archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014, as part of its referral application. The 'one stop shop' nature of the FTAA process will ensure the different approvals required are considered in one comprehensive and coordinated process.
5. In accordance with section 11, the Applicant invites a response from Heritage New Zealand Pouhere Taonga on matters relevant to its statutory responsibilities.
6. Any comments in response to this notification will be required within 20 working days (by Wednesday 23 July 2026) in accordance with section 11 of the FTAA, however we welcome continued engagement in relation to the Project throughout the FTAA process.





## Pegasus West Development Project

### Site and Context

7. The Project relates to approximately 77 hectares of land located between Pegasus and Ravenswood and Woodend in North Canterbury with the legal descriptions of the titles described below.

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11. Wolfbrook acknowledges that the site forms part of a culturally significant landscape, includes a Heritage New Zealand Pouhere Taonga (HNZPT) registered wāhi tapu—Te Kohanga o Kaikai-a-Waro (9506)—and is subject to additional cultural overlays under the Waimakariri District Plan.
12. Engagement has commenced with Ngāi Tūāhuriri, via Whitiora Centre Limited, to better understand the extent of archaeological values on the site. Wolfbrook is committed to ongoing engagement with mana whenua to identify, understand, and appropriately recognise and provide for natural and cultural values, including wāhi tapu and other taonga, and the relationship of mana whenua with the land.
13. Key components of the Project include:
- Staged subdivision and development to enable up to 1,000 residential allotments / dwellings across a range of residential densities;
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#### **Indicative approvals**

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## **Response / feedback**

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- a. Key issues to be addressed in the referral application;
  - b. Likely approvals required;
  - c. Any known constraints or risks;
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22. We welcome ongoing engagement with you throughout the FTAA process.

We look forward to your response.

Yours sincerely,

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Senior Planner

M: s 9(2)(a) | O: s 9(2)(a)

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24 June 2026

Ministry for the Environment  
Fast Track Act Approvals Team

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By email: [adminagencyftaa@mfe.govt.nz](mailto:adminagencyftaa@mfe.govt.nz)

Kia ora,

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| 418579          | Fee Simple | 1312m <sup>2</sup>  | Lot 213 Deposited Plan 403716      | Wolfbrook Developments (Pegasus) Limited |
| 418583          | Fee Simple | 82m <sup>2</sup>    | Lot 701 Deposited Plan 403716      | Wolfbrook Developments (Pegasus) Limited |
| 425883          | Fee Simple | 8.5014 hectares     | Lot 2, 4 Deposited Plan 407339     | Wolfbrook Developments (Pegasus) Limited |
| 448263          | Fee Simple | 5067m <sup>2</sup>  | Lot 206 Deposited Plan 412982      | Wolfbrook Developments (Pegasus) Limited |
| 582547          | Fee Simple | 14.5706 hectares    | Lot 210 Deposited Plan 453895      | Wolfbrook Developments (Pegasus) Limited |
| 622496          | Fee Simple | 13.7173 hectares    | Lot 211, 701 Deposited Plan 437099 | Wolfbrook Developments (Pegasus) Limited |
| 957702          | Fee Simple | 11.3280 hectares    | Lot 205 Deposited Plan 552775      | Wolfbrook Developments (Pegasus) Limited |
| 1078393         | Fee Simple | 2.2512 hectares     | Lot 208 Deposited Plan 417391      | Wolfbrook Developments (Pegasus) Limited |
| 1147694         | Fee Simple | 21.3295 hectares    | Lot 1 Deposited Plan 595055        | Wolfbrook Developments (Pegasus) Limited |
| 1147695         | Fee Simple | 2.0322 hectares     | Lot 2 Deposited Plan 595055        | Wolfbrook Developments (Pegasus) Limited |
| 1147696         | Fee Simple | 1.1106 hectares     | Lot 3 Deposited Plan 595055        | Wolfbrook Developments (Pegasus) Limited |



|         |            |                 |                             |                                          |
|---------|------------|-----------------|-----------------------------|------------------------------------------|
| 1147697 | Fee Simple | 2.7148 hectares | Lot 4 Deposited Plan 595055 | Wolfbrook Developments (Pegasus) Limited |
|---------|------------|-----------------|-----------------------------|------------------------------------------|

8. Site and locality plans are included within the graphic attachment enclosed as **Annexure 1**.

### The Project

9. With the closure of the private golf club previously operated by Pegasus Golf Limited, Wolfbrook considers that the Site presents as a logical extension of the urban area, in a location that is devoid of many of the constraints that may exist in other areas of the District (e.g. development of highly productive land, development with poor access to public transport and amenities, and development within airport noise contours or high flood hazard areas).
10. In this context, the Project is proposed to deliver a master-planned extension to the Pegasus, Woodend and Ravenswood urban area, supported by integrated infrastructure, open space, and supporting community and commercial services. To achieve this outcome, the Project will be designed with expert input in order to leverage existing site opportunities and manage any identified adverse effects.
11. Wolfbrook recognises that the site is located within a culturally significant landscape, is cognisant of the cultural overlays identified in the Waimakariri District Plan and has initiated engagement with Ngāi Tūāhuriri. Wolfbrook is committed to ongoing engagement with mana whenua in order to identify, understand and appropriately recognise and provide for cultural values and the relationship of mana whenua with the land, including wāhi tapu and other taonga.
12. Key components of the Project include:
- a. Staged subdivision and development to enable up to 1,000 residential allotments / dwellings across a range of residential densities;
  - b. Development of a commercial/community node to support the provision of day-to-day retail, service, healthcare, education, community/recreation and/or related activities for the community;
  - c. Associated three waters infrastructure; including an integrated stormwater management and open space network featuring neighbourhood parks and green links;
  - d. 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 over time.
13. Overall, the Project will enable and support a well-functioning urban environment by responding to strong housing demand in a strategically appropriate location whilst recognising and responding to known values and constraints.



### **Indicative approvals**

14. It is anticipated that the Project will require the following approvals under the FTAA:
  - a. Approvals described in section 42(4)(a) of the FTAA – being resource consents that would otherwise be applied for under the Resource Management Act 1991 (**RMA**) including subdivision, land use, earthworks, stormwater discharge, and other infrastructure-related approvals such as works within and near waterways, vegetation clearance and other discharges (to air, water and land);
  - b. Approvals described in section 42(4)(b) of the FTAA – being changes or cancellation to resource consent conditions that would otherwise be applied for under the RMA;
  - c. An Archaeological Authority described in section 44(a) or (b) of the Heritage New Zealand Pouhere Taonga Act 2014 that would otherwise be applied for under that Act;
  - d. A Wildlife Approval under the Wildlife Act 1953;
  - e. An approval, dispensation or authorisation that would otherwise be required under the Freshwater Fisheries Regulations 1983, and/or the Conservation Act 1987 for fish salvage works.
15. Further investigation is ongoing to confirm the specific approvals that will be required. This notice is given as if these approvals will be sought under the referral.

### **Alignment with purpose of the FTAA**

16. The Project aligns with Section 22(1) of the FTAA. The Project is a development project (primarily housing).
17. The proposed residential development at Pegasus is estimated to generate significant economic benefits through both its construction and long-term occupation.
18. Referring the Project will facilitate efficient delivery of an urban development project consisting of up to 1,000 houses, without materially affecting the operation of the fast-track approvals process.
19. In addition to typical RMA approvals for subdivision and land development, the Project will require Archaeological approvals and a Wildlife approval and may also require approvals usually required under the Conservation Act and Freshwater Fisheries Regulations. The consideration of all of these approvals in 'one process', will enable the Project to be facilitated in a more timely and cost-effective way than under normal, separate, processes.

### **Response / feedback**

20. We welcome your comments on any matter relevant to your statutory role.





We look forward to your response.

Yours sincerely,

**Novo Group Limited**

Adele Radburnd

Senior Planner

M: s 9(2)(a)

E: s 9(2)(a) | W: [www.novogroup.co.nz](http://www.novogroup.co.nz)

24 June 2026

Te Ngāi Tūāhuriri Rūnanga  
(through Whitiara Centre Limited)

**Attention: Tania Wati**

**Novo Group Limited**  
Level 1, 279 Montreal Street  
PO Box 365, Christchurch 8140  
0 - 03 365 5570  
info@novogroup.co.nz

By email: s 9(2)(a)

Tēnā koe Tania,

## **FAST-TRACK APPROVALS ACT 2024 SECTION 11 NOTIFICATION PEGASUS WEST DEVELOPMENT PROJECT**

1. In accordance with Section 11 of the Fast-track Approvals Act 2024 (**FTAA**), Wolfbrook Developments (Pegasus) Limited (**Wolfbrook**) gives notice of its intention to lodge a referral application for the Pegasus West Development Project (**Project**).
2. The Project comprises a master planned residential development with a supporting commercial/community node as an extension to Ravenswood and Pegasus, being located immediately adjoining and between these two existing urban settlements. Wolfbrook considers that the site represents a logical and contiguous extension of the Woodend-Pegasus-Ravenswood urban area; integrating with established transport corridors, being close to a wide range of urban services and amenities and generally aligning with the area's ongoing pattern of growth which focuses on consolidating in and around existing urban areas and commercial centres, in preference to sporadic growth within the rural areas.
3. Wolfbrook considers that the Project will deliver significant regional benefits, including providing up to 1,000 houses to meet strong local demand, generating construction-related economic activity, supporting social and community infrastructure, strengthening the adjoining Ravenswood Key Activity Centre, and enabling employment opportunities.
4. Wolfbrook intends to seek all necessary resource consents that would otherwise be applied for under the Resource Management Act 1991 (**RMA**) through the FTAA process. Wolfbrook also intends to seek all other necessary types of approvals, including an Archaeological Authority, as part of its referral application. The 'one stop shop' nature of the FTAA process will ensure the different approvals required are considered in one comprehensive and coordinated process.
5. In accordance with section 11, the Applicant invites a response from you on matters relevant to the Rūnanga. We acknowledge your mana and expertise, and we value any cultural considerations and feedback you may suggest to recognise and appropriately manage any potential adverse impacts on Māori cultural values. Our preliminary masterplan has been prepared as the basis for continuing dialogue, with commitments to protecting the existing Taerutu Gully pa site and wetland and the Taranaki Stream, as a minimum.



6. Any comments in response to this notification will be required within 20 working days (by Wednesday 23 July 2026) in accordance with section 11 of the FTAA, however we welcome continued engagement in relation to the Project throughout the FTAA process.

## Pegasus West Development Project

### Site and Context

7. The Project relates to approximately 77 hectares of land located between Pegasus and Ravenswood and Woodend in North Canterbury with the legal descriptions of the titles described below.

| Record of Title | Estate     | Area (more or less) | Legal Description                  | Registered Owner                         |
|-----------------|------------|---------------------|------------------------------------|------------------------------------------|
| 400864          | Fee Simple | 999m <sup>2</sup>   | Lot 221 Deposited Plan 400595      | Wolfbrook Developments (Pegasus) Limited |
| 418579          | Fee Simple | 1312m <sup>2</sup>  | Lot 213 Deposited Plan 403716      | Wolfbrook Developments (Pegasus) Limited |
| 418583          | Fee Simple | 82m <sup>2</sup>    | Lot 701 Deposited Plan 403716      | Wolfbrook Developments (Pegasus) Limited |
| 425883          | Fee Simple | 8.5014 hectares     | Lot 2, 4 Deposited Plan 407339     | Wolfbrook Developments (Pegasus) Limited |
| 448263          | Fee Simple | 5067m <sup>2</sup>  | Lot 206 Deposited Plan 412982      | Wolfbrook Developments (Pegasus) Limited |
| 582547          | Fee Simple | 14.5706 hectares    | Lot 210 Deposited Plan 453895      | Wolfbrook Developments (Pegasus) Limited |
| 622496          | Fee Simple | 13.7173 hectares    | Lot 211, 701 Deposited Plan 437099 | Wolfbrook Developments (Pegasus) Limited |
| 957702          | Fee Simple | 11.3280 hectares    | Lot 205 Deposited Plan 552775      | Wolfbrook Developments (Pegasus) Limited |
| 1078393         | Fee Simple | 2.2512 hectares     | Lot 208 Deposited Plan 417391      | Wolfbrook Developments (Pegasus) Limited |
| 1147694         | Fee Simple | 21.3295 hectares    | Lot 1 Deposited Plan 595055        | Wolfbrook Developments (Pegasus) Limited |
| 1147695         | Fee Simple | 2.0322 hectares     | Lot 2 Deposited Plan 595055        | Wolfbrook Developments (Pegasus) Limited |



|         |            |                 |                             |                                          |
|---------|------------|-----------------|-----------------------------|------------------------------------------|
| 1147696 | Fee Simple | 1.1106 hectares | Lot 3 Deposited Plan 595055 | Wolfbrook Developments (Pegasus) Limited |
| 1147697 | Fee Simple | 2.7148 hectares | Lot 4 Deposited Plan 595055 | Wolfbrook Developments (Pegasus) Limited |

8. Site and locality plans are included within the graphic attachment enclosed as **Annexure 1**.

### The Project

9. With the closure of the private golf club previously operated by Pegasus Golf Limited, Wolfbrook considers that the Site presents as a logical extension of the urban area, in a location that is devoid of many of the constraints that may exist in other areas of the District (e.g. development of highly productive land, development with poor access to public transport and amenities, and development within airport noise contours or high flood hazard areas).
10. In this context, the Project is proposed to deliver a master-planned extension to the Pegasus, Woodend and Ravenswood urban area, supported by integrated infrastructure, open space, and supporting community and commercial services. To achieve this outcome, the Project will be designed with expert input in order to leverage existing site opportunities and manage any identified adverse effects.
11. Wolfbrook recognises that the site is located within a culturally significant landscape and is cognisant of the cultural overlays identified in the Waimakariri District Plan. Wolfbrook is committed to ongoing engagement with you in order to identify, understand and appropriately recognise and provide for cultural values and the relationship of mana whenua with the land, including wāhi tapu and other taonga.
12. Key components of the Project include:
- a. Staged subdivision and development to enable up to 1,000 residential allotments / dwellings across a range of residential densities;
  - b. Development of a commercial/community node to support the provision of day-to-day retail, service, healthcare, education, community/recreation and/or related activities for the community;
  - c. Associated three waters infrastructure; including an integrated stormwater management and open space network featuring neighbourhood parks and green links;
  - d. 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 over time.



13. Overall, the Project will enable and support a well-functioning urban environment by responding to strong housing demand in a strategically appropriate location whilst recognising and responding to known values and constraints.

#### **Indicative approvals**

14. It is anticipated that the Project will require the following approvals under the FTAA:
  - a. Approvals described in section 42(4)(a) of the FTAA – being resource consents that would otherwise be applied for under the Resource Management Act 1991 (**RMA**) including subdivision, land use, earthworks, stormwater discharge, and other infrastructure-related approvals such as works within and near waterways, and other discharges (air, water and land);
  - b. Approvals described in section 42(4)(b) of the FTAA – being changes or cancellation to resource consent conditions that would otherwise be applied for under the RMA;
  - c. An Archaeological Authority described in section 44(a) or (b) of the Heritage New Zealand Pouhere Taonga Act 2014 that would otherwise be applied for under that Act;
  - d. A Wildlife Approval under the Wildlife Act 1953;
  - e. An approval, dispensation or authorisation that would otherwise be required under the Freshwater Fisheries Regulations 1983, and/or the Conservation Act 1987 for fish salvage works.
15. Further investigation is ongoing to confirm the specific approvals that will be required. This notice is given as if these approvals will be sought under the referral.

#### **Alignment with purpose of the FTAA**

16. The Project aligns with Section 22(1) of the FTAA. The Project is a development project (primarily housing).
17. The proposed residential development at Pegasus is projected to generate significant economic benefits through both its construction and long-term occupation.
18. Referring the Project will facilitate efficient delivery of an urban development project consisting of up to 1,000 houses, without materially affecting the operation of the fast-track approvals process.
19. In addition to typical RMA approvals for subdivision and land development under the District and Regional Plans, the Project will require Archaeological approvals and a Wildlife approval and may also require approvals usually required under the Conservation Act and Freshwater Fisheries Regulations. The consideration of all of these approvals in 'one process', will enable the Project to be facilitated in a more timely and cost-effective way than under normal, separate, processes.



## Response / feedback

20. We acknowledge and thank you for the ongoing kōrero, and for your willingness to assist Wolfbrook in identifying, understanding, and appropriately recognising and providing for cultural values, including the relationship of mana whenua with the whenua, wāhi tapu, and other taonga. We value this engagement and the role of mana whenua as kaitiaki.
21. While this kōrero continues, we formally invite your feedback on matters including mana whenua interests that are relevant to the referral application.
22. We also welcome continued engagement with you throughout the Fast-track Approvals Act process. This includes the opportunity to hui or workshop matters during the response period, and to work collaboratively in responding to any information needs over the coming weeks and months.
23. We look forward to meeting with you again on Friday, 26 June, and to receiving your formal response in due course.

Nā mātou noa, nā,

## Novo Group Limited

Adele Radburn

Senior Planner

M: s 9(2)(a)

E: s 9(2)(a) | W: [www.novogroup.co.nz](http://www.novogroup.co.nz)

24 June 2026

Te Rūnanga o Ngāi Tahu  
Te Whare o Te Waipounamu  
15 Show Place, Addington  
Christchurch 8024.

**Novo Group Limited**  
Level 1, 279 Montreal Street  
PO Box 365, Christchurch 8140  
0 - 03 365 5570  
info@novogroup.co.nz

**Attention:** Chris Ford and Lisa Mackenzie

**By email:** [info@ngaitahu.iwi.nz](mailto:info@ngaitahu.iwi.nz), s 9(2)(a) and s 9(2)(a)

Tēnā kōrua,

## **FAST-TRACK APPROVALS ACT 2024 SECTION 11 NOTIFICATION PEGASUS WEST DEVELOPMENT PROJECT**

1. In accordance with Section 11 of the Fast-track Approvals Act 2024 (**FTAA**), Wolfbrook Developments (Pegasus) Limited (**Wolfbrook**) gives notice of its intention to lodge a referral application for the Pegasus West Development Project (**Project**).
2. The Project comprises a master planned residential development with a supporting commercial/community node as an extension to Ravenswood and Pegasus, being located immediately adjoining and between these two existing urban settlements. Wolfbrook considers that the site represents a logical and contiguous extension of the Woodend-Pegasus-Ravenswood urban area; integrating with established transport corridors, being close to a wide range of urban services and amenities and generally aligning with the area's ongoing pattern of growth which focuses on consolidating in and around existing urban areas and commercial centres, in preference to sporadic growth within the rural areas.
3. Wolfbrook considers that the Project will deliver significant regional benefits, including providing up to 1,000 houses to meet strong local demand, generating construction-related economic activity, supporting social and community infrastructure, strengthening the adjoining Ravenswood Key Activity Centre, and enabling employment opportunities.
4. Wolfbrook intends to seek all necessary resource consents that would otherwise be applied for under the Resource Management Act 1991 (**RMA**) through the FTAA process. Wolfbrook also intends to seek all other necessary types of approvals, including an Archaeological Authority, as part of its referral application. The 'one stop shop' nature of the FTAA process will ensure the different approvals required are considered in one comprehensive and coordinated process.
5. In accordance with section 11, the Applicant invites a response from you on matters relevant to Te Rūnanga o Ngāi Tahu.
6. Any comments in response to this notification will be required within 20 working days (by Wednesday 23 July 2026) in accordance with section 11 of the FTAA, however we welcome continued engagement in relation to the Project throughout the FTAA process.



## Pegasus West Development Project

### Site and Context

7. The Project relates to approximately 77 hectares of land located between Pegasus and Ravenswood and Woodend in North Canterbury with the legal descriptions of the titles described below.

| Record of Title | Estate     | Area (more or less) | Legal Description                  | Registered Owner                         |
|-----------------|------------|---------------------|------------------------------------|------------------------------------------|
| 400864          | Fee Simple | 999m <sup>2</sup>   | Lot 221 Deposited Plan 400595      | Wolfbrook Developments (Pegasus) Limited |
| 418579          | Fee Simple | 1312m <sup>2</sup>  | Lot 213 Deposited Plan 403716      | Wolfbrook Developments (Pegasus) Limited |
| 418583          | Fee Simple | 82m <sup>2</sup>    | Lot 701 Deposited Plan 403716      | Wolfbrook Developments (Pegasus) Limited |
| 425883          | Fee Simple | 8.5014 hectares     | Lot 2, 4 Deposited Plan 407339     | Wolfbrook Developments (Pegasus) Limited |
| 448263          | Fee Simple | 5067m <sup>2</sup>  | Lot 206 Deposited Plan 412982      | Wolfbrook Developments (Pegasus) Limited |
| 582547          | Fee Simple | 14.5706 hectares    | Lot 210 Deposited Plan 453895      | Wolfbrook Developments (Pegasus) Limited |
| 622496          | Fee Simple | 13.7173 hectares    | Lot 211, 701 Deposited Plan 437099 | Wolfbrook Developments (Pegasus) Limited |
| 957702          | Fee Simple | 11.3280 hectares    | Lot 205 Deposited Plan 552775      | Wolfbrook Developments (Pegasus) Limited |
| 1078393         | Fee Simple | 2.2512 hectares     | Lot 208 Deposited Plan 417391      | Wolfbrook Developments (Pegasus) Limited |
| 1147694         | Fee Simple | 21.3295 hectares    | Lot 1 Deposited Plan 595055        | Wolfbrook Developments (Pegasus) Limited |
| 1147695         | Fee Simple | 2.0322 hectares     | Lot 2 Deposited Plan 595055        | Wolfbrook Developments (Pegasus) Limited |
| 1147696         | Fee Simple | 1.1106 hectares     | Lot 3 Deposited Plan 595055        | Wolfbrook Developments (Pegasus) Limited |





|         |            |                 |                             |                                          |
|---------|------------|-----------------|-----------------------------|------------------------------------------|
| 1147697 | Fee Simple | 2.7148 hectares | Lot 4 Deposited Plan 595055 | Wolfbrook Developments (Pegasus) Limited |
|---------|------------|-----------------|-----------------------------|------------------------------------------|

8. Site and locality plans are included within the graphic attachment enclosed as **Annexure 1**.

### The Project

9. With the closure of the private golf club previously operated by Pegasus Golf Limited, Wolfbrook considers that the Site presents as a logical extension of the urban area, in a location that is devoid of many of the constraints that may exist in other areas of the District (e.g. development of highly productive land, development with poor access to public transport and amenities, and development within airport noise contours or high flood hazard areas).
10. In this context, the Project is proposed to deliver a master-planned extension to the Pegasus, Woodend and Ravenswood urban area, supported by integrated infrastructure, open space, and supporting community and commercial services. To achieve this outcome, the Project will be designed with expert input in order to leverage existing site opportunities and manage any identified adverse effects.
11. Wolfbrook recognises that the site is located within a culturally significant landscape and is cognisant of the cultural overlays identified in the Waimakariri District Plan. Wolfbrook is committed to ongoing engagement with iwi and mana whenua in order to identify, understand and appropriately recognise and provide for cultural values and the relationship of Māori with the land, including wāhi tapu and other taonga. Wolfbrook has had a first hui with representatives from Ngāi Tūāhuriri and Whitiara, and given advance notice that this s 11 notice was to be issued today.
12. Key components of the Project include:
- a. Staged subdivision and development to enable up to 1,000 residential allotments / dwellings across a range of residential densities;
  - b. Development of a commercial/community node to support the provision of day-to-day retail, service, healthcare, education, community/recreation and/or related activities for the community;
  - c. Associated three waters infrastructure; including an integrated stormwater management and open space network featuring neighbourhood parks and green links;
  - d. 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 over time.



13. Overall, the Project will enable and support a well-functioning urban environment by responding to strong housing demand in a strategically appropriate location whilst recognising and responding to known values and constraints.

#### **Indicative approvals**

14. It is anticipated that the Project will require the following approvals under the FTAA:
  - a. Approvals described in section 42(4)(a) of the FTAA – being resource consents that would otherwise be applied for under the Resource Management Act 1991 (**RMA**) including subdivision, land use, earthworks, stormwater discharge, and other infrastructure-related approvals such as works within and near waterways, and other discharges (air, water and land);
  - b. Approvals described in section 42(4)(b) of the FTAA – being changes or cancellation to resource consent conditions that would otherwise be applied for under the RMA;
  - c. An Archaeological Authority described in section 44(a) or (b) of the Heritage New Zealand Pouhere Taonga Act 2014 that would otherwise be applied for under that Act;
  - d. A Wildlife Approval under the Wildlife Act 1953;
  - e. An approval, dispensation or authorisation that would otherwise be required under the Freshwater Fisheries Regulations 1983, and/or the Conservation Act 1987 for fish salvage works.
15. Further investigation is ongoing to confirm the specific approvals that will be required. This notice is given as if these approvals will be sought under the referral.

#### **Alignment with purpose of the FTAA**

16. The Project aligns with Section 22(1) of the FTAA. The Project is a development project (primarily housing).
17. The proposed residential development at Pegasus is estimated to generate significant economic benefits through both its construction and long-term occupation.
18. Referring the Project will facilitate efficient delivery of an urban development project consisting of up to 1,000 houses, without materially affecting the operation of the fast-track approvals process.
19. In addition to typical RMA approvals for subdivision and land development, the Project will require Archaeological approvals and a Wildlife approval and may also require approvals usually required under the Conservation Act and Freshwater Fisheries Regulations. The consideration of all of these approvals in 'one process', will enable the Project to be facilitated in a more timely and cost-effective way than under normal, separate, processes.

#### **Response / feedback**

20. We welcome your comments on any matter relevant to your statutory role, including whether you request that we engage directly with Tūāhuriri / Whitiara.



21. We also welcome continued engagement with you throughout the Fast-track Approvals Act process. This includes the opportunity to hui or workshop matters during the response period, and to work collaboratively in responding to any information needs over the coming weeks and months.

Nā mātou noa, nā,

**Novo Group Limited**

Adele Radburnd

Senior Planner

M: s 9(2)(a)

E: s 9(2)(a) | W: [www.novogroup.co.nz](http://www.novogroup.co.nz)

24 June 2026

Waimakariri District Council  
215 High Street  
Rangiora 7440

**Novo Group Limited**  
Level 1, 279 Montreal Street  
PO Box 365, Christchurch 8140  
0 - 03 365 5570  
info@novogroup.co.nz

**Attention: Wendy Harris**

By email: s 9(2)(a)

Dear Wendy,

## **FAST-TRACK APPROVALS ACT 2024 SECTION 11 NOTIFICATION PEGASUS WEST DEVELOPMENT PROJECT**

1. In accordance with Section 11 of the Fast-track Approvals Act 2024 (**FTAA**), Wolfbrook Developments (Pegasus) Limited (**Wolfbrook**) gives notice of its intention to lodge a referral application for the Pegasus West Development Project (**Project**).
2. The Project comprises a master planned residential development with a supporting commercial/community node as an extension to Ravenswood and Pegasus, being located immediately adjoining and between these two existing urban settlements. Wolfbrook considers that the site represents a logical and contiguous extension of the Woodend-Pegasus-Ravenswood urban area; integrating with established transport corridors, being close to a wide range of urban services and amenities and generally aligning with the area's ongoing pattern of growth which focuses on consolidating in and around existing urban areas and commercial centres, in preference to sporadic growth within the rural areas.
3. Wolfbrook considers that the Project will deliver significant regional benefits, including providing up to 1,000 houses to meet strong local demand, generating construction-related economic activity, supporting social and community infrastructure, strengthening the adjoining Ravenswood Key Activity Centre, and enabling employment opportunities.
4. Wolfbrook intends to seek all necessary resource consents that would otherwise be applied for under the Resource Management Act 1991 (**RMA**) through the FTAA process. Wolfbrook also intends to seek all other necessary types of approvals as part of its referral application. The 'one stop shop' nature of the FTAA process will ensure the different approvals required are considered in one comprehensive and coordinated process.
5. In accordance with section 11, the Applicant invites a response from Waimakariri District Council on matters relevant to its statutory responsibilities.
6. Any comments in response to this notification will be required within 20 working days (by Wednesday 23 July 2026) in accordance with section 11 of the FTAA, however we welcome continued engagement in relation to the Project throughout the FTAA process.



## Pegasus West Development Project

### Site and Context

7. The Project relates to approximately 77 hectares of land located between Pegasus and Ravenswood and Woodend in North Canterbury with the legal descriptions of the titles described below.

| Record of Title | Estate     | Area (more or less) | Legal Description                  | Registered Owner                         |
|-----------------|------------|---------------------|------------------------------------|------------------------------------------|
| 400864          | Fee Simple | 999m <sup>2</sup>   | Lot 221 Deposited Plan 400595      | Wolfbrook Developments (Pegasus) Limited |
| 418579          | Fee Simple | 1312m <sup>2</sup>  | Lot 213 Deposited Plan 403716      | Wolfbrook Developments (Pegasus) Limited |
| 418583          | Fee Simple | 82m <sup>2</sup>    | Lot 701 Deposited Plan 403716      | Wolfbrook Developments (Pegasus) Limited |
| 425883          | Fee Simple | 8.5014 hectares     | Lot 2, 4 Deposited Plan 407339     | Wolfbrook Developments (Pegasus) Limited |
| 448263          | Fee Simple | 5067m <sup>2</sup>  | Lot 206 Deposited Plan 412982      | Wolfbrook Developments (Pegasus) Limited |
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| 622496          | Fee Simple | 13.7173 hectares    | Lot 211, 701 Deposited Plan 437099 | Wolfbrook Developments (Pegasus) Limited |
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| 1078393         | Fee Simple | 2.2512 hectares     | Lot 208 Deposited Plan 417391      | Wolfbrook Developments (Pegasus) Limited |
| 1147694         | Fee Simple | 21.3295 hectares    | Lot 1 Deposited Plan 595055        | Wolfbrook Developments (Pegasus) Limited |
| 1147695         | Fee Simple | 2.0322 hectares     | Lot 2 Deposited Plan 595055        | Wolfbrook Developments (Pegasus) Limited |
| 1147696         | Fee Simple | 1.1106 hectares     | Lot 3 Deposited Plan 595055        | Wolfbrook Developments (Pegasus) Limited |



|         |            |                 |                             |                                          |
|---------|------------|-----------------|-----------------------------|------------------------------------------|
| 1147697 | Fee Simple | 2.7148 hectares | Lot 4 Deposited Plan 595055 | Wolfbrook Developments (Pegasus) Limited |
|---------|------------|-----------------|-----------------------------|------------------------------------------|

8. Site and locality plans are included within the graphic attachment enclosed as **Annexure 1**.

### The Project

9. With the closure of the private golf club previously operated by Pegasus Golf Limited, Wolfbrook considers that the Site presents as a logical extension of the urban area, in a location that is devoid of many of the constraints that may exist in other areas of the District (e.g. development of highly productive land, development with poor access to public transport and amenities, and development within airport noise contours or high flood hazard areas).
10. In this context, the Project is proposed to deliver a master-planned extension to the Pegasus, Woodend and Ravenswood urban area, supported by integrated infrastructure, open space, and supporting community and commercial services. To achieve this outcome, the Project will be designed with expert input in order to leverage existing site opportunities and manage any identified adverse effects.
11. Wolfbrook recognises that the site is located within a culturally significant landscape, is cognisant of the cultural overlays identified in the Waimakariri District Plan and has initiated engagement with Ngāi Tūāhuriri. Wolfbrook is committed to ongoing engagement with mana whenua in order to identify, understand and appropriately recognise and provide for cultural values and the relationship of mana whenua with the land, including wāhi tapu and other taonga.
12. Key components of the Project include:
- a. Staged subdivision and development to enable up to 1,000 residential allotments / dwellings across a range of residential densities;
  - b. Development of a commercial/community node to support the provision of day-to-day retail, service, healthcare, education, community/recreation and/or related activities for the community;
  - c. Associated three waters infrastructure; including an integrated stormwater management and open space network featuring neighbourhood parks and green links;
  - d. 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 over time.
13. Overall, the Project will enable and support a well-functioning urban environment by responding to strong housing demand in a strategically appropriate location whilst recognising and responding to known values and constraints.



### **Indicative approvals**

14. It is anticipated that the Project will require the following approvals under the FTAA:
  - a. Approvals described in section 42(4)(a) of the FTAA – being resource consents that would otherwise be applied for under the Resource Management Act 1991 (**RMA**) including subdivision, land use, earthworks, stormwater discharge, and other infrastructure-related approvals such as works within and near waterways, and other discharges (air, water and land);
  - b. Approvals described in section 42(4)(b) of the FTAA – being changes or cancellation to resource consent conditions that would otherwise be applied for under the RMA;
  - c. An Archaeological Authority described in section 44(a) or (b) of the Heritage New Zealand Pouhere Taonga Act 2014 that would otherwise be applied for under that Act;
  - d. A Wildlife Approval under the Wildlife Act 1953;
  - e. An approval, dispensation or authorisation that would otherwise be required under the Freshwater Fisheries Regulations 1983, and/or the Conservation Act 1987 for fish salvage works.
15. Further investigation is ongoing to confirm the specific approvals that will be required. This notice is given as if these approvals will be sought under the referral.

### **Alignment with purpose of the FTAA**

16. The Project aligns with Section 22(1) of the FTAA. The Project is a development project (primarily housing).
17. The proposed residential development at Pegasus is estimated to generate significant economic benefits through both its construction and long-term occupation.
18. Referring the Project will facilitate efficient delivery of an urban development project consisting of up to 1,000 houses, without materially affecting the operation of the fast-track approvals process.
19. In addition to typical RMA approvals for subdivision and land development, the Project will require Archaeological approvals and a Wildlife approval and may also require approvals usually required under the Conservation Act and Freshwater Fisheries Regulations. The consideration of all of these approvals in 'one process', will enable the Project to be facilitated in a more timely and cost-effective way than under normal, separate, processes.

### **Response / feedback**

20. We welcome your comments on any matter relevant to your statutory role, including in particular:
  - a. Key issues to be addressed in the referral application;
  - b. Likely consents and approvals required;



- c. Any constraints or risks;
- d. Wastewater and water supply infrastructure capacity and flood modelling data;
- e. Confirmation of esplanade reserve requirements; and
- f. Relevant points of contact.

21. We welcome ongoing engagement with you throughout the FTAA process, including the opportunity for a meeting or workshop during the response period, and the timely provision of any information requests over the coming weeks.

We look forward to your response.

Yours sincerely,

**Novo Group Limited**

Adele Radburnd

Senior Planner

M: s 9(2)(a)

E: s 9(2)(a) | W: [www.novogroup.co.nz](http://www.novogroup.co.nz)





## PEGASUS WEST DEVELOPMENT

FAST TRACK APPLICATION - DRAFT MASTER PLAN

FOR WOLFBROOK DEVELOPMENTS (PEGASUS) LIMITED  
PROJECT NO. 2026\_070 | 24 JUNE 2026 | REVISION H



PEGASUS WEST DEVELOPMENT - FAST TRACK APPLICATION

Project no: 2026\_070  
Document title: Pegasus West Residential Development - Draft Master Plan  
Revision: H  
Date: 24 June 2026  
Client name: Wolfbrook Developments (Pegasus) Limited

Author: Jeremy Ross / Dave Compton-Moen

File name: 2026\_070 Wolfbrook Pegasus West FTA \_H



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Cover image source: Pegasus Residents Group Incorporate 2026

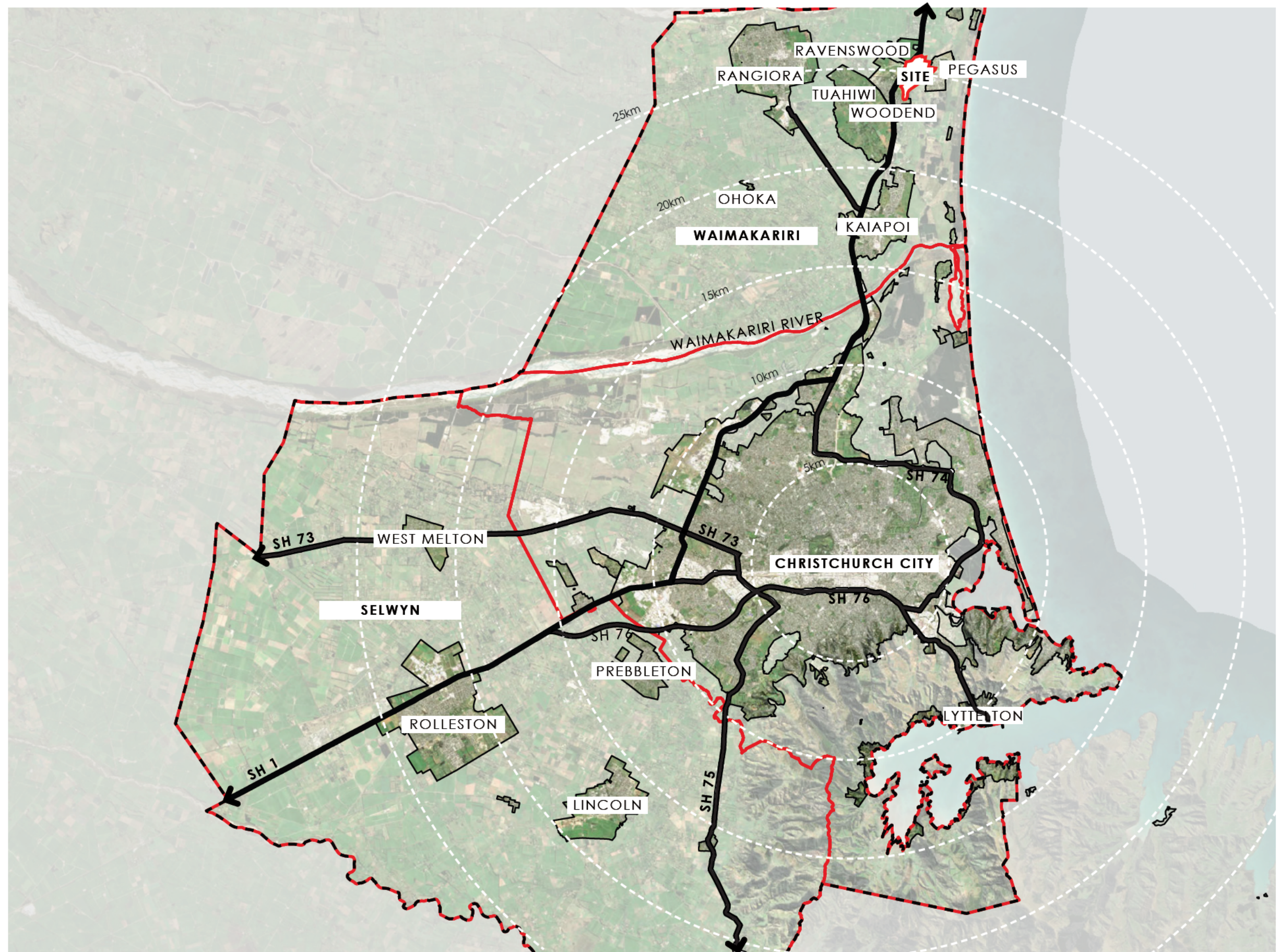
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## LEGEND

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



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

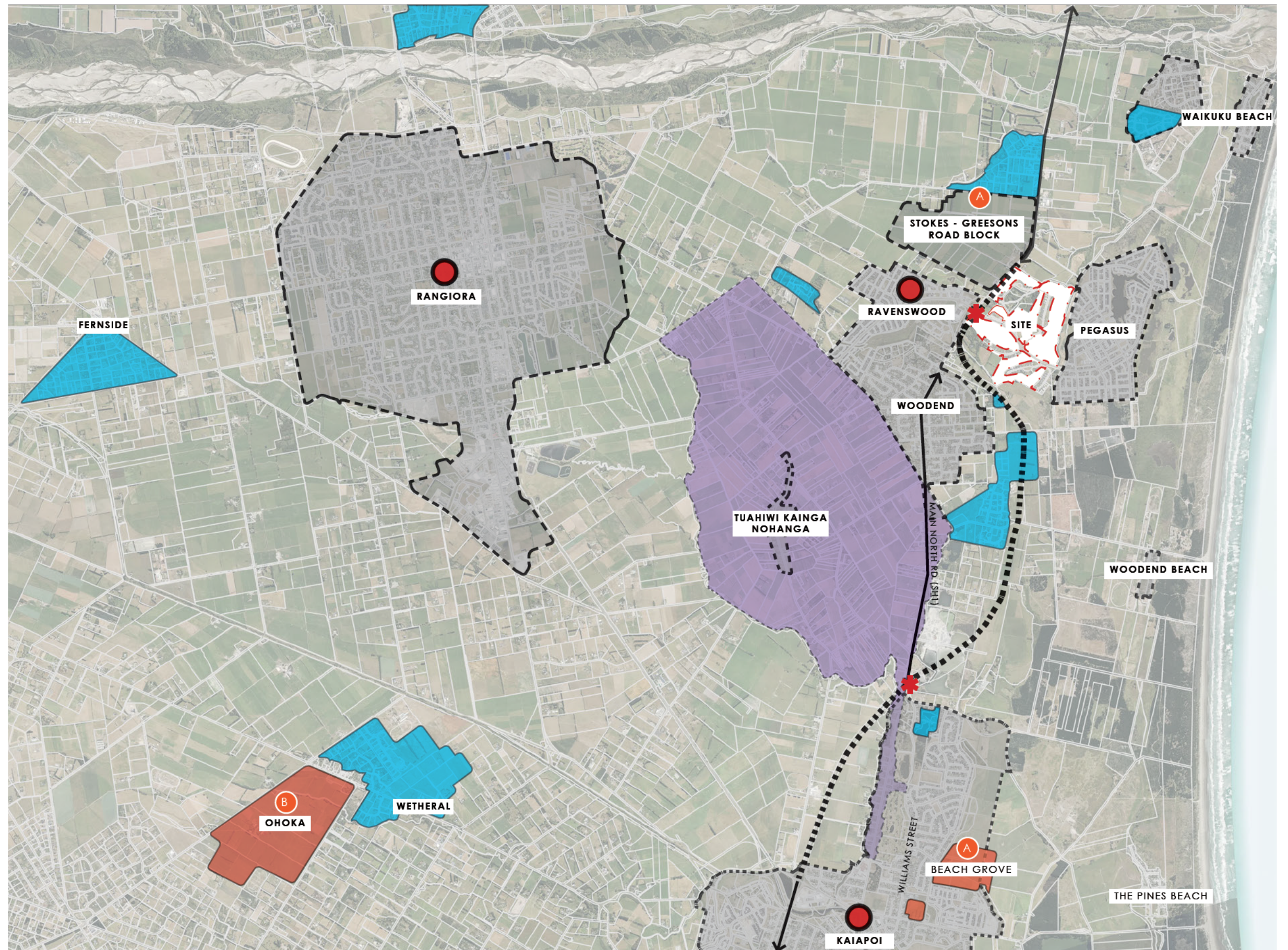
## CONTEXT - GREATER CHRISTCHURCH MAP





## LEGEND

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



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

Map / image source: GRIP

## CONTEXT - DISTRICT URBAN FORM AND GROWTH

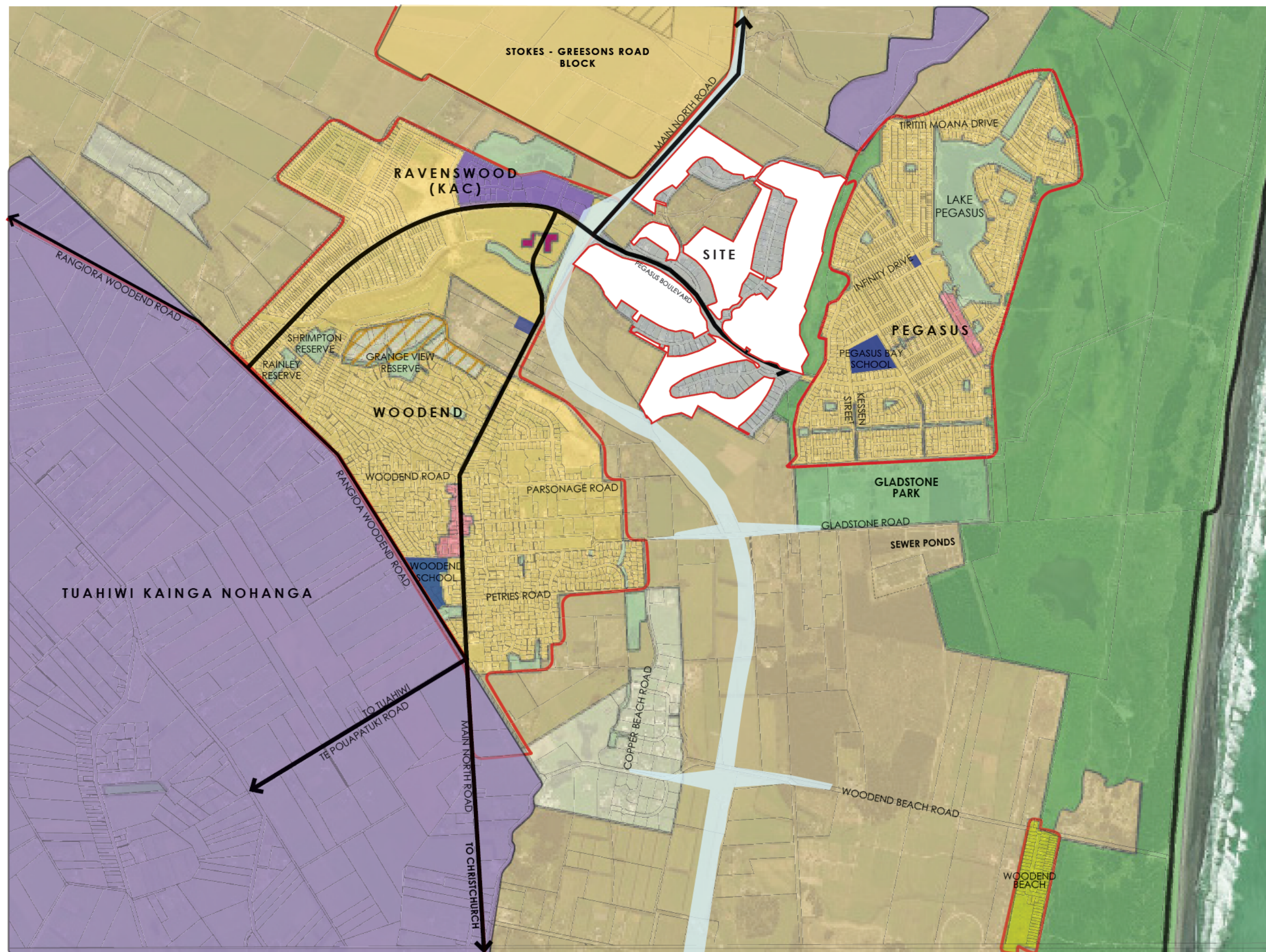


## LEGEND

- FTAA Project Boundary
- Existing Urban Area/ Zoning and SPZKN

## ZONES / LANDUSE

- Woodend Bypass (NZTA Future Motorway Designation)
- Special Purpose Zone Pegasus Resort (SPZ PR) (no colour)
- Rural Lifestyle
- Large Lot Residential
- Medium Density Residential
- Open Space
- Natural Open Space
- Sports and Active Recreation
- Local Centre Zone LCZ (Commercial)
- Education/community
- Special Purpose Zone Kainga Nohanga/ MR 873



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

Map / image source: Proposed Waimakariri District Plan

## CONTEXT - WOODEND-RAVENSWOOD-PEGASUS URBAN FORM







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

Map / image source: GRIP

**LEGEND**

- - - FTAA Project Boundary
- - - - Woodend Bypass (Indicative Alignment)



## CONTEXT - SITE AND ADJOINING URBAN AREAS



The Pegasus West development is proposed as an urban extension that responds to the site's physical characteristics and its location within a culturally significant landscape. The design will be guided by Ngāi Tahu's Subdivision and Development Guidelines, with a strong focus on protecting wāhi tapu and wāhi taonga, integrating low-impact and multi-functional infrastructure, and providing opportunities for community facilities. The project will deliver a high quality residential neighbourhood that forms a logical continuation of the Pegasus–Ravenswood–Woodend growth area, leveraging existing services, amenities and transport infrastructure, and responding to strong and sustained demand for housing in this location.

**Infrastructure Servicing**

Infrastructure will adopt an integrated, low-impact approach that recognises the interrelationship between land and water systems. Stormwater will be managed through land-based solutions, including swales, wetlands and infiltration basins, to provide treatment and flood attenuation prior to discharge, consistent with ki uta ki tai principles and the protection of water quality and mauri. Infrastructure will be designed to perform multiple functions, combining servicing outcomes with ecological and amenity benefits, while minimising impervious surfaces and aligning with Council servicing frameworks to support efficient long-term delivery. Some of the existing constructed stormwater ponds will be rationalised where appropriate, in favour of new ponds constructed in optimized locations to provide a more sustainable and resilient stormwater management network.

**Open Space Network**

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 prioritized 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 optimized locations. The network will be designed as part of the wider cultural landscape, with opportunities to incorporate Ngāi Tūahuriri 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.

**Movement**

A safe, efficient and legible movement network will be provided, integrating vehicle access, parking and streetscape design with a strong emphasis on active transport. Walking and cycling connections will be prioritised, with high levels of connectivity to surrounding residential areas and key destinations.

**Urban Design and Amenity**

The development will deliver a cohesive, well-designed neighbourhood with a strong sense of place, achieved through the integration of built form, infrastructure and open space. Design responses will also account for planned changes to the State Highway network, including the incorporation of appropriate noise mitigation measures and will integrate with adjoining development areas.

**Construction**

All construction activity will be undertaken with appropriate regard to the cultural significance of the site, in consultation with mana whenua. Earthworks will be carefully managed, with particular care to avoid or minimise disturbance in and around waterways using effective erosion and sediment control measures during all construction activities.



A FTAA PROJECT AREA (INDICATIVE-SCALE 1:7,000@A3)  
FTAA PROJECT AREA (INDICATIVE)