

Woodend Pegasus Area Strategy

OCTOBER 2013



FOREWORD FROM THE MAYOR



The Waimakariri District Council is pleased to present the Woodend Pegasus Area Strategy. This document is for the community, the Council and other stakeholders and will assist in planning for the future of the Woodend Pegasus area. This area will see substantial future residential growth around Woodend, including the Ravenswood development in the north, and in Pegasus.

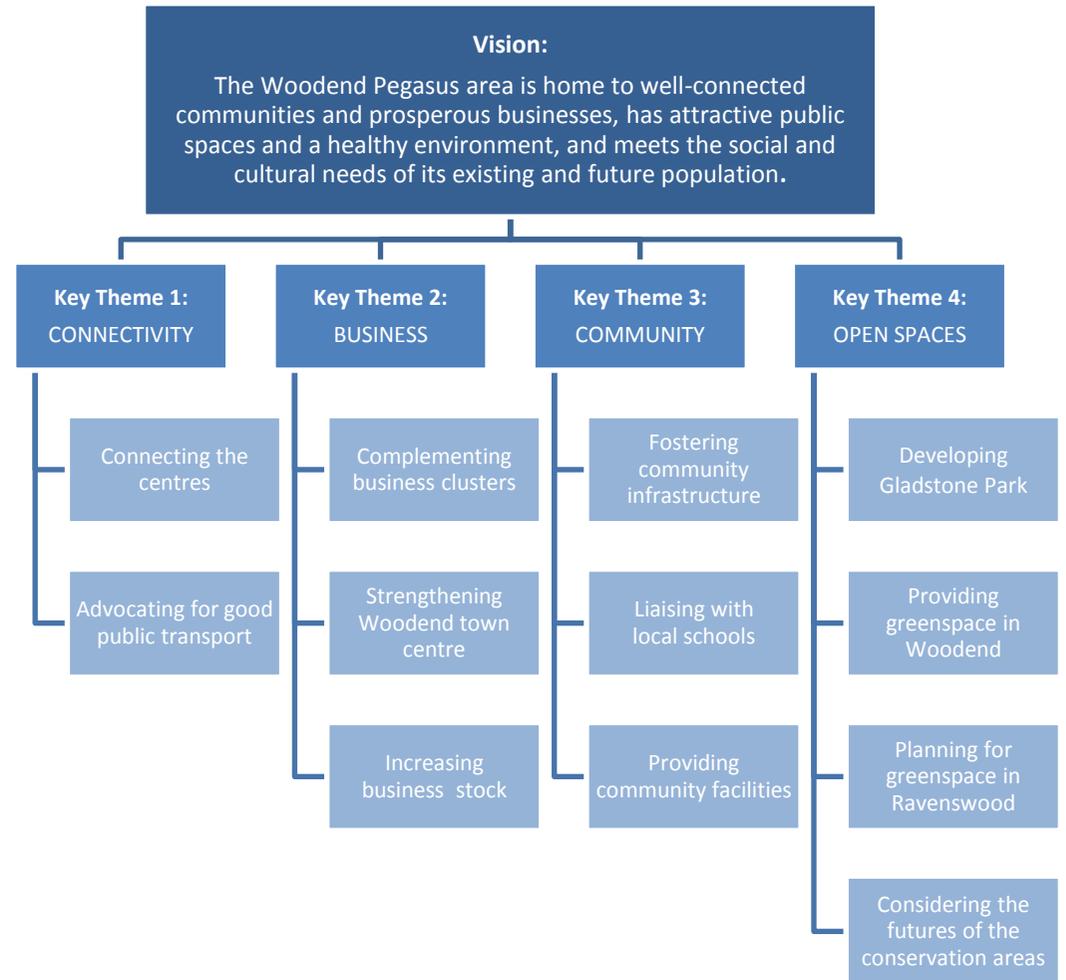
With a growing population, however, come a number of challenges, in some of which Council plays a significant role, and others for which the Council can advocate, monitor or plan. Provision of infrastructure, facilities and services need to be carefully and strategically thought about now to meet the needs of a growing urban community and its wider catchment. That is why we have produced this Strategy.

We are grateful to all who have contributed to developing this document, particularly the members of the Strategy Steering Group who have helped shape the directions discussed within it, and the members of the public and organisations who took the time to comment on the draft Strategy.

The adoption of this Strategy is a vital step in setting the direction for the Woodend Pegasus area. Now we look forward to making it happen.

David Ayers
Mayor, Waimakariri District

STRATEGY AT A GLANCE



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PART 1 – BACKGROUND AND ISSUES

Introduction

What is the Woodend Pegasus Area Strategy?

The Woodend Pegasus Area Strategy provides the framework for the future of the Woodend Pegasus area.

The Woodend Pegasus area is defined as the area including the Woodend township, the Pegasus township, and the upcoming Ravenswood development adjacent to the current north Woodend urban area. The area also includes land that is currently going through the rezoning process for residential development at Woodend north east and land rezoned for residential development at east Woodend, as well as an area within the Urban Limits in the Canterbury Regional Policy Statement Proposed Change 1 to the west of Woodend. An area recently rezoned for rural residential activity to the southeast of Woodend is also included due to it immediately bordering the defined Woodend urban growth areas. A draft Land Use Recovery Plan (LURP) has also been prepared at the request of the Minister for Earthquake Recovery and this identifies priority areas for development. The Woodend Pegasus area is located within the takiwā of Ngāi Tūāhuriri who are the manawhenua and kaitiaki.

For retail catchment purposes and the discussion of social cohesion, the focus of the Strategy extends to Waikuku on State Highway 1, the Tuahiwi area and the Woodend and Waikuku beach settlements.

The wider Woodend Pegasus area is shown in figure 1.

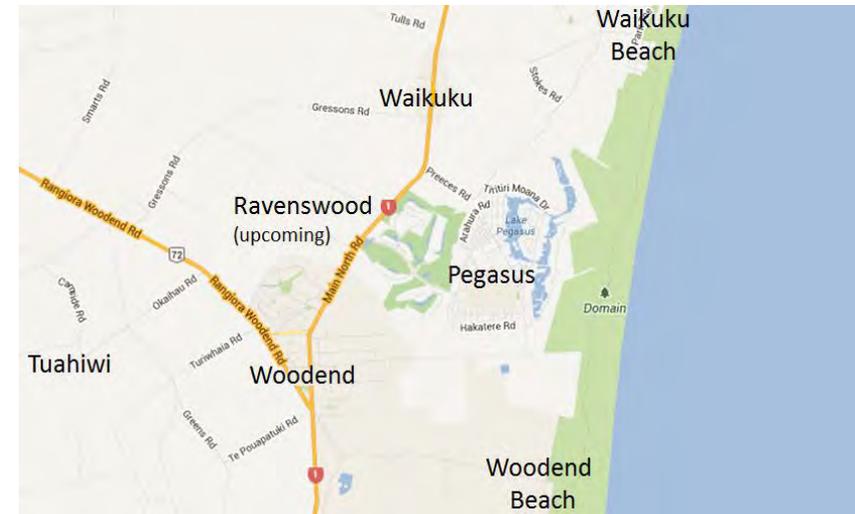


Figure 1. Map of the wider Woodend Pegasus area

The focus of this Strategy is on the Woodend Pegasus area in recognition of the changing and growing nature of this part of the Waimakariri District. The Strategy considers the Woodend Pegasus area as it stands today, identifies issues that need to be addressed and sets out a vision for the future. It outlines key themes that contribute towards achieving the vision, and sets out more specific strategic directions that will assist in planning for the future of the area.

This Strategy is a working document that assists the Council in setting directions for the future and provides a vision for key stakeholders. It is not intended to be the sole approach to developing the Woodend Pegasus area; rather it provides some management tools to guide the area's expected growth and development and considers the challenges, opportunities and demands that come with expansion in a

holistic way.

In fact, this document – by providing an overview of current and future plans various stakeholders with significant influence over developments in the Woodend Pegasus area have, including the New Zealand Transport Agency (NZTA) and the developers of Pegasus and Ravenswood – portrays some of the limitations the Council has in controlling outcomes for the community. In addition, this Strategy proposes some initiatives and improvements in areas outside of Council’s control or ownership, and outside of current budget commitments. The future of the Woodend Pegasus area is dependent on the support and commitment of investment by the users, businesses, developers, the Council and the wider community.

Why do we need a Strategy?

The need for a comprehensive approach to the management of the Woodend Pegasus area was identified by Council in 2011, when it made a commitment to prepare a town centre strategy for Woodend. However by March 2012, the outlook with respect to the pace of development at Woodend changed substantially, with consents for new dwellings at Pegasus growing significantly. The shift of focus to include consideration of development issues at Pegasus and the implications of planned residential and commercial development at Ravenswood and likely demand on infrastructure, service and facility provision meant the scope of the initially planned Strategy widened to incorporate the urban Woodend Pegasus area holistically.

The Woodend Pegasus area has experienced an extended period of uncertainty, and as a number of pieces of the puzzle would appear to

be falling into place, there is an opportunity to influence ultimate outcomes.

The Woodend Pegasus area will see substantial future growth with land being planned and developed for new residential dwellings. Residential development at Pegasus is reaching its later stages, although there are many sections still available. The Ravenswood rezone became operative in March 2012, and the Outline Development Plan defining the areas for residential and business development is now part of the Waimakariri District Plan. The land north of Parsonage Road and east of State Highway 1 at Woodend north east is currently going through the rezoning process for residential development. Land between Parsonage Road and Petries Road at Woodend east has been rezoned for residential development, and an area to the southeast of Woodend was rezoned for rural residential use in July 2013. Included within the Urban Limits by Commissioners who heard submissions to Proposed Change 1 to the Canterbury Regional Policy Statement was an area south of Rangiora Woodend Road at Woodend west. This Strategy takes this area into account, even though it is not yet rezoned for residential development. By the early 2020s, the Woodend Pegasus area could be home to between 10,000 and 12,000 people if fully developed.

When considering large scale urban development including Pegasus and the planned Ravenswood development, the Council is mindful that the people who move into the new homes are Council ratepayers, but much of the infrastructure is still in the hands of the developers.

The NZTA has announced its commitment to constructing a bypass

road which will deflect significant traffic movements away from the centre of Woodend. This has implications for the future of the Woodend town centre, which are important to consider and plan for now.

The shape of new commercial development is influenced by the District Plan provisions including those determined at the time that an area is rezoned, but the Council has no ability to influence the pace of development. This is determined by the decisions of developers either to undertake the development of business zoned land itself, or release land to other commercial interests.

Consideration must also be given to the adequacy of community facilities and greenspaces to meet the needs of a growing community.

How has the Strategy been developed?

The development of this Strategy has been overseen by a Steering Group, comprised of elected Councillors, members of the Woodend Ashley Community Board, and representatives from the local schools, Residents / Community Associations and the business community. This group had delegation to oversee the development of a Woodend Pegasus Area Strategy with reference to the Woodend town centre, Pegasus development, Ravenswood development, the overall coordination of business development across the areas zoned for business activity and the development of recreation / community facilities and community / social services to meet the needs of an increasing population. The Steering Group was tasked with overseeing the preparation of a Strategy report and recommend its adoption to the Waimakariri District Council.

The Council held a Woodend Pegasus public meeting to launch the beginning of Strategy development on 30 August 2012. Feedback was sought relating to short and longer term opportunities for the Woodend Pegasus area.

A dedicated Council project webpage was developed (www.waimakariri.govt.nz / Your Council / District Development / Woodend Pegasus) to ensure the wider community had every opportunity to read latest research and information used to input into Strategy development, view the Steering Group's Terms of Reference and register to stay informed via email updates and alerts.

This Strategy was not developed from scratch. A Woodend Future Urban Design Options Assessment Report was produced in 2007, which helped inform the directions set in this document. Also feeding into the Strategy process were and plans such as the Woodend Structure Plan for household provision and sequencing, and external planning mechanisms such as the NZTA's plans for State Highway 1 at Woodend, the Regional Council Environment Canterbury's (ECan) plans for public transport, Ministry of Education's plans for school provision, and developer plans for the towns of Pegasus and Ravenswood.

A number of research reports have been prepared or reviewed to assist with the development of this Strategy, including the Woodend Pegasus Economic and Business Profile, the Woodend Town Centre Business Survey, the Woodend and the Pegasus Community Issues Survey Reports, a Retail Assessment for Pegasus and Woodend, and the Woodend Community Street Review, to name a few. All these

reports, as well as other helpful information, are available on the project webpage and are listed at the back of this document.

Expert advice was also sought and incorporated from urban design and urban environment specialists, Context Urban Design and Urbacity.

A draft Strategy was released for public comment under the Special Consultative Procedure outlined in the Local Government Act 2002 on 6 July 2013 to gauge the views of the wider community about the directions signalled for the Woodend Pegasus area. Submissions closed on 6 August 2013. A public drop-in session was held at the Woodend Community Centre on 24 July 2013, where staff were available to answer any questions and discuss the draft Strategy in person.

A total of 88 submissions were received from individuals and from organisations; seven took the opportunity to present their submission in person to a hearing panel at the end of August 2013. Changes were made to the Woodend Pegasus Area Strategy based on the decisions made on submissions by the hearing panel. The Council adopted this Strategy in October 2013.

Figure 2 shows the key milestones of the Strategy development.

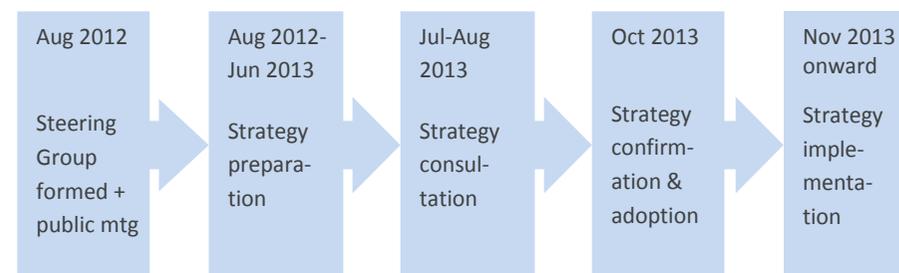


Figure 2. Project Timeline

Setting the Scene

What is the Woodend Pegasus area?

The urban areas of Woodend and Pegasus, with their very different histories, are the main focus of this Strategy, but it is important to recognise that significant links are developing between these two towns and the Waikuku community.

The Woodend Pegasus area is part of a wider cultural landscape with cultural associations that stretch back over 600 years. Ngāi Tahu, and before them Ngāti Mamoe and Waitaha, had settlements among, and gathered resources from, the coastal areas and the network of springs, waterways, swamps, grasslands and lowland podocarp forests. The land on which Pegasus is sited, as well as the surrounding land and waterways, has profound historical and cultural importance for Te Rūnanga o Ngāi Tūāhuriri.

The site of the ancestral Kaiapoi Pā, established in the 17th Century by the significant Ngāi Tūāhuriri ancestor Turākautahi, second son of Tūāhuriri after who the hapū take their name, lies immediately to the north of Pegasus, but was destroyed in 1832 after it was invaded by Ngāti Toa warriors let by Te Rauparaha.

Kaiapoi Pā was significant both for its size and position within the trade network that connected the settlements of the wider area including Rāpaki, Wairewa and Taumutu and the resources of Avon-Heathcote Estuary / Te Ihutai, Lake Ellesmere / Te Waihora, Lake Forsyth / Wairewa and Lyttelton Harbour / Whakaraupō.

When the Pā was stormed, most of those who were there were

captured or killed, and those who managed to escape through the surrounding waterways did not return. An Oamaru stone monument erected in 1898 marks the Pā site.



Figure 3. Kaiapoi Pā and Taerutu. Note: Kaiapohia Rd is now Kaiapoi Pa Rd

While the principal original settlement in the area was at Kaiapoi Pā, smaller inland settlements also co-existed at sites (among others)

along the Cam River and at Tuahiwi. Tuahiwi was the mahinga kai outpost of Kaiapoi Pā. Primarily an area of gardens, Te Tuahiwi means ‘the back ridge’ – the ridge was the traditional dwelling place for the people as the lower lying areas were prone to flooding.

The destruction of Kaiapoi Pā by Te Rauparaha in 1832 rendered the entire area unsafe and the Ngāi Tūāhuriri people sought safety at other Ngāi Tahu settlements at Koukourarata and further south. Tuahiwi and other kāinga in the area lay unoccupied until the threat of war had passed. Many leading Ngāi Tahu families returned to live at Tuahiwi in the 1840s.

As a result of the Canterbury Purchase by Europeans (Kemp’s Deed), some 1056 hectares of land at Tuahiwi was set aside for Ngāi Tūāhuriri whānau. This area is identified as Māori Reserve 873 (MR873), and from its establishment Tuahiwi has been the principal area of Ngāi Tahu settlement in North Canterbury.

This Strategy takes account of the people living in MR873 in terms of the retail catchment and participation in community organisations, but does not consider the development of MR873 as this is being addressed in another major project presently being undertaken by the Council.

Tangata Whenua

Ngāi Tahu, specifically Ngāi Tūāhuriri are the tangata whenua and kaitiaki (guardians) for the Woodend Pegasus area and beyond. Ngāi Tahu are the holders of tribal knowledge and have traditional and contemporary relationships with this area. These relationships, formed by generations of close interaction between tangata whenua and the lands, waters and indigenous species, have established a rich cultural heritage in the Waimakariri District. The wāhi tapu, wāhi taonga and mahinga kai sites, other sites of significance and the landscape within which they occur, remain important links for the culture and identity of Ngāi Tūāhuriri whānau today. The relationships that bind tangata whenua with the area is both an ancestral and a contemporary living connection, and is necessary to inform the future growth of the Woodend Pegasus area.

The importance of the cultural relationships for tangata whenua, and the status of Papatipu Rūnanga as kaitiaki and manawhenua of the natural resources within their takiwā, has been recognised through the Te Rūnanga o Ngāi Tahu Act 1996 and the Ngāi Tahu Claims Settlement Act 1998. It is also recognised in a number of other tribal policy documents, including the Mahaanui Iwi Management Plan 2013.

Ngāi Tūāhuriri is the hapū with primary kaitiakitanga (guardianship) responsibilities within the Waimakariri and Rakahuri/Ashley river catchments. Their takiwā also extends to the wider Waimakariri District. Ngāi Tūāhuriri Rūnanga is recognised as one of the eighteen Papatipu Rūnanga that comprise Te Rūnanga o Ngāi Tahu and it shares a Memorandum of Understanding with the Waimakariri District Council. The Rūnanga actively undertakes a role of kaitiakitanga, with a responsibility to protect the mauri of the waterways, natural resources, mahinga kai, and other values of the takiwā for the benefit of the whanua and hapū of Ngāi Tūāhuriri and others.

While Woodend has a long history of settlement, including its pre-European links, it has also seen significant growth during the last years of the 20th Century. In 1981, Woodend had a population of 987 people, and by 1986 this number grew to 1200. Little had changed by 1991 when the population was 1233. The 1990s saw a rapid rise in the Woodend population with an increase of 27% in the five years to 1995 and a further 43% by 2001. Between 2001 and 2006, the rate of increase slowed to 17%, with subsequent very little new dwelling construction since 2006 due to a shortage of lots available for development.

Figure 4 depicts the growth of Woodend’s resident population since the 1980s.

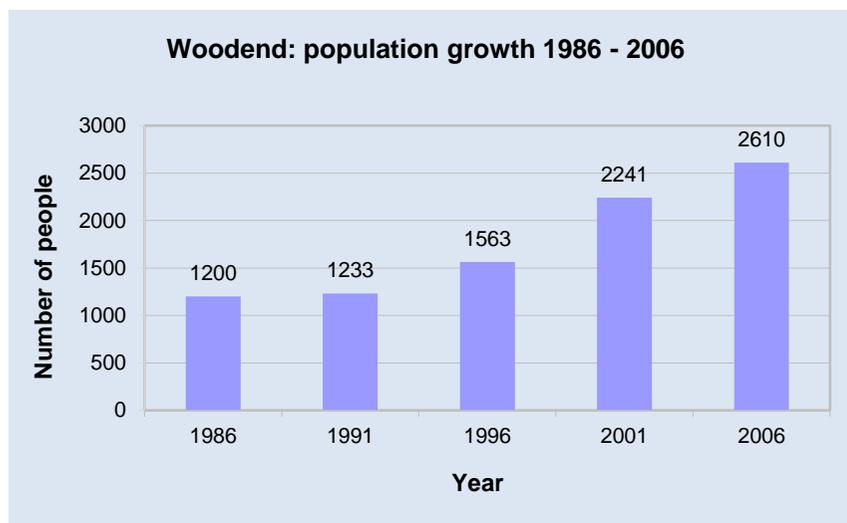


Figure 4. Source: Statistics New Zealand 1986 – 2006 Censuses

In 1997, the Council conducted a major consultation “Directions for

our towns”, but there was no consensus about the way in which Woodend would develop in the future. When the Proposed District Plan was notified in mid-1998, no provision was made for future development at Woodend. As a result of decisions on submissions to this Plan, an area to the east of Woodend was rezoned for residential use, capable of accommodating some 250 households but development of this area has not occurred.

At the same time, the Council received a proposal to develop a new town to the north east of Woodend, which obtained Environment Court approval in 2003. The proposal was for a town of 1800 dwellings with a considerable area allocated for business activity. Development of the new town, which has become known as Pegasus, commenced almost immediately, but progress slowed as the overall level of economic activity declined later in the decade.

The initial proposal for Pegasus was championed by Southern Capital, but shortly after planning approval was granted the project was taken over by another development firm, Infinity Development Ltd. In the post-earthquake environment, the availability of lots and speed at which sections could be brought to the market at Pegasus proved valuable for people seeking to move from areas zoned “red” as a result of the Canterbury earthquakes of 2010 and 2011. Others wishing to upgrade their homes have also taken the opportunity to purchase or build at Pegasus.

Pegasus is now owned by Todd Properties Ltd which has given undertakings to complete the outstanding stages of the areas for residential development at Pegasus and to develop a town centre.

Three conservation areas were established as part of the Pegasus development: an Eastern Conservation Area (ECA) which covers a large wetland area to the east of the town, the Western Ridge Conservation Area (WCA) to the west of the town and a smaller Mudfish Conservation Area (MCA). Adjacent to the ECA is the Tūhaitara Coastal Park, which is managed under the Te Kōhaka o Tūhitara Trust. This Trust was established under the Ngāi Tahu settlement with the Crown, and the lands were gifted to the people of New Zealand. Immediately to the south of the ECA is the Tutaepatu Lagoon which was a particularly valuable rich source of mahinga kai, particularly tuna (eel) for the people living at the Kaiapoi Pā. In addition, the area surrounding Tutaepatu Lagoon contains the urupā for Turakautahi, who was the founder of the Kaiapoi Pā.

The WCA covers the dune ridge that extends south from the Kaiapoi Pā site between Pegasus and the Mapleham Golf Course. This area also has very significant historical and cultural values for Te Rūnanga o Ngāi Tūāhuriri. The future of this area is protected in a Land Governance Deed signed in April 2012 to which Te Rūnanga o Ngāi Tūāhuriri, Te Rūnanga o Ngāi Tahu, the Council and Pegasus Town Limited, the then developer of Pegasus, are parties. The MCA is a smaller area to the east of the Western Ridge which has considerable natural values because it is home to the endangered Canterbury Mudfish, a fish species which is capable of surviving out of water. The governance deed for the WCA also includes provisions for the future management of the MCA. The future of the conservation areas are discussed under 'Open Spaces'.

During the first years of the 21st Century, the farm to the north of

Woodend known as Ravenswood was rezoned for residential and business development. Recent concept plans depict development of residential lots plus a small 'town centre' and a larger business area. Another area between Parsonage Road and Petries Road at east Woodend has been rezoned for residential development. Land to the north of Parsonage Road, east of State Highway 1, is currently going through the rezoning process for residential development, and in 2013 land to the southeast of Woodend was rezoned rural residential. The Woodend Pegasus urban area, which is the focus of this Strategy, is depicted in figure 5.

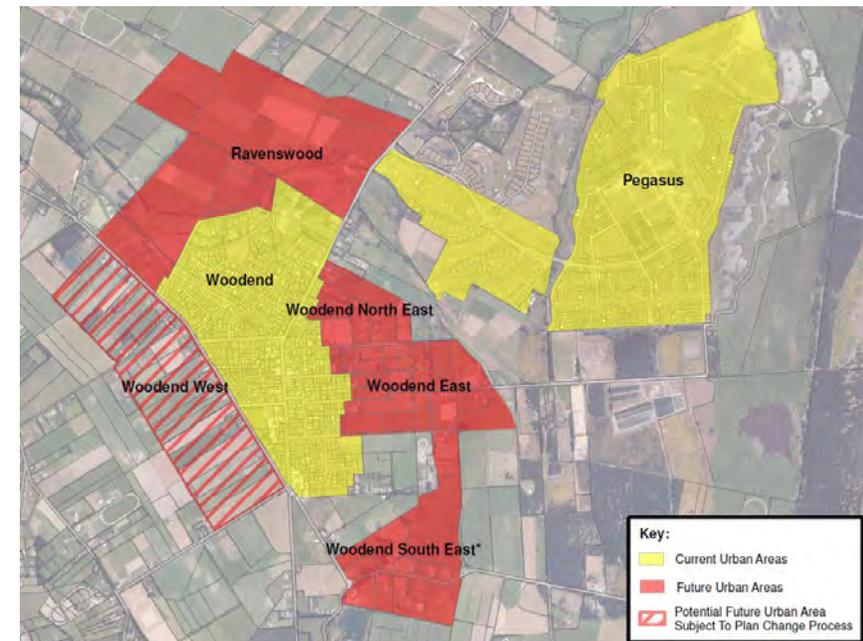


Figure 5. Map of the Woodend Pegasus urban area.

* Woodend South East is zoned rural residential

The Woodend, Woodend East, South East and North East, Pegasus and Ravenswood urban areas, as well as potential growth Woodend West, are the main focus of this Strategy, but it is acknowledged that a wider catchment area relates to particularly business and community activity. The consideration of issues relating to social cohesion recognises that the District can be characterised as being comprised of a series of overlapping communities, meaning it is important to recognise that people from outside of the immediate urban area are likely to be involved with activities and using facilities in the Woodend Pegasus area.

Figure 6 summarises the areas that will ultimately be available for development in the Woodend Pegasus urban area and the capacity for the number of households and people that could be accommodated at each.

Areas available for future development and capacity		
Subdivision	Households	People
Balance of Pegasus	1100	2750
Woodend East	250	625
Woodend South East	80	200
Woodend North East	165	415
Ravenswood	1000	2500
Woodend West*	?	?

Figure 6. Woodend Pegasus Future development areas

* subject to provisions of the LURP and current MR873 Plan Change process

Figure 7 provides an indication of the possible overall pace of development in the Woodend Pegasus catchment areas, particularly for business and community cohesion purposes. This area includes

Woodend, Pegasus and Ravenswood, as well as the immediately surrounding settlements of Waikuku, Waikuku Beach and Woodend Beach and the surrounding rural areas.

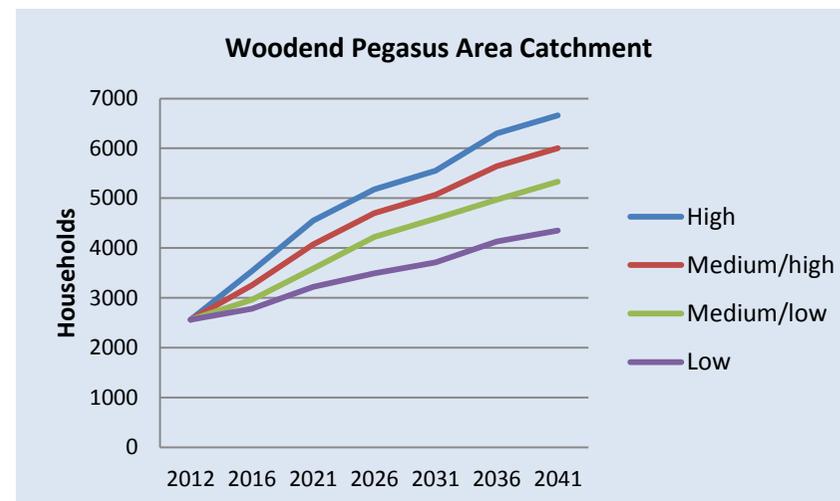


Figure 7. Woodend Pegasus Catchment population projection

Source: Graph developed from Market Economics Spatial with projections taking into account the “low” “medium” “medium + 50%” and “medium + 100%” variants developed for Pegasus Woodend Retail Assessment May 2013

Figure 7 suggests that by 2021, there are likely to be between 3220 and 4550 households, and by 2041 there could be between 4350 and 6660 households in the wider Woodend Pegasus catchment area.

The current indications suggest that the Woodend Pegasus area is likely to sustain a relatively high level of growth in the short to medium term, but there is some doubt about the likelihood of this pace of growth being maintained in the years beyond. Based on the high variant and an average of 2.5 people per household, these projections

suggest that the wider Woodend Pegasus area could be home to approximately 11,400 people by 2021. As the population ages, there are likely to be fewer people per household, which means that if growth in the number of new dwellings levels off after 2021, the increase in the number of people after that date may not be as great as the growth in the number of dwellings.

In the years since 2006 to the end of August 2013, there have been 38 consents for new dwellings issued for Woodend and 595 for Pegasus. When the Pegasus Community Issues Survey was conducted in 2012, there were approximately 240 occupied dwellings at Pegasus.

What are the key issues?

The Woodend Pegasus area faces a number of key challenges.

Significant long-term transport network plans are underway, including the NZTA's Short Eastern Bypass that will deflect a substantial amount of traffic movements away from the centre of Woodend, and enhanced access to Pegasus and the upcoming Ravenswood development from State Highway 1. However, thought must also be given to connectivity between the urban areas of Woodend, Pegasus and Ravenswood.

The attractiveness, extent of retail and service offerings, sense of identity and walkability of the existing Woodend town centre have been questioned over the years. Woodend having an identifiable town centre is thought important by the vast majority of its local community. It is likely that in the long-term, as commercial developments at the future Ravenswood urban area and Pegasus take hold and grow in significance, the commercial viability of Woodend

town centre could come under threat.

A growing community is likely to put significant pressure on the existing supply and appropriateness of community facilities and capacity of community groups, which play an important role in maintaining and/or enhancing community cohesion.

Similarly, open spaces and provision of sports and recreation parks, neighbourhood parks and other greenspaces are important to a growing local community, with Gladstone Park, the area's major sports and recreation park anticipating significant development. The demographics of a growing community are key to informing greenspace choices.

Considering these challenges, four key strategic themes emerge, upon which the Woodend Pegasus Area Strategy is based:

- Connectivity
- Business
- Community
- Open Spaces

PART 2 – THE STRATEGY

Vision

In planning for the future of the Woodend Pegasus area, it is important to have a clear vision. Drawing on the key issues and challenges facing this part of the Waimakariri District, the Council's vision for the Woodend Pegasus area for the future is:

The Woodend Pegasus area is home to well-connected communities and prosperous businesses, has attractive public spaces and a healthy environment, and meets the social and cultural needs of its existing and future population.

The four key themes – Connectivity, Business, Community, Open Spaces – and associated more detailed strategic directions explored throughout this Strategy help contribute towards achieving this vision.



Key Theme 1: Connectivity

Traffic issues at Woodend and the desire for greater connectivity between Woodend and Pegasus were key issues for respondents to the Woodend and Pegasus Community Issues Surveys. At present, the main road through Woodend has State Highway 1 status, and carries almost all the traffic travelling to northern destinations from Christchurch. Through Woodend, this road carries approximately 14,000 traffic movements per day, and approximately 10% of these movements involve heavy vehicles.

The heavy traffic through Woodend presents significant difficulties for people living there. There are times when motorists encounter considerable delays trying to access State Highway 1 from side streets, and this influences how residents choose to move around their town and where they choose to shop. Crossing State Highway 1 to go to school presents a challenge for children living to the east of the main road and means that higher levels of supervision are needed with greater tendency for parents to use vehicles to take their children to school than might otherwise be the case.

Connectivity is not confined to issues relating to Woodend's main road. This Strategy pays attention to linkages between the urban areas of Woodend and Pegasus, something that was not contemplated during early stages of planning for Pegasus when it was being seen as a relatively self-contained entity rather than part of a wider urban area. In addition, more recent zoning of Ravenswood for residential and business development includes key road links likely to have a significant long-term impact on traffic movements into and around the

Woodend / Pegasus / Ravenswood urban area.

Connectivity in this Strategy addresses the following issues:

- State Highway 1 Woodend bypass
- The entrance to Pegasus from State Highway 1
- Woodend/Pegasus links
- Upgrading Gladstone Road
- Connectivity of Ravenswood
- Changes to Preece and Kaiapoi Pa Roads
- Cycling in the Woodend Pegasus area
- Advocating for good public transport

Connecting the Centres

The Woodend Bypass

In February 2013, the NZTA announced that the "short-eastern" route had been chosen as the future bypass for State Highway 1 at Woodend. NZTA indicates that it intends to lodge an application to designate the route with the Waimakariri District Council in 2013/14. While the new alignment is not scheduled to be built for about 15 years, NZTA is undertaking to keep the timing of the construction under review depending of the rate of growth in traffic movements.

The Woodend community benefits associated with the bypass can be identified as:

- reduced congestion
- improved safety
- improved traffic control
- improved access and connectivity
- environmental benefits

The proposed route for the State Highway 1 corridor at Woodend is shown in figure 8.

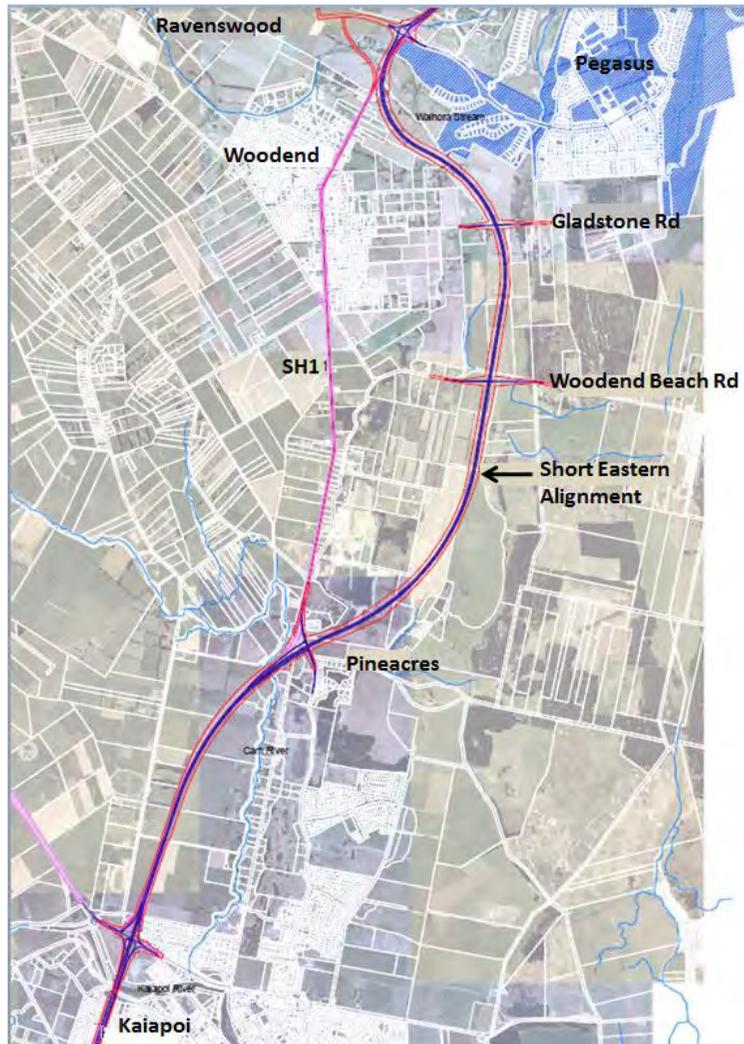


Figure 8. NZTA's Short Eastern Bypass Alignment Route

The key features of the proposed bypass are:

- an overhead bridge on State Highway 1 at Pineacres
- bridges on the Woodend Beach and Gladstone Roads to allow for the movement of local traffic
- a roundabout at the intersection between State Highway 1 and the roads providing access to Pegasus and Ravenswood

Once the bypass is in place, the main road through Woodend will become a local road, and this will offer scope for introducing additional traffic management measures and further landscaping to improve the amenity of the Woodend town centre. NZTA will hand over the Woodend Main Road to the Council 'fit for purpose' in relation to its transport functions when the bypass is constructed and confirms that the designation on the land adjacent to State Highway 1 through Woodend will not be lifted until such time. Longer term amenity improvements will likely seek to provide some break-up and intimacy to the town's almost 14 metre wide main road.

The Council's role with respect to the introduction of the bypass lies in working with NZTA to designate the proposed route including addressing any reverse sensitivity issues associated with the bypass for residents in the vicinity of the new road, as well as advocating for an acceleration of the construction of the bypass.

The entrance to Pegasus from State Highway 1

The planning provisions for Pegasus state that the developer shall provide a roundabout on State Highway 1 when the 1501st lot is released at Pegasus. Since this decision was made, the land to the west

of State Highway 1 has been rezoned for business development, and the realignment of the State Highway 1 Woodend corridor to bypass Woodend has been determined. There is a planning condition on any development at Ravenswood that Ravenswood will connect to a roundabout at State Highway 1. At the time that the bypass is constructed, the existing Woodend main road will revert to being a local road managed by the Council. The Council has a role to ensure that a roundabout at the entrance to Pegasus is provided when the planning consent trigger is reached.

There are some community concerns relating to the speed of traffic leading to Pegasus from Woodend along State Highway 1. Currently, a 100km per hour speed limit determined by NZTA applies north of Woodend to Pegasus, which creates difficulties for drivers exiting Pegasus to enter the high speed flow at times of peak traffic. The Council will liaise with NZTA with a view to lowering the speed limit between Woodend and Pegasus as a desirable outcome.

Woodend / Pegasus Link

Plans are in place for the extension of Infinity Drive to Gladstone Road along the western edge of Gladstone Park. There is also a formed road along the eastern edge of the Council owned Gladstone Park land. Opening up these routes – Pegasus Main Road along the eastern edge in the short term and Infinity Drive in the longer term – is important for the future of the area, as it will provide better connectivity between the existing settlements of Pegasus and Woodend, enhance the future viability of established businesses in Woodend by improving access for a wider catchment, and improve vehicle access to Gladstone

Park for Pegasus residents. Until Infinity Drive is extended in the longer term, short term gains can be made by opening a walking and cycling link on the western side of Gladstone Park to better connect Pegasus residents to Gladstone Park. The proximity of Gladstone Park to homes in the first stage of Pegasus is illustrated in figure 9. The planned links are shown in figure 11.



Figure 9: A view of homes at Pegasus from Gladstone Park

Upgrading Gladstone Road

Respondents to Council surveys over the years have consistently raised the issue of the suitability of Gladstone Road as the route to one of the District's major sports and recreation parks; this road is proposed to see further development in the future. In particular, survey respondents have advocated for a separate cycleway between

Woodend and Gladstone Park. In the past, serious consideration has been given to the upgrading of this road, and this is a matter that needs to be addressed as part of the overall approach to improving connectivity in the Woodend Pegasus area. A cycleway beside Gladstone Road would also provide opportunities for cyclists to ride between Woodend and Pegasus without having to travel via State Highway 1.

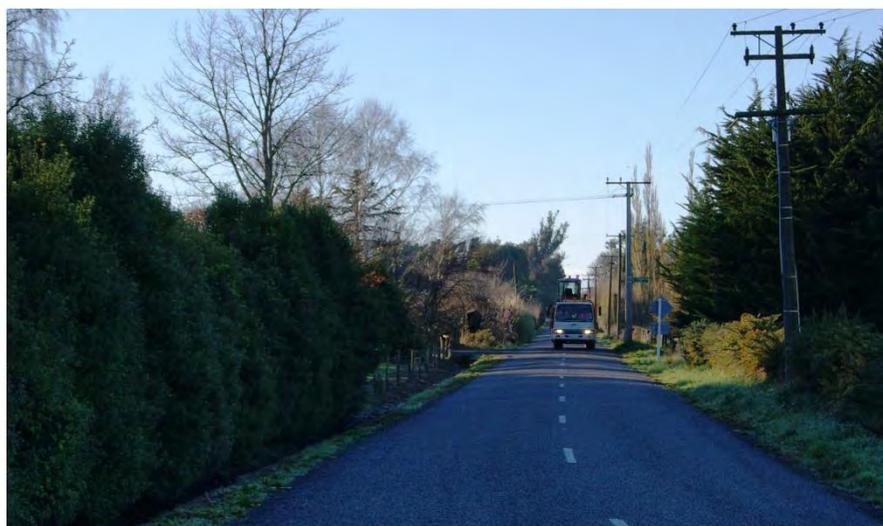


Figure 10. Gladstone Road today

The design of an upgraded Gladstone Road can be considered alongside the Gladstone Park Reserve Concept Plan preparation and process – see Key Theme 4. Concept plans for upgrading Gladstone Road, alongside opening up routes to provide linkages between Pegasus and Woodend, will need to ensure Gladstone Road does not attract excessive traffic volumes.

Connectivity of Ravenswood

Key features of the current plans for Ravenswood’s roads include the connection of the main road through Woodend to the Ravenswood Business Zone rather than directly onto the roundabout planned at the junction of the bypass and the entrances from State Highway 1 to Pegasus and Ravenswood. The link road between State Highway 1 and the Rangiora Woodend Road through Ravenswood is likely to play a very important part in altering the dynamics of the area as it will provide a more direct route between Pegasus / Ravenswood, Rangiora and the west of the District, as well as reduce traffic in Woodend. These links are shown in figure 11.

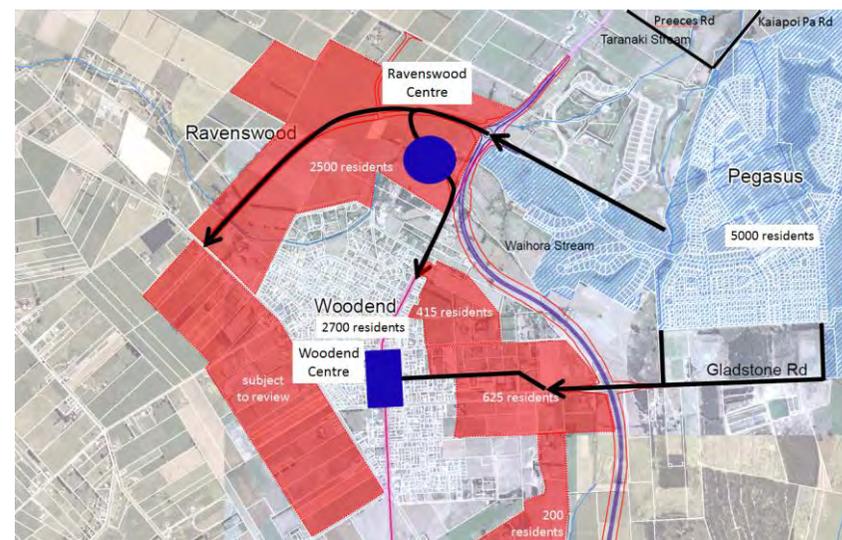


Figure 11. Connecting roads from Pegasus to Woodend and from Ravenswood to Rangiora Woodend Road; also showing growth areas (see figure 5 for full extent of Woodend South East)

Changes to Preeces and Kaiapoi Pa Roads

Preeces and Kaiapoi Pa Roads provide access to the northern part of the Pegasus urban area. Some consideration has been given to the possibility of closing access to Pegasus via Preeces Road from State Highway 1, as long as at least one alternative emergency access to the town in addition to Pegasus Boulevard is provided. Closing access to Preeces Road would address the likelihood that the intersection will become increasingly dangerous as traffic numbers on the highway increase. This, as well as appropriate treatment of Preeces Road, requires further investigation. At the same time, Kaiapoi Pa Road which provides a direct connection between Pegasus and Waikuku Beach will be upgraded, enhancing the link between these two communities forged with the transfer of children from the Waikuku School to the new Pegasus Bay School. ECan has signaled its intention to investigate incorporating Kaiapoi Pa Road in the public transport route. The locations of Preeces Road and Kaiapoi Pa Road are shown in figure 11.

Cycling in the Woodend Pegasus Area

Opportunities will be explored to improve or introduce facilities for cycling between the Woodend Pegasus area and Rangiora – for instance via a cycle path along Rangiora Woodend Road – and Kaiapoi, as indicated in the Council’s Walking and Cycling Strategy. Providing for alternative modes of transport is important in encouraging and enabling a healthy lifestyle and reducing the impact of vehicles. NZTA’s plans for the Short Eastern Bypass include an overhead bridge on State Highway 1 at Pineacres which will increase the accessibility and

connectivity for cycling between Woodend and Kaiapoi along Williams Street north of Kaiapoi and the old State Highway 1 into Woodend after the construction of the bypass.

Opportunities to enhance walking and cycling facilities within the Woodend Pegasus area will also be investigated. A project is currently underway that looks at developing a concept plan for a shared walking / cycling path along Woodend Beach Road. Consideration is being given to potentially extending this to Woodend’s main road from the junction with Woodend Beach Road to the Woodend School. This would provide safer access for children travelling to school by cycle.

Advocating for Good Public Transport

Respondents to both the Woodend and Pegasus Community Issues Surveys consider that the provision of public transport services to their areas was important. Decisions with respect to the provision of public transport for the wider Woodend Pegasus area are the responsibility of ECan. In recent years, the supply of services between the Waimakariri District and Christchurch City have been the primary focus for the provision of public transport, with the links between towns and settlements within the District a secondary consideration.

The roading layout at Pegasus provides major boulevards and smaller subsidiary roads. While it is not possible for larger buses to access the smaller roads, the main roads at Pegasus have been designed to accommodate stopping points for public transport. It is the responsibility of the Council to provide and maintain bus shelters, bus stops and seats.



Figure 12. Bus stopping points at Pegasus

Changes to public transport provision in 2012 saw the extension of services to Pegasus, and the severing of services between Woodend and Rangiora using commercial vehicles. ECan commissioners have expressed concern about the gap between people's views of the importance of having access to public transport services and the use that is being made of these services.

The link between the level of use and level of services cannot be disregarded, and it will be the responsibility of the Woodend Pegasus area community to ensure that the level of patronage warrants the continuation and/or expansion of services. The Council's role in the provision of public transport services is one of monitoring and advocacy for appropriate services, to ensure that the provision of services reflects demand in line with population growth.

Key Theme 2: Business

The settlement pattern of the Woodend Pegasus area is comprised of one existing township (Woodend), one developing residential community (Pegasus) and one approved growth area (Ravenswood – yet to be developed). These three settlements plus some contributions from the populations in Tuahiwi, Waikuku and the beach settlements of Waikuku Beach and Woodend Beach largely form the retail catchment for the centre.

Currently zoned for business activity in Woodend town centre are 2.2 hectares of land along the west of the State Highway 1 which runs directly through the centre of the town. Another 8.8 hectares are zoned for Business 1 use in Pegasus. Ravenswood, adjacent to the existing north Woodend and rezoned from rural to residential use to allow for residential land development, will contain 2 hectares of Business 1 land and another 10.3 hectares Business 2 land once developed.

Provided for under the Urban Development Strategy for Greater Christchurch Business land allocation are an additional 8.7 hectares of land at corner Woodend Beach Road and State Highway 1. This has not yet been taken up by development proposals.

Figure 13 shows the locations of land currently zoned for business activity in and around Woodend and Pegasus, as well as future business land.

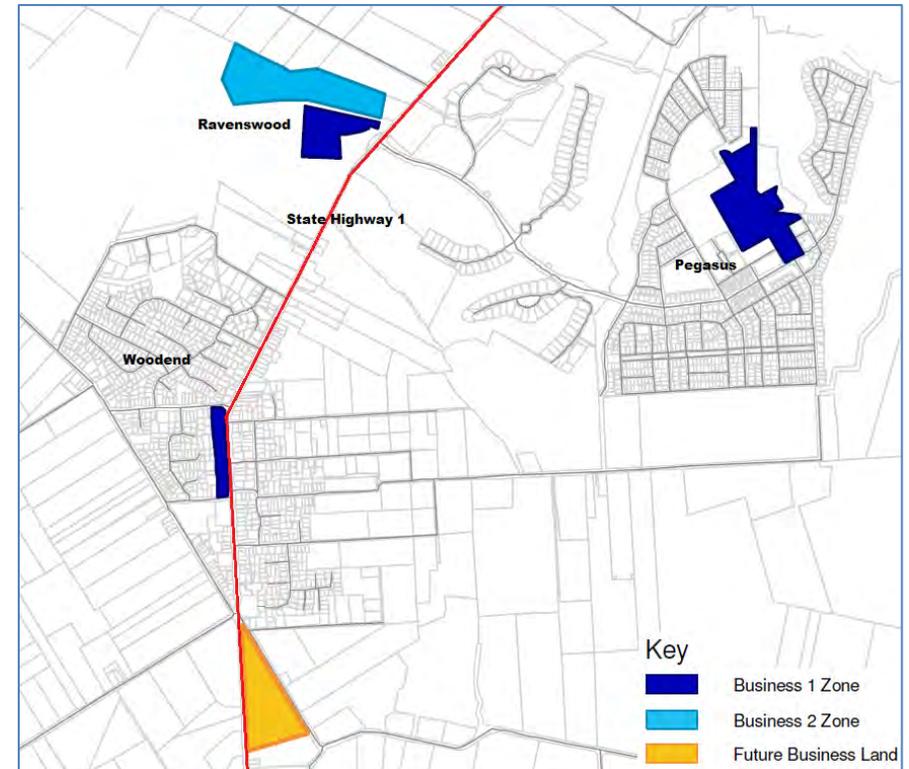


Figure 13. Map of Woodend / Pegasus business zoned land

The Waimakariri District Plan explains that Business 1 zones are intended to be the dominant location of, and to be dominated by business, administrative, and cultural activities so as to:

- Help ensure an effective and efficient business sector by concentrating activity
- Maintain and enhance the centres' roles as the dominant community focal points
- Retain nominated areas as more appropriate to pedestrian-related

activity

- Retain business activity that can support public services, facilities and amenities that will provide for the needs of workers, residents and visitors, in a quality, safe environment

Business 2 zones on the other hand typically provide for commercial and industrial activity and low density of development.

Woodend town centre is used as local service centre for some day-to-day goods and services by the local community. The 2011 Woodend Community Issues Survey identified that about one third of the Woodend population source either some or all of their groceries in Woodend, utilise Woodend's restaurants and takeaways, use motor vehicle services available at Woodend, and get some or all of their garden supplies in Woodend. Three in four people purchase their motor vehicle fuel in Woodend. Other than when sourcing fuel, most goods and services accessed by Woodend residents are generally sourced in Rangiora.

The 2012 Pegasus Community Issues Survey reveals that the vast majority of Pegasus town residents visit the day-to-day businesses currently established in Pegasus town. Pegasus residents utilise the Woodend town centre for accessing some goods and services. Around two in three people typically purchase some or all of their fuel in Woodend, about one third source garden supplies in Woodend, and one in five visit Woodend for restaurants. Woodend is also utilised by some Pegasus residents for motor vehicle services, medical services and purchasing groceries.

Complimenting Business Clusters

The three settlements of Woodend, Pegasus and the future Ravenswood include zones that are intended to provide for retail and other business and community service facilities.

As an older and more mature settlement, Woodend has a role to the local community for top up retail and for mainly food services, supported by passing trade motorists travelling through Woodend. However, most likely, the passing trade or movement economy will significantly reduce on construction of the Short Eastern Bypass. In addition, the Woodend business zone has remained unchanged in general size, role and function for over 50 years.

Ravenswood contains both Business 1 and Business 2 zones, which theoretically provide for a commercial 'village' centre and industrial type activities. Ravenswood is a greenfield site and its capacity to develop a centre is much greater than that of Woodend where site consolidation and zoning changes would be required to enable such an outcome.

Even with business zoning in each of the three settlements, with each capable of being a centre, the catchment population suggests that a major or dominant centre needs to be considered. Woodend's zone is historic and has been in place for decades, very little of the Pegasus business zone has been developed to date with Todd Property Ltd currently finalising plans for a town centre, and the Ravenswood project is yet to start.

Expert Centre Location Analysis advice provided by Urbacity suggests that Pegasus will most likely evolve around a local convenience role

and possibly a number of café / bar / restaurant operations. Pegasus developers have confirmed that market assessment work identifies the Pegasus community as the primary catchment for a Pegasus town centre and have developed plans for a commercial centre to respond to local demand.

Expert advice suggests the market for retail development would have little willingness to invest in site consolidation to the level suited to a supermarket in or around the existing Woodend centre, given availability at Ravenswood. The threshold catchment for a major supermarket in New Zealand is typically 10,000 people.

In addition to availability of land at Ravenswood, Ravenswood will also benefit from the development of the Short Eastern Bypass which will result in a movement network variation that materially changes the context of Ravenswood in relation to the surrounding settlement areas. As discussed under 'Connectivity', Ravenswood will benefit from being centralised as the most accessible centre location for the majority of the catchment.

At present, the Waimakariri District Plan does not have specific urban design rules that dictate the built form development within business zones in Ravenswood other than some bulk and location requirements, while rules for built commercial development at Pegasus are suitably defined to ensure an acceptable urban outcome. The Council has a role in protecting good urban outcomes in built environments in the District's key urban centres, and will work collaboratively with the developers of Ravenswood on appropriate design guidance to ensure good design outcomes are achieved when

commercial development occurs in the Ravenswood business zones.

Such collaboration would help ensure that a commercial village built form response at Ravenswood is inspirational and pedestrian focused, likely with an urban response that is the basis of all urban centres, with buildings addressing the street and car parking located behind shops, for instance, as shown in the figure 14.



Figure 14. Example of preferred style of development in a commercial village, illustrating location of car parking behind shops

Given Ravenswood's advantages in locality, connectivity and availability for business establishment and growth, this Strategy acknowledges the likely longer term future market force trend of Ravenswood developing as a major centre for the wider Woodend Pegasus area. At the same time, it will be important that the Woodend

town centre and Pegasus town centre develop in ways that complement each other and Ravenswood. The pace of development at Ravenswood is uncertain as is the realisation of concept plans for the development of the Ravenswood 'village'. Given the uncertain pace of development of any significant business activity at Ravenswood, it will be important particularly for Woodend that the existing centre is strengthened in the short term in order to prepare for this transition.

Strengthening Woodend Town Centre

For the short term, Woodend will remain the major centre and the two dynamics of growth rate and construction of the bypass have different time and place implications for the integrity of the Woodend centre and its status. It will be some time before the bypass is built and growth in the catchment triggers rapid business development elsewhere in the wider area. It is important that the identity and status of Woodend town centre is strengthened in the short term through public realm initiatives as well as enhanced connectivity with Pegasus via Gladstone Road, as discussed under 'Connectivity'. Such measures will help it continue to perform in the medium to longer term when Ravenswood develops and presents commercial pressures on the existing business infrastructure of Woodend, and when the bypass is constructed and diminishes the passing traffic, therefore reducing the exposure of the existing centre's business community.

The Business 1 Zone in Woodend is confined to the western side of State Highway 1 and stretches from School Road to Woodend Road (a distance of 400m) and extends for the most part 50 metres (one section depth) back from the street frontage. Business is largely set back from the street in a series of loosely related buildings and

activities. Commercial activity is concentrated at the southern end of the zone but occurs intermittently throughout the remainder of the zone. There are also commercial activities on the eastern side of State Highway 1, despite its residential zoning.

Town Centre Road Reserve

The centre has a somewhat untidy and uncoordinated appearance. One of the main contributing factors is the way in which the space between the property boundaries and the road kerb is utilised, largely on the western side of the main street. There is an opportunity to recognise the property boundaries and reclaim the strip of land for public use. This provides the scope for comprehensive landscaping, paving, seating and street furniture improvements.

A continuous footpath adjacent to the property boundaries will provide a boundary between public and private land and provide maximum distance between turning vehicles and pedestrians. This will also demarcate access points to private parking areas for vehicles so that points where cars are likely to cross the footpath are clear. There may be opportunities to rationalise or combine some access points to reduce the total number. Further on- street parking will be possible.

Existing street furniture can be upgraded, removed or replaced with consistent looking seats at intervals along the berm. Consideration will be given to street trees along the berm, or sculptural trees that would pose a lesser interference with the overhead powerlines or screening of businesses. Figures 15 depicts desired treatment of the road reserve adjacent to Woodend's existing centre.



Figure 15. Treatment of the Woodend town centre road reserve

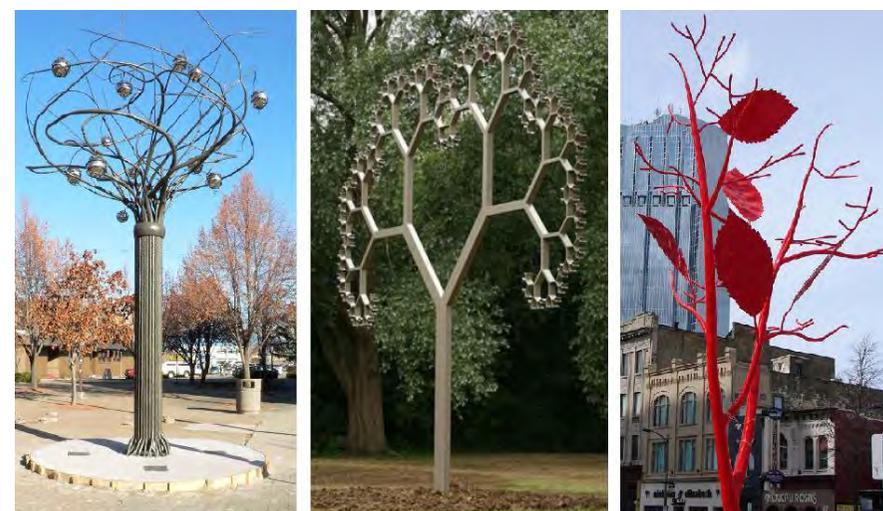


Figure 16. Examples of sculptural trees

Further opportunities to improve the amenity of the road reserve and road safety of Woodend Main Road could be in the form of advocating to power company MainPower and to NZTA for the removal of the currently overhead powerlines along State Highway 1 through Woodend. However this decision lies with MainPower.

Signage

There is a vast amount of signage in Woodend town centre at present, which is pictured in figure 17. The Council does have in place a Signage Bylaw which sets out rules for location, bulk and amount of signage. The Council's Signage Bylaw seeks to enhance road safety in the District by avoiding dangerous placement of signs that could impair visibility and access for road users and pedestrians. It also seeks to avoid public nuisance by ensuring advertising displays and signage on

footpaths does not obstruct the passage of pedestrians and/or disabled people.



Figure 17. Example of current amount of signage in Woodend town centre

Removal of unnecessary signage, through enforcement of the bylaw, would vastly improve the overall appearance of the Woodend town centre.

Town Centre Identity & Sense of Arrival

At present, there is no clear identification of the centre or sense of arrival. Current commercial activities do not collectively look and feel like a cohesive town centre. There is no formal connection between the school, community centre and shopping complex. Improvements to the look and feel of the centre could attract investment in business activities. The introduction of entrance features, such as shown in

figure 18, at either end of the business zone would announce the arrival in the centre. The actual extent of the centre could be identified by consistent treatment within the road corridor.



Figure 18. Example of town centre entrance treatment with signage, additional landscaping and realigned footpath and grass berm

Town Centre Focal Point

The shops, medical centre, community centre and school with adjacent reserve are concentrated at the southern end of the town centre. This area, largely outside of Council ownership, will be developed into a focal area for the town. This can be achieved by providing additional pedestrian space and better pedestrian connection between the shops and the school via the strip of private land immediately adjacent to the west of the building at corner State Highway 1 and School Road, extending the existing greenspace on School Road to create space for a public rest area, introducing seating and picnic tables, screening service areas and renewing the footpath and berm between State Highway 1 and the Community Centre. These

suggestions are mapped in figure 19.

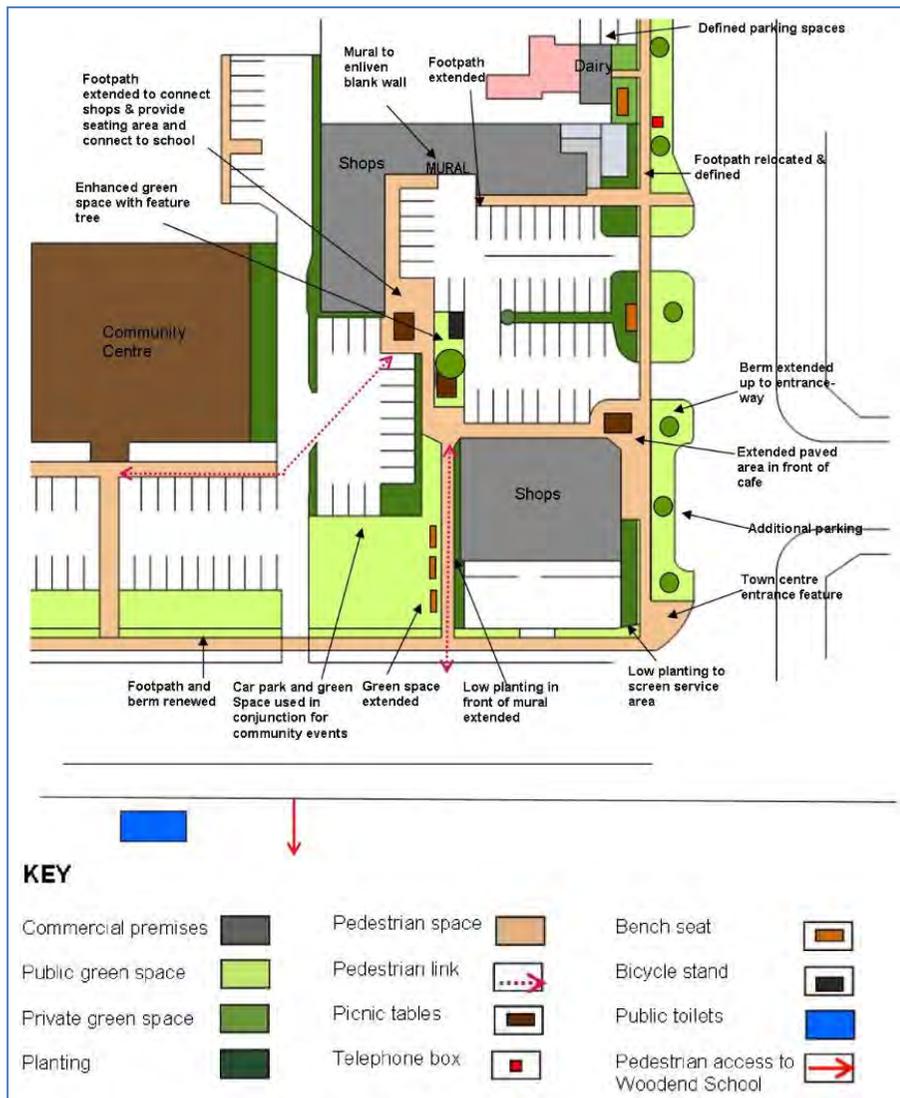


Figure 19. Possible changes to strengthen and enhance town centre focus

Design Guidance for Woodend Town Centre

A sense of place and rural character are valued aspects of living in a township such as Woodend. With the growth of Woodend, there is concern that these aspects could be lost or diminished. It will be necessary to identify the tangible aspects of what is valued in the business built environment and how those aspects can be safeguarded and enhanced. The current District Plan rules are not sufficient to ensure good urban design outcomes are achieved and the Woodend village character is safe-guarded. Guidance for commercial sites will be developed, with a possibility of introducing further District Plan provisions. Design guidance is likely to cover the following matters:

- Sense of place and rural character including what constitutes rural character
- Site layout including where to place a building on a site, how to accommodate parking, pedestrian and vehicle access
- Building size and design, including scale, features, interactivensness with street, material and colours
- Landscaping including planting, paving and boundary fencing
- Signage including amount, location and design

Any urban design guidance developed for Woodend town centre that would impact on off-street car parking will take into account directions identified in the Council's District Plan review of parking controls.

As the Woodend town centre intensifies in business activity and utilisation of already zoned sites in the longer term, as well as the effects of the bypass are felt, it may be desirable to expand the Business 1 Zone eastwards to help strengthen the centre around its

southern end. In the first instance though, it will be important that the town centre remains compact, well defined within the existing zoned area to the west of the State Highway, and concentrated around improved streetscape.

Increasing Business Stock

The Woodend Pegasus area, with readily available zoned business land and a growing catchment population presents opportunities for an increase in business stock. Survey results show that Woodend residents most frequently list supermarkets, pharmacies, cafés and restaurants / takeaways, banking facilities and book shops among businesses they would like to see established locally. The Council and Enterprise North Canterbury (ENC), Council's economic development agency, have a role in monitoring the supply, needs and demands of the goods and services available to local communities. This is reflected in the Waimakariri Community Outcome "Businesses in the District are diverse, adaptable and growing", meaning there are growing numbers of business and employment opportunities in the District and there are sufficient and appropriate places where new businesses can set up.

In April 2012, the Council adopted the Waimakariri Local Economic Development Strategy. This document provides a decision-making framework for economic development and clarifies the Council's roles and responsibilities in enabling and providing for a prosperous local economy. Among the Strategy's priorities is "Attract and assist new businesses to set up in the District". This means identifying and assisting significant businesses looking to relocate or establish in the District and those temporarily based locally to become permanent

business residents.

ENC together with the Council has developed a Waimakariri Business Attraction Brochure under the tagline "Where Business Belongs". This is distributed widely and used as a key marketing tool to promote the District. It outlines that the District has space to grow, both commercially and residentially, a skilled labour force, a growing business sector, an exceptional lifestyle that draws new residents to the District, and a shared vision between Council and ENC for local economic success.

To provide more in-depth information about the Woodend Pegasus area as a place to do business, the Council developed a Woodend Pegasus and the Wider District Economic and Business Profile. This profile provides an overview of statistical information relevant to the business and the economic environment to inform business and investment decisions.

The Council and ENC will continue to use these documents to market the Woodend Pegasus area as a place to do business and to monitor trends in business activity in the Woodend Pegasus area, as well as survey the community's needs for businesses and services. With a rapidly growing population in the Woodend Pegasus area and the demand for new businesses and services, coupled with the availability of readily zoned business land, public investment into the local area and a committed local labour pool, the Woodend Pegasus area provides significant commercial opportunities for businesses, developers and investors.

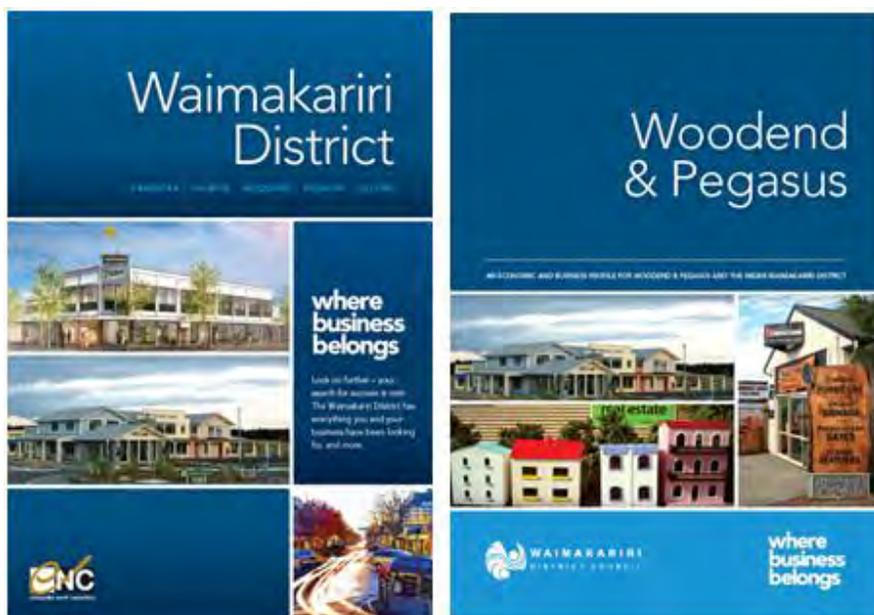


Figure 20. Waimakariri Business Attraction Brochure & Woodend Pegasus and the Wider Waimakariri District Economic and Business Profile

In addition, ENC will continue to support and retain existing businesses in the Woodend Pegasus area by providing immediate business support including training, coaching, mentoring and celebrating businesses, as well as seek opportunities for further engagement.

Key Theme 3: Community

The quality of community life including relationships with neighbours in the Woodend Pegasus area was valued by a significant proportion of the people who responded to the Woodend Community Issues Survey undertaken by the Council in 2011 and the Pegasus Community Issues Survey conducted in 2012.

There is a relatively high level of engagement with community groups and volunteering among survey respondents. Of the Woodend respondent households, more than half include one or more members involved with a community group and about 40% of the groups nominated by these respondents involved sports with others including community/social support groups such as Plunket, the Order of St John, Grey Power, Lions and Rotary. One in three respondent Woodend households include people working voluntarily with support and service organisations, civil defence, sports clubs, churches and the education sector.

Just over half of the Pegasus household respondents include members involved with community or sports groups, and 40% had one or more members undertaking voluntary work. Despite the short period that some respondents had been living at Pegasus, more than one in three households reported that members were involved with groups based at Pegasus, Woodend or Waikuku, and many of the other groups and organisations nominated by these respondents were based elsewhere in the District.

When moving into a new neighbourhood, some are likely to find it easier to get to know people than others. The results of the Council's

2005 New Residents Survey suggests that it could have been getting more difficult to get to know people in the District now than it did a decade earlier, as the District's population increased. For many people an area's primary school is the "heart of the community", and it is very likely that parents with children at either a pre-school or primary school will get to know other people and be encouraged to get involved with school activities. Some respondents have reflected on the difficulties that people who do not have children at a local school can face getting to know people in the District. For these people joining community groups represent a good way of getting to know people in their locality.

Fostering Community Infrastructure

Woodend is currently well served with community groups. These include, but are not limited to, the Woodend Rugby, Netball and Tennis Clubs based at Gladstone Park and the Lions, Bowling Club, Gymnastics Club, Woodend Garden Club and Waimakariri Combined Probus Club which meet in various locations in Woodend. The Woodend Lions Club hall is used for community and private activities; there is also a toy library and a volunteer fire brigade. The Methodist, Anglican and Faith Outreach Churches are represented in Woodend. Many groups utilise the recently extended Woodend Community.

The Council's Change of Address Survey is collecting information from new residents about the likelihood of people in their household joining a community group(s) and what type of group they are considering joining. Almost three quarter of the 51 household respondents who have moved into the District and have settled at Woodend, Pegasus or Waikuku have indicated that they are likely to join a community

group(s). Those with children are interested in pre-schools, play groups and sports clubs. The households' adults are considering joining groups involved with a wide range of activities including walking, tramping, gardening, crafts and sports such as netball, golf, bowls, badminton, swimming and yoga, as well as churches and a Menz Shed. These respondents also indicated an interest in becoming involved with voluntary work, such as with Riding for the Disabled and the Kaiapoi Pa Support Group.



Figure 21. Lions Club sponsored Woodend event

The challenge facing the community at Woodend, Pegasus and Waikuku is to encourage people moving into the area to become involved with the community and to find out what is going on. One of the best ways of doing this is to ensure that information about the activities available in the area is readily accessible. It is also important

that the people involved with running these groups appreciate that they may need to meet the challenge of an increased membership. In addition, there could be opportunities to establish new groups in response to the increasing number of people and the range of interests of people now living in the area.

The Council has a role to play in enabling a strong community. This aligns with the Waimakariri District's Community Outcomes "People are friendly and caring, creating a strong sense of community is our District", as well as "The community's needs for health and social services are met". Through ongoing survey work, the Council will continue to help identify and monitor the community's needs in social connectedness, which assists community groups to understand the dynamics they are working within. Similarly, the Council will continue to monitor the responses of service providers to the increasing number of people living in the wider Woodend Pegasus area, and identify gaps in service provision.

The Council provides key information tools to enable a community to stay connected and informed, such as newsletters, information boards, and new residents' packs. The Council's Community Team will continue to play a role in enhancing community cohesion and connectedness, through community safety initiatives, crime prevention projects, mental health work, connecting new residents, suicide prevention work and linking groups to appropriate funding sources.

Liaising with Local Schools

Woodend School is located between State Highway 1, Rangiora Woodend Road and School Road at Woodend. While its site is constrained, it takes advantage of the neighbouring Woodend Reserve to provide additional playground space.



Figure 22. Woodend School and playground

Waikuku School is located on State Highway 1 at the Waikuku settlement, but will move to a new 3 hectare site at Pegasus at the beginning of the 2014 school year and will be known as Pegasus Bay School.

Figure 23 shows that the roll at Woodend School has declined steadily since 2007, while the Waikuku School roll has increased over the last

four years as development at Pegasus has gained momentum. By June 2013, the roll at Waikuku School had climbed to 205 and is expected to continue to increase.

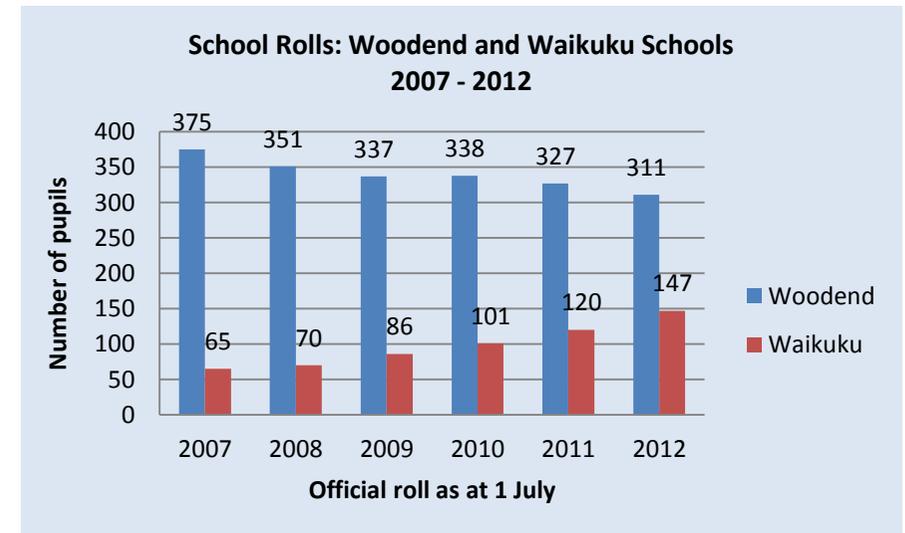


Figure 23. School Rolls. Source: Ministry of Education

Construction of Pegasus Bay School began in March 2013; figure 24 shows the initial concept plan for the new school's layout. Initially this \$15 million school will be designed to accommodate 420 children, but it is planned to extend its capacity to 600 children as the school roll increases.



Figure 24. Pegasus Bay School – initial concept plan

There are also a number of preschools in Woodend and Pegasus. Woodend Preschool and Nursery is licensed for 50 children of which 12 can be under two years old. In 2012, its roll was 86 children. More recently, Acorn Early Childhood Education Ltd opened a preschool at Woodend licensed for 75 children of which 25 can be under two years old. In late 2012, a Nature’s Play Preschool opened at Pegasus. Some Woodend children also attend Tuahiwi Preschool. In addition to these, Woodend Playcentre, with a role of 28 in 2012, is licensed for 30 children of which 10 can be under two years old. A number of parent-

run groups also operate at both Woodend and Pegasus.

Both Woodend and Waikuku Schools and the preschools presently play an important role in their respective communities, bringing together families rather than simply providing education for the area’s children. Moving Waikuku School from its present site to become Pegasus Bay School means that it will not only contribute to the development of community cohesion at Pegasus, but will provide an important link to the wider community.

The future of any partnership between the new Pegasus Bay School and the community has yet to be agreed. Council has a role to advocate and liaise with Woodend and Pegasus Schools and with the local community to maximise the opportunities for community use of school facilities.

Providing Community Facilities

The wider Woodend Pegasus area is now enjoying the use of the major extension to the Woodend Community Centre, which is providing space for up to 150 people to attend a meeting or two spaces to accommodate meetings of up to 75 people each. Initial discussions on alterations to the Community Centre in 2007/08 focused on only relatively minor extensions and upgrades. However, a more strategic focus on what was needed for a growing eastern Waimakariri District community led to a comprehensive Community Centre extension to service the growing Woodend, Pegasus and Waikuku Beach communities. The Centre now also provides the largest purpose designed meeting facility for the whole District to utilise.



Figure 25. Woodend Community Centre Extension - completed

The Gladstone Park Pavilion provides valuable community meeting space, in addition to pavilion facilities of the sports groups based at Gladstone Park, immediately adjacent to Pegasus. Opportunities to enhance community facilities at Gladstone Park, including pedestrian and cycle access to the park from Pegasus, will be explored during the revision of the Gladstone Park Concept Plan (see 'Developing Gladstone Park').

There are other smaller meeting places in the Woodend area such as the Anglican and Methodist Church halls and the Woodend Bowling Club. The construction of the Pegasus Bay School is likely to include rooms that could be available for community use, when not being used by the school and the Council will liaise with the school with a view to investigating opportunities for community use of school

facilities (see 'Liaising with Local Schools').

As the number of people living in the area increases, the demand for spaces appropriate for community use will have to be monitored to make sure supply keeps up with demand. The Council will monitor the use made of the community facilities at present available for community use in the Woodend Pegasus area in order to identify any potential future shortages at an early stage. Similarly it will continue to monitor participation in community groups based in the wider Woodend Pegasus area and the extent to which community facilities meet requirements. This will help to ensure that new projects are initiated to avoid curtailing community activity because of the lack of appropriate spaces.

The Council has an ongoing role in liaising with owners of non-Council owned facilities available for community use, in order to identify the opportunities available and any future intentions concerning facilities' use and development.

It is acknowledged that the extent of reserves at Pegasus is higher than the Council's normal level of service and this presents some issues for the appropriate level of development and maintenance for each. Respondents to the Pegasus Community Issues Survey indicated concern about the provision of play equipment on reserves at Pegasus. Presently there is only one set of play equipment in Pegasus Stage 1. Consideration is being given to developing a major playground close to Pegasus lake. This would be a practical approach despite the fact that this would be a further walking distance from some Pegasus properties than the Council's established 10 minutes level of service. Such a

playground would also be likely used by visiting families; its catchment would have to be recognised as beyond its immediate neighbourhood.

The lake at Pegasus contributes to the overall attractive natural amenity of the Woodend Pegasus area and has proven of great visitor appeal. The lake was designed for secondary contact (boating) recreation grade water quality, but it has been used for recreational swimming by the public and for racing in triathlons (primary contact). A Pegasus Lake Management Plan developed for Pegasus Town Limited in 2007 states that “Pegasus Lake is intended for use as a waterbody for water sport activities such as kayaking and sailing” with the major objective for Pegasus Lake in terms of water contact to be “to allow use of the Lake by a variety of water based sports and activities; water quality is generally suitable for secondary contact recreation; to minimise the risk of potentially toxic algal blooms.”

Despite the lake being designed for secondary contact, water quality testing indicates primary contact quality is being achieved at present. A number of measures are being undertaken by the developers of Pegasus to protect the quality of the lake water, including using a catcher when mowing grass close to the lake, planting only trees in the area of species that do not shed leaves or needles, controlling bird populations near the lake, and treating the lake edges to discourage mosquitos and midges. The stormwater discharge from the town centre is filtered and a solar powered mixing system is used to limit the stratification of the water.

Ultimately, the lake will be vested in Council and it will be important that the Council continues current practices in order to manage and

monitor the quality of the water to ensure that public contact with it is safe and appropriate. There could also be an important role for community involvement in the form of a ‘care’ or ‘guardians’ group that would assist in managing the quality of the water.



Figure 26. Lake at Pegasus

Appropriate toilet provision at the lake is currently being planned for, as is a better toilet solution at Pegasus Beach by potentially connecting the toilet to the Pegasus sewer scheme. The Council will need to define and determine appropriate and desirable Levels of Service regarding the provision of facilities at Pegasus Beach.

Key Theme 4: Open Spaces

Developing Gladstone Park

Gladstone Park is one of the Council's major sports and recreation parks, and it is anticipated that all future development involving the provision of sports grounds for the Woodend Pegasus area will occur at Gladstone Park. The Council controls an area of 34 hectares between Hakatere Road and Gladstone Road, and approximately 13 hectares of this area is presently developed, which means that there is sufficient land to accommodate the needs for sports grounds for the foreseeable future. The Council will seek some reserves contributions from the developers of Ravenswood and the areas zoned for residential development to the east of Woodend in cash rather than land to enable further development at Gladstone Park.



Figure 27. Location of Gladstone Park

The Council is undertaking consultation on a Reserve Management Plan for Gladstone Park, alongside similar consultations for the

District's other major sports parks. Management Plans are required under the Reserves Act 1977. These documents set out general directions for the use and development of parks vested in the Council under this legislation.



Figure 28. Gladstone Park today

The Council will then revise the 2009 Concept Plan for Gladstone Park to reflect the change in circumstances associated with the development of Pegasus. The previous owner of Pegasus had offered to contribute a "Kids Zone" at Gladstone Park, over and above any obligations of the developer to provide reserves contributions. The Concept Plan will set out in detail anticipated future development of this park, and a draft of this document will likely be available for consultation in the second half of 2014. The Council has allocated

approximately \$1million over 2015/16 – 2017/18 for the development of Gladstone Park in its 2012/22 Long Term Plan. The pace of development of the other areas zoned for residential growth to the east of Woodend and at Ravenswood will also influence the timing of developing additional facilities at Gladstone Park.

Providing Greenspace in Woodend

At present, the Woodend urban area is well served with reserves. These reserves include the Woodend Recreation Ground of 2.7 hectares, which also provides an extensive playground area for the Woodend School. The remaining neighbourhood parks, Norton Reserve, Owen Stalker Park, Panckhurst Reserve, Skevington Park and Grange View Reserve total 5.47 hectares, with the largest of these being Grange View Reserve (3.4ha) in north Woodend and Panckhurst Reserve (1.2ha) in south Woodend.

The Council's recent Community Green Space Activity Management Plan identifies that two additional neighbourhood parks will be required to cater for the areas zoned for residential development to the east of Woodend. It is suggested that one of these should be located between Eders Road and Gladstone Road to the east of the area presently built up, and the second should be towards the centre of the area north of Parsonage Road and east of State Highway 1, which is currently going through the rezoning process for residential development.



Figure 29. Owen Stalker Park at Woodend

Planning for Greenspace in Ravenswood

It is recognised that additional green space will be established at Ravenswood as this area is developed. The Ravenswood Plan Change became operative in March 2012 and the Outline Development Plan (ODP) for this development was inserted in the District Plan. It is understood that although the ODP shows various areas of greenspace and areas to become stormwater management areas, the areas to be used for reserves are ultimately determined at subdivision stage.

In view of the scale of the development and its distance from Gladstone Park, careful consideration will need to be given to determining at the outset the appropriate size and location of open

spaces in this subdivision. It has been previously recommended that a reserve of 1.2 hectares north of the splitter road is exclusively created for recreation purposes, rather than combined with a stormwater management area. Consideration should also be given to whether additional open space should be provided, as the developers are proposing to provide for relatively high-density residential areas greater than those associated with many greenfield developments in the Waimakariri District.

Considering the Futures of the Conservation Areas

There are three conservation areas located at Pegasus: the Western Ridge Conservation Area (WCA), the Eastern Conservation Area (ECA) and the Mudfish Conservation Area (MCA), which all contribute to the attractive natural amenity of Pegasus and have proven to be of great visitor appeal. The location of these areas is depicted in figure 30.

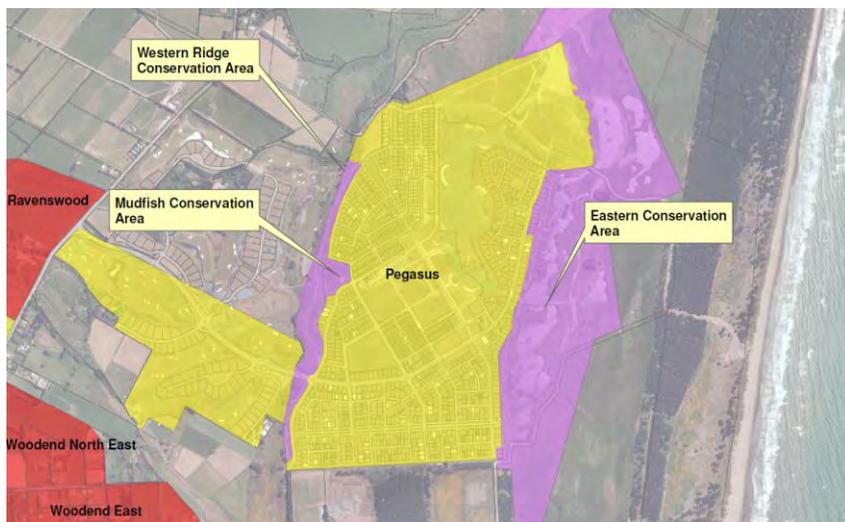


Figure 30. Map of Eastern and Western Ridge Conservation Areas

Each of these extensive areas of open space has its own significance in terms of the special character of this urban area. The Western Ridge, which runs between Pegasus and the Mapleham Golf Course, has great importance to Te Rūnanga o Ngāi Tūāhuriri because of its archaeological and historic cultural values. In April 2012, the Council approved the signing of a Deed of Governance for the Western Ridge with Te Rūnanga o Ngāi Tūāhuriri, Te Rūnanga o Ngāi Tahu, and Pegasus Town Ltd. This provides a vehicle for securing the long-term protection of an area with highly significant environmental and cultural values.

The Western Ridge Conservation Management Area Deed of Governance addressed a wide range of matters relating to the development of this area, including the future of the MCA. The MCA is a 1.7 hectare wetland area bounded by Infinity Drive, Kawari Drive and Arahura Road, and the Deed sets out the steps associated with the possible establishment of a Museum and Centre of Cultural Celebration. The balance of the MCA was to be retained in remnant wetland habitat.

The Deed also provided for an Open Space Area – Place of Worship close to the Kaiapo Pa, which was to include a Garden of Remembrance and Memorial Feature. There was also an undertaking with respect to the maintenance of riparian planting along the waterways on the Mapleham Golf Course and the protection of the Tairutu Gully Kanga (the pre historic village site) within the golf course, which had been registered as wahi tapu with the New Zealand Historic Places Trust and in the Waimakariri District Plan.

The WCA is to be vested in the Waimakariri District Council as a local purpose reserve. The Council gave an undertaking in the Deed of Governance that once the area is vested, it will develop a Management Plan under the Reserves Act 1977 in consultation with the other Deed signatories.

Suitable references to cultural significance through signage, or other means of identification, will be incorporated in the development of various public spaces throughout the Woodend Pegasus area, including the conservation areas.

The ECA at Pegasus is an area of some 100 hectares to the east of the Pegasus town, and is presently owned by Todd Properties Ltd. The ECA is an extensive area of wetlands, which also plays a part in the management of stormwater from the town. It is not feasible for Todd Property Ltd to continue to manage the ECA once the majority of the lots are sold at Pegasus. However, the Council has indicated that it does not wish to assume direct responsibility for managing the area, but it does acknowledge that it will have to have an ongoing role as the consent holder for discharges into and out of the ECA. Future responsibility for this area has yet to be determined.



Figure 31. Pegasus Eastern Conservation Area January 2009. Source: Pegasus Town Ltd

PART 3 – MAKING IT HAPPEN

Implementation Framework

Council actions contribute towards achieving Community Outcomes, which are the aspirations for the District as indicated by the Waimakariri community, and outlined in the 2012-22 Long Term Plan. The Woodend Pegasus Area Strategy contributes towards achieving a number of Community Outcomes, but in particular:

- There is a safe environment for all
- Transport is accessible, convenient, reliable, affordable and sustainable
- Businesses in the District are diverse, adaptable, and growing
- The community's needs for health and social services are met
- The community's cultures, arts and heritage are conserved and celebrated
- Public spaces and facilities are plentiful, accessible and high quality
- The distinctive character of our towns, villages and rural areas is maintained
- People are friendly and caring, creating a strong sense of community in our District

This Strategy links to a number of other Council policies, strategies and plans that influence development in the Woodend Pegasus area, including, but not limited to:

- Long Term Plan 2012-22
- District Plan
- Disability Strategy 2011
- Local Economic Development Strategy 2012
- Walking and Cycling Strategy 2011

Achieving the Woodend Pegasus Area Strategy through agreed actions will require a 'programme' approach. A whole range of initiatives across transport, town planning, greenspace planning, urban design and more will be needed to achieve the strategic directions relating to business, connectivity, community and open spaces.

This 'programme' approach means some actions can or should only be considered after others are progressed over a multi-year programme and because some initiatives need to be closely inter-related to be successful.

The Waimakariri District Council's Annual Plan of 2012/13 and 2013/14 included provision for Woodend Pegasus Strategy development and subsequently, implementation planning. Significant work involving Council expenditure to assist in realising this Strategy will be sought through future Long Term Plans and/or Annual Plans, on which the community will have the opportunity to comment.

High Level Implementation Table

The following is a high level implementation table which identifies key implementation projects and indicative timeframes. Funding is subject to Council's Annual Plan and Long Term Plan (LTP) processes.

The indicative timing of key projects are depicted as 'short', 'medium' and 'long-term'. Short term means implementation will occur by middle of 2015, when the Council's 2015-25 LTP will be finalised. Medium term indicates the first three detailed years as will be set out in the 2015-25 LTP, being 2015/16 to 2017/18. Long term aligns with the latter seven years of the 2015-25 LTP and beyond.

Theme	Project	Timing		
		Short	Med	Long
Connectivity	Work with NZTA to designate the proposed Woodend Bypass route.	●		
	Advocate to NZTA for an acceleration of the construction of the Woodend Bypass, in line with growth in population and traffic figures.	●	●	●
	Liaise with NZTA on a number of proposed improvements to the State Highway through the Woodend / Pegasus area including road safety matters in relation to the overhead power poles through Woodend, a reduction of the speed limit leading to the entrance of Pegasus, potential closure of Preeces Road from the State Highway, appropriate entrance treatment to Woodend, and opportunities for treatments of the State Highway through Woodend prior to the construction of the bypass.	●	●	
	Investigate the potential closure of Preeces Road to State Highway 1 and consider appropriate treatment of Preeces Road.	●		
	Upgrade Kaiapoi Pa Road to a suitable non-sealed condition to improve connection between Pegasus and Waikuku Beach.	●		
	Confirm funding for and seal Kaiapoi Pa Road to enable its inclusion in the public transport bus route.		●	
	Undertake a roading study that investigates opening up Pegasus Main Street to connect to Gladstone Road, upgrade Gladstone Road and extend Infinity Drive to connect to Gladstone Road.	●		
	If considered feasible, seek through the 2015-25 LTP funding to open up Pegasus Main Street to connect to Gladstone Road, upgrade Gladstone Road and extend Infinity Drive to connect to Gladstone Road.		●	
	Upgrade Gladstone Road.		●	
	Open up Pegasus Main Street to connect to Gladstone Road.		●	
	Extend Infinity Drive to connect to Gladstone Road.			●
	Seek through the 2015-25 LTP funding for a separate cycle path between Woodend and Rangiora and Woodend and Kaiapoi, as well as funding to enhance walking and cycling facilities within the Woodend Pegasus area.		●	
	Consider the feasibility of extending the currently developed concept plan for a shared walking / cycling path along Woodend Beach Road north to Woodend School along State Highway 1.	●		
	Ensure that a roundabout on State Highway 1 at the Pegasus entrance is provided when planning consent trigger is reached.	●		
	Continue to advocate for the provision of appropriate public transport services for the Woodend / Pegasus area to ensure that provision reflects demand in line with population growth.	●	●	●

Theme	Project	Timing		
		Short	Med	Long
Business	Develop additional urban design guidance to encourage good urban built outcomes when future development occurs in Woodend town centre.	●		
	Work collaboratively with developers of Ravenswood on appropriate urban design guidance to ensure good urban built outcomes when commercial development occurs in the Ravenswood business zones.	●		
	Complete the District Plan car parking provisions review and Plan Change which impacts on the number and location of off-street car parking provided in business areas.	●		
	Liaise with developers of Pegasus and Ravenswood about master plans for the respective business areas.	●	●	
	Develop detailed design and implement as far as possible in the short term the public realm improvement projects identified for strengthening the Woodend town centre relating to town centre road reserve, town centre identity and sense of arrival and town centre focal point.	●		
	Seek through the 2015-25 LTP funding required for outstanding public realm improvement projects identified for strengthening the Woodend town centre.		●	
	Continue to advocate to MainPower the amenity and road safety benefits to be gained from undergrounding the currently overhead power lines along Woodend's main road.	●		
	Actively enforce the Council's Signage Bylaw 2012 in Woodend town centre to enhance public safety and access and avoid public nuisance.	●	●	●
	Continue to implement the Council's Local Economic Development Strategy and further distributing the Woodend & Pegasus Economic and Business Profile and Business Attraction brochure to attract businesses.	●	●	●
Community	Undertake an audit of all community spaces and facilities available in the Woodend Pegasus area to determine the extent of their uses and capacity and review the appropriate role for Council in the provision of additional facilities for cater for the needs of an increasing population.	●		
	Continue to help identify and monitor the District community's needs in social connectedness by providing ongoing survey work and making the information available to community groups to assist in understanding the dynamics they are working within.	●	●	●
	Continue to monitor the responses of service providers to the increasing number of people living in the wider Woodend Pegasus area, and identify gaps in service provision.	●	●	●
	Continue to provide key information tools to enable communities to stay connected and informed including newsletters, information boards and new residents' packs.	●	●	●
	Continue to provide community initiatives and programmes such as safety initiatives, crime prevention projects, mental health work, suicide prevention work, linking groups to appropriate funding etc.	●	●	●

Theme	Project	Timing		
		Short	Med	Long
	Investigate, advocate and liaise with Woodend and Pegasus Bay Schools regarding opportunities for community use of school facilities.	●		
	Continue to monitor participation in community groups based in the wider Woodend Pegasus area and the extent to which community facilities meet requirements.	●	●	●
	Scope and prepare detailed design for the construction of a major playground close to Pegasus lake.	●		
	Commence construction of new playground at Pegasus lake.	●	●	
	Investigate the feasibility of connecting the public toilet at Pegasus beach to the Pegasus sewer scheme.	●		
	Construct public toilets at Pegasus lake.	●	●	
	Continue to manage and monitor the quality of the Pegasus lake water once this asset has been vested in Council.	●	●	●
Open Spaces	Develop a Reserves Management Plan for Gladstone Park and ensure this aligns with the vision and intended strategic outcomes of the Woodend Pegasus Area Strategy.	●		
	Revise the Gladstone Park Concept Plan and ensure this aligns with the vision and intended strategic outcomes of the Woodend Pegasus Area Strategy.	●		
	Design and construct a pedestrian / cycle link from the south end of Pegasus to enable access to Gladstone Park.	●		
	Reflect in the 2015-25 LTP appropriate funding for the development of Gladstone Park including confirming the existing allocation signalled in the 2012-22 LTP.		●	
	Ensure that appropriate reserves are planned for the residential areas of Ravenswood and East Woodend subdivisions yet to be developed.	●	●	
	Continue to maintain existing reserves at Woodend and Pegasus to ensure they are appropriate and safe.	●	●	●
	Determine the arrangement for the long-term management of the Eastern Conservation Management Area.	●		
	Develop a Management Plan under the Reserves Act 1977 for the Western Ridge Conservation Management Area once it is vested in Council in consultation with other Western Ridge Conservation Management Area Deed signatories.		●	

Monitoring and Review

This is a new Strategy and issues and priorities may change, however, it is important that the Waimakariri District Council is accountable and committed to the strategic directions and desired outcomes signalled in this document.

This Strategy will be subject to ongoing review from adoption by Council, in light of the pace of development in the Woodend Pegasus area. Progress towards actions listed in the implementation table will be reported on annually. This Strategy and implementation table will be a 'living document' subject to review and adjustment on an ongoing basis.

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