

**WAIMAKARIRI DISTRICT COUNCIL**

**REPORT**

**FILE NO and TRIM NO:** DDS-02-07-01 / 130919078975

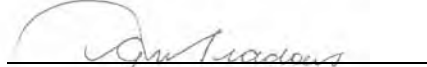
**REPORT TO:** Council

**DATE OF MEETING:** 8 October 2013

**FROM:** Woodend Pegasus Area Strategy Steering Group

**SUBJECT:** Adoption of the Woodend Pegasus Area Strategy

**SIGNED BY:**  
(for Reports to Council or  
Committees)

  
Department Manager

  
Chief Executive

**1. SUMMARY**

- 1.1. The purpose of this report is to seek Council adoption of the final Woodend Pegasus Area Strategy. The Woodend Pegasus Area Strategy Steering Group, which is responsible for overseeing the development of the Woodend Pegasus Area Strategy and for recommending its adoption to Council, supports the Strategy.
- 1.2. The members of the Woodend Pegasus Area Strategy Steering Group are: Mayor David Ayers, Crs Barnett, Gordon and Brine, Woodend Ashley Community Board members Rick Cable, Chris Prickett and James Ensor, the Chair of the Woodend School Board of Trustees Rob Boyd, the President of the Woodend Community Association John Archer, the President of the Pegasus Residents' Association Bernice Lynch, and Dave Ollis representing Woodend business interests.
- 1.3. A draft Strategy was released for public comment over July / August 2013 in accordance with the Special Consultative Procedure under the Local Government Act 2002. A dedicated public 'drop-in session' was held at the Woodend Community Centre on 24 July 2013. Hearings and deliberations took place in late August. The hearing panel consisted of Crs Allen (Chair) and Barnett, and Woodend Ashley Community Board member Prickett.
- 1.4. The Woodend Pegasus Area Strategy focuses principally on future developments in the Woodend Pegasus urban area. The discussions relating to commercial development and social cohesion, however, identify a larger catchment area including the Waikuku Village, the Waikuku and Woodend Beaches and Tuahiwi.
- 1.5. The Strategy is based around four key themes: Connectivity, Business, Community and Open Spaces and identifies a number of high-level implementation projects.

**Attachments:**

- i. Woodend Pegasus Area Strategy (130906072866)
- ii. Woodend Pegasus Area Strategy Decision Report (130904071996)
- ii. Woodend Pegasus Area Strategy Steering Group Terms of Reference (120220008742)

## 2. RECOMMENDATION

THAT the Council:

- (a) **Receives** report No. 130919078975.
- (b) **Adopts** the final Woodend Pegasus Area Strategy (130906072866).
- (c) **Notes** the Hearing Panel's Decision Report (130904071996) relating to received submissions and consequential changes that were recommended and made to the Strategy document.
- (d) **Notes** that the Strategy will form the basis for some implementation projects to be considered for funding through the 2014/15 Annual Plan process and the 2015-25 Long Term Plan process.
- (e) **Agrees** to release the Decision Report (130904071996) as tabled to submitters as an appendix to decision letters as required under the Special Consultative Procedure.
- (f) **Authorises** Mayor Ayers, Chair of the Woodend Pegasus Area Strategy Steering Group, to approve minor technical edits in the Strategy document if necessary.
- (g) **Thanks** the hearing panel comprising Councillor Allen (chair), Councillor Barnett and Board Member Prickett for its involvement in the hearings and deliberations.
- (h) **Notes** that a further report relating to Strategy implementation will be prepared in due course.
- (i) **Circulates** a copy of this report to the Community Boards and Ward Advisory Boards for their information.

## 3. ISSUES AND OPTIONS

- 3.1. In 2011/12 the Council allocated funds for the development of a Woodend Town Centre Strategy. When scoping this project, it became apparent that the scale of potential development activity at Woodend and Pegasus warranted a more comprehensive approach to managing the future of this area.
- 3.2. Once it was decided that the project should be a Woodend Pegasus Area Strategy rather than a town centre strategy for Woodend, a Steering Group was brought together to oversee its development. This Steering Group was to be comprised of Councillors, representatives from the Woodend Ashley Community Board and community and business leaders.
- 3.3. The Steering Group has been faced with a number of significant uncertainties during the development of the Strategy, and this has meant that the time available to complete it during this term of Council has been compressed.
- 3.4. The future of the State Highway corridor at Woodend was seen as crucial to informing the development of the Strategy, and the New Zealand Transport Authority (NZTA) released its decision on the confirmation of the short eastern bypass option in February 2013.
- 3.5. The announcement of the receivership of Pegasus Town Limited occurred in late 2012, and although Todd Properties Ltd, the new owners of the Pegasus project, briefed the Steering Group about its plans for the completion of the residential subdivisions at Pegasus, no information had been made available concerning plans for the Pegasus

land zoned for business development in time for the release of the draft Strategy document. More recently, Todd Property Limited have developed plans for a town centre at Pegasus – this update has been reflected in the final Strategy document.

- 3.6. Similarly, the Steering Group has had no information about the plans that Infinity Development Ltd for Ravenswood over and above the concept plan advertised in the property section of the Christchurch Press on 20 March 2013.
- 3.7. The Woodend Pegasus Area Strategy is a document envisaged to assist the Council in setting directions for the future and provides a vision for key stakeholders. The document provides an overview of current and future plans various stakeholders with significant influence over developments in the Woodend Pegasus area have, including the NZTA and developers of Pegasus and Ravenswood. This in part portrays some of the limitations the Council has in controlling outcomes for the community. The Strategy identifies the Council's role in influencing, advocating for or driving improvements.
- 3.8. The Strategy is organised around four key themes: connectivity, business, community and open spaces.
- 3.9. The connectivity issues addressed in the Strategy (Key Theme 1) include consideration of the implications of the proposed short eastern State Highway 1 bypass for people living at Woodend. The need to bring forward plans to provide road linkages between Pegasus and Gladstone Road to support business activity in the Woodend town centre and improve access for Pegasus residents to Gladstone Park is highlighted. Emphasis is also placed on the need to upgrade Gladstone Road, to provide safer access to Gladstone Park, the major sports and recreation reserve serving the north east of the District. The requirement to provide a roundabout at the junction of State Highway 1 and entrance to Pegasus when the 1501<sup>st</sup> lot is released at Pegasus or development occurs at Ravenswood is noted, though the timing is driven by the developers of Pegasus and Ravenswood. The intention to make changes to the junction of Preece Road with State Highway 1 is highlighted, as are proposals to upgrade and eventually seal Kaiapoi Pa Road to enhance connectivity between Pegasus and Waikuku Beach to enable the use of this route for public transport. Opportunities to improve cycling within the Woodend Pegasus area and between the area and Rangiora and Kaiapoi are also discussed. An addition to the final Strategy as a result of public submissions is the inclusion to advocate to NZTA for a reduced speed limit along State Highway 1 north of Woodend to Pegasus to improve safety and access.
- 3.10. The business development issues considered (Key Theme 2) include the future relationship between the various areas at existing Woodend, Woodend north (Ravenswood) and Pegasus zoned for business activity, and the measures that could be taken to improve the amenity of the public realm in the Woodend Business 1 Zone in the shorter term. The consideration of the commercial options for the area takes into account not only the people living in the Woodend and Pegasus urban areas now and into the future, but also those in the neighbouring small settlements and surrounding rural area as a catchment.
- 3.11. In relation to community cohesion (Key Theme 3), the Strategy highlights the role of schools and preschools in encouraging involvement with others living in the neighbourhood. It also stresses the importance of having information available about the community groups that people new to an area can join if they wish to. The Strategy discusses current community facilities and signals the importance of liaising with local schools to consider a future partnership to maximise the opportunities for community use of school facilities. Foreshadowed is an audit of all community spaces and facilities available in the area to determine the extent of their uses and capacity and a review of

the appropriate role for Council in the provision of additional facilities. The proposal to develop a major playground close to Pegasus lake, as well as intentions to continue managing and monitoring the quality of the Pegasus lake water once this asset is vesting in Council is referenced.

- 3.12. The section addressing open spaces issues (Key Theme 4) recognises the plans that the Community Green Space Team has to consult with the community over the future development of Gladstone Park, and looks at issues relating to neighbourhood reserves particularly in the Ravenswood subdivision. Furthermore the Strategy outlines the current statuses of the Pegasus Conservation Areas and sends a signal that the future management of the Eastern Conservation Area has yet to be determined, however acknowledging Council's ongoing role as consent holder for discharges into and out of the Eastern Conservation Area.
- 3.13. A high-level implementation table was developed and is included in the final Strategy document. This identifies key implementation projects and indicative timeframes, with the latter listed as 'short', 'medium' and 'long-term'. Short term indicates implementation will occur from adoption of the Strategy to the middle of 2015, when the Council's 2015-25 Long Term Plan (LTP) will be finalised. Medium term indicates the first three detailed years to be set out in the next LTP, and long term aligns with the latter seven LTP years and beyond.
- 3.14. The Management Team has reviewed this report and supports the recommendations.

#### **4. COMMUNITY VIEWS**

- 4.1. A Woodend Community Issues Survey, conducted in March/April 2011, was designed to provide initial community input into this Strategy. It saw approximately 1100 questionnaires delivered to households at Woodend and the surrounding area including the Waikuku Village on State Highway 1, the Woodend Beach. The rural area to which questionnaires were delivered approximately coincided with the Woodend School Enrolment Zone. A parallel survey was conducted at Pegasus in August/September 2012, with questionnaires being delivered to the households in residence at that time. Views from the Woodend and Pegasus Community Issues Surveys have been incorporated in the Woodend Pegasus Area Strategy.
- 4.2. A community event was held in August 2012 to gain initial views and priorities relevant to the Woodend Pegasus area from the wider community. This was well attended.
- 4.3. The development of the draft and final Woodend Pegasus Area Strategy was overseen by the Strategy Steering Group, which includes community representation from Residents' / Community Associations, schools and the business community. Members are listed in 1.2. At its last meeting on 25 September 2013, the Steering Group unanimously endorsed the final Strategy.
- 4.4. The Steering Group has met on ten occasions since September 2012, and has received a number of briefings, including from a representative of Todd Properties Ltd, the Waikuku School Principal, a representative from Infinity Investment Group, urban designer Janet Reeves, the Ministry of Education, as well as from the Council's Manager Utilities and Roading, Manager Community and Recreation, Community Green Space Manager, Green Space Community Engagement Officer, Community Team Leader, Roading Manager and Policy and Strategy staff.

- 4.5. A draft Woodend Pegasus Area Strategy was released for public comment on 6 July in accordance with the Special Consultative Procedure under the Local Government Act 2002. The submission period closed on 6 August 2013.
- 4.6. A joint workshop involving the members of the Steering Group and the Woodend Ashley Community Board was held on 11 July. This session was utilised to gain input / comment from the Woodend Ashley Community Board as the Board chose not to write a formal submission. In general, The Woodend Ashley Community Board considered the draft Strategy to be well-rounded, providing a good framework for decision-making in a strategic and holistic manner. The proposed strategic directions were largely supported.
- 4.7. A public drop-in session was held at the Woodend Community Centre on 24 July 2013, where Council and NZTA staff were available to discuss the draft Strategy summarised on display panels and answer any questions. Feedback forms were available to fill in.
- 4.8. A total of 88 submissions were received and seven submitters took the opportunity to speak to their submission in front of a hearing panel consisting of Councillor Allen (chair), Councillor Barnett and Woodend Ashley Community Board Member Prickett at the hearings on 29 August 2013. The panel then deliberated on 30 August 2013 and subsequently approved the Decision Report as per attachment ii.
- 4.9. Many of the submissions received canvassed the same issues; the main issues raised by the majority of submitters are listed on page 1 of attachment ii. The hearing panel made a number recommended changes to the Strategy, discussed in attachment ii, which are reflected in the final Strategy document.
- 4.10. A Tangata Whenua section has been added to the introductory part of the final Strategy document at the request of Mahaanui Kurataiao Ltd (MKT), as well as some additional details relating to the history of the Woodend Pegasus area. This information was supplied by MKT and was included under the Strategy section 'What is the Woodend Pegasus Area'.

## **5. FINANCIAL IMPLICATIONS AND RISKS**

- 5.1. The cost of preparing the Woodend Pegasus Development Strategy is being met by the Policy and Strategy budget.
- 5.2. There are wide ranging risks associated with developments in the Woodend Pegasus area for the Council, and this Strategy is designed where possible to mitigate these. It is recognised, however, that matters such as the pace of business or residential development in the area is determined by developers, who in turn are likely to reflect fluctuations in the overall level of economic activity in New Zealand.
- 5.3. It is envisaged that funding for the various projects identified in the Strategy will come from a variety of sources and are subject to confirmation through Council's Annual Plan and Long Term Plan processes. Some of the projects will require capital investment and are likely to require phased implementation over a number of years.
- 5.4. It is important that an 'integrated programme management' approach is taken to maximise efficiency and synergies and minimise risks. The potential financial implications of the Strategy cannot be quantified with any confidence now, and decisions on those projects will need to be made by future Councils in the context of Annual and Long Term Plan processes, during which the community will have another opportunity to comment. However, a key benefit of the Strategy, which justifies its adoption now, is that when recommendations are made in the future to proceed with elements of the Strategy,

those decisions can be made as part of a coordinated programme, building towards an agreed future, rather than as unrelated or ad-hoc decisions in response to the pressures of the time. A high-level implementation table has been included in the final Strategy.

## 6. **CONTEXT**

### 6.1. **Policy**

This is not a matter of significance in terms of the Council's Significance Policy.

### 6.2. **Legislation**

*Local Government Act 2002*

*Resource Management Act 1991*

### 6.3. **Community Outcomes**

There is a safe environment for all

Transport is accessible, convenient, reliable, affordable and sustainable

Businesses in the District are diverse, adaptable and growing


Public spaces and facilities are plentiful, accessible and high quality

The distinctive character of our towns, villages and rural areas is maintained

People have wide ranging opportunities for learning and being informed

People are friendly and caring, creating a strong sense of community in our District

There are wide ranging opportunities for people to contribute to the decision making by local, regional and national organisations that affect our District



Heike Lulay and Mary Sparrow (Policy and Strategy)  
For the Woodend Pegasus Area Strategy Steering Group