

Our Reference: 260624149952

25 June 2026

Hon Chris Bishop
Minister Responsible for RMA Reform & Infrastructure
Via email: C.Bishop@ministers.govt.nz

Dear Minister Bishop,

Opposition to Use of Fast Track Process for Pegasus Golf Course

We write to you on behalf of Waimakariri District Council, as well as the Pegasus Residents Group Inc and wider community stakeholders, to strongly express our opposition to the potential use of the Fast Track consenting process to facilitate a housing development on the Pegasus Golf Course site in Waimakariri District.

Significant community concerns have been raised with Council following the recent sale of the Pegasus Golf Course to property developer Wolfbrook. The petition raised by the Pegasus Residents Group has, at the time of writing, reached over 15,000 signatures, which is a strong indication of community sentiment.

Wolfbrook have identified they intend to redevelop the course into residential housing via an application through the Fast Track process.

The Pegasus Golf Course is currently not zoned for residential development. It is subject to a special purpose zoning, which was carefully established to recognise its role as a key amenity and defining feature of Pegasus.

Any change to this zoning would ordinarily require a formal RMA process, such as a private plan change.

Council is not supportive of wholesale residential development on this site.

Our position is being strongly guided by what we are hearing from the community, who have emphasised the importance of retaining the golf course and its associated open space values. Council is also directed by a considered District Plan that has the support of our communities, and which aims to deliver structured growth that our ratepayers can afford.

Our position is further guided by the fact there is no need for such a large-scale rezoning to take place in Waimakariri. It's important to note that our District Plan, which identifies significant areas of growth and reflects our community's input, has only recently been adopted, and thus has only been partly operative for a very short time.

While Council generally supports the intent of the Fast Track process for its intended purpose, that is, streamlining projects that are complex, require multiple consents, and are of regional or national significance, Council does not believe the Fast Track process should be used for housing projects in areas where sufficient housing capacity exists.

Further, Council fundamentally does not agree or support this process being used to avoid community accountability and the ability for locals to have input into significant development that will have considerable impact on their finances, their access to greenspaces and their enjoyment of the unique values of our district.

The recently adopted District Plan carefully sets growth directions for the district, identifying areas where development is more appropriate and better supported by infrastructure and planning alignment.

Waimakariri has significant capacity for growth, with provision already for between 14,000 and 17,000 new homes. There are also large-scale developments already underway to meet this need, including the Stokes development and ongoing construction within Ravenswood/Woodend, as well as Rangiora and Kaiapoi.

Simply, rezoning the Pegasus Golf Course for housing is neither appropriate to the community nor necessary to enable additional housing supply.

Given the significance of this issue, we request that the Fast Track process not be used in a manner that overrides local planning frameworks and community input. We strongly believe that decisions of this scale and impact should be subject to full and transparent statutory processes, with meaningful community engagement.

Thank you for your consideration of this matter. We would welcome the opportunity to discuss this further with you.

Yours sincerely,



Mayor Dan Gordon



Jeff Millward
Chief Executive



Matt James
Chair – Pegasus Residents Group Inc



Mark Paterson
Chair – Woodend-Sefton Community Board



Cr. Phillip Redmond QSM
Deputy Mayor



Cr. Niki Mealings



Cr. Tim Bartle



Cr. Brent Cairns



Cr. Shona Powell



Cr. Tim Fulton



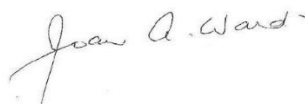
Cr. Wendy Doody



Cr. Jason Goldsworthy



Cr. Bruce McLaren



Cr. Joan Ward

Copy:

Rt Hon Christopher Luxon, Prime Minister.

Hon Matt Doocey MP for Waimakariri

Dan Rosewarne Labour List MP