Fast-Track Pre-Lodgement Notification Response

Purpose - This document provides a response from DOC following notification in writing for an application under the Fast-track Approvals Act 2024.

Project Details

Project name:	Pegasus West
Engagement type:	Notification for referral
Response sought from DOC	Summary response (20 working days)
Applicant/agent:	Applicant: Wolfbrook Developments (Pegasus) Limited Agent: 9(2)(a) [redacted] (Novo Group)
Project overview:	The project is for the development of a masterplanned residential community to include up to 1,000 residences on a parcel of land currently operated as a golf club.
Location:	77 hectares of land located between Pegasus, Ravenswood and Woodend, North Canterbury, legally described as: • Lot 221 Deposited Plan 400595 • Lot 213 Deposited Plan 403716 • Lot 701 Deposited Plan 403716 • Lot 2, 4 Deposited Plan 407339 • Lot 206 Deposited Plan 412982 • Lot 210 Deposited Plan 453895 • Lot 211, 701 Deposited plan 437099 • Lot 205 Deposited Plan 552775 • Lot 208 Deposited Plan 417391 • Lot 1 Deposited Plan 595055 • Lot 2 Deposited Plan 595055 • Lot 3 Deposited Plan 59055 • Lot 4 Deposited Plan 59055
Date pre-lodgement request received:	**24 June 2026**
Documents provided by the applicant:	• Letter entitled 'Fast-track Approvals Act 2024 Section 11 Notification Pegasus West Development Project' prepared by Novo Group Limited, dated 24 June 2026

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	• Graphic supplement entitled '2026_070 Wolfbrook Pegasus West FTA_H' prepared by DCM Urban Design Limited dated 24 June 2026
Summary of pre-lodgement engagement: The applicant notified DOC on the 24th of June 2026 and provided the documents noted above. The applicant requested a summary response within 20 working days. This is a response within the specified timeframe, further to the information provided.	
Fast track project lead DOC:	Shawn Gardner – Consultant Fast-track Consents Advisor (Enspire)
DOC Permissions/ Approvals Identified by applicant in pre-lodgement request as potentially required:	Wildlife Act Approvals (WAA) (species not specified) Complex Freshwater Fisheries Approvals (CFFA) for fish salvage works
DOC Commentary on Fast Track approvals and permissions identified:	It is the applicant's responsibility to comply with the Fast-track Approvals Act 2024 (FTAA) and ensure that the necessary approvals are identified and all required information is provided as part of the referral application. Section 13(4) sets out the information to be included in a referral application. **Wildlife Act Approvals** WAA authorise acts that would otherwise be an offense under the Wildlife Act (1953), including to: • Catch and handle wildlife onsite (including wildlife sampling and wildlife salvage) • Take samples from wildlife • Take or destroy the eggs of wildlife • Attach identification tags to wildlife • Mark, tag, or attach other scientific apparatus to wildlife • Catch and temporarily hold wildlife in captivity (less than 3 months) • Transfer captive wildlife from one holding facility to another holding facility • Kill wildlife • Hunt, disturb, kill or catch alive protected wildlife that are causing damage • Translocate wildlife If any of these activities are required for protected species, wildlife approvals for these activities in relation to that species will be required. DOC notes that it is possible that threatened wetland birds and threatened indigenous plants exist onsite. Shag species, gulls and waders may use the site. Grass skinks are likely to be present. DOC considers it likely that WAA will be required for grass skinks. DOC considers that adverse effects on conservation values, including indigenous biodiversity, that arise as a result of the project must be

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	appropriately managed. This is of particular importance where the species affected are Threatened or At-Risk and where those effects may be cumulative. **Complex Freshwater Fisheries Approvals** There are records of At-Risk (longfin eel, Canterbury galaxias, upland bully, giant bully) and Threatened (inanga) species on and in the vicinity of the site. There are also records of Canterbury mudfish (Threatened, Nationally Critical), which is the highest threat ranking category. There is mapped non-migratory galaxias habitat (Canterbury galaxias and Canterbury mudfish) on the site as well as in the vicinity of the site. There are also mapped wetlands in the vicinity of the site. The applicant has indicated the need to obtain Complex Freshwater Fisheries Approvals (CFFA). DOC considers it likely that CFFA will be required. The applicant should be aware of the approval requirements under the Freshwater Fisheries Regulations. The information requirements for CFFA are specified in clause 3 of Schedule 9 of the Act. The project will need to address this information requirement if CFFA are included in the application. We recommend, if there is a possibility CFFA is required, that this is included in the referral application. The applicant should be aware that any instream structures will need to adhere with the New Zealand Fish Passage Guidelines | Earth Sciences New Zealand | NIWA.
Treaty partners:	DOC is aware of the following Treaty partners that may be relevant to the site: • Te Rūnanga o Ngāi Tahu DOC encourages the applicant to reach out to the relevant Māori groups as required by section 11(b)(ii) of the FTAA.
Treaty Settlement implications/considerations:	The following Treaty settlements are considered relevant to the site: **Ngāi Tahu Claims Settlement Act 1998** DOC has a statutory obligation to advocate for the preservation of freshwater fisheries, wetlands, freshwater fish habitat, the protection of water quality, the protection of historic resources, and the preservation of indigenous vegetation and habitats. The applicant should consider how to preserve, protect, and minimise impacts on these values. The information provided was inadequate to make a determination of what listed taonga species are likely to be impacted. The applicant should be aware of the listed taonga species in Schedule 12 of the Ngāi Tahu Claims Settlement Act 1998 (NTCSA). The applicant should seek to minimise the impacts to any listed taonga species and should consult with Ngāi Tahu on the same.
Potential Resource Management Act (RMA) considerations and effects: *Note: DOC's role in relation to 53(2)(m)(i) FTAA*	The pre-lodgement notification was primarily in relation to the wildlife approval being sought. Some primary RMA considerations for DOC include that relevant biodiversity and environmental effects are considered as part of the full and comprehensive AEE included in the substantive application, which should specifically address the management of any indigenous species and habitats onsite, including threatened plant species, and freshwater values including fishes and invertebrates, wetlands and streams. In relation to this, DOC

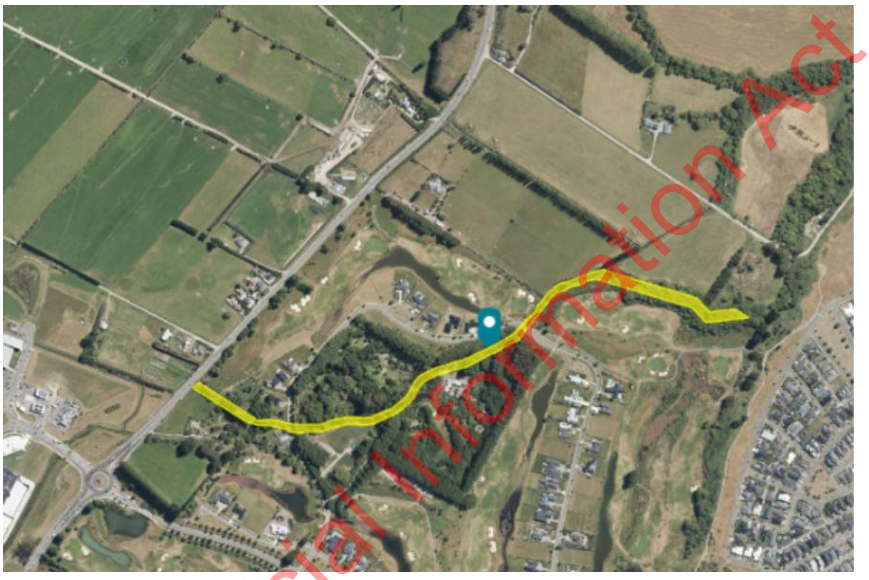
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	considers that undertaking an assessment of the potential impacts on Canterbury mudfish is especially prudent. The AEE should include: • A clear description of all proposed activities and required approvals, including why each approval is required (what rule or standard is not met) and for each rule or standard that is met, a description of how this rule or standard is met • A summary of any mitigations proposed in expert reports • Proposed monitoring and adaptive management strategies, including ecological triggers and strategies for when triggers are tripped • An assessment against relevant plans and policies including the National Policy Statement for Indigenous Biodiversity and the National Policy Statement for Freshwater Management The site is potentially habitat to multiple Threatened and At-Risk species, and surveys should be undertaken by a suitably qualified expert to determine the presence (or not) of these species. Wetland and waterway loss will need to be carefully considered to ensure there is no net loss in extent and values from the proposed activities. The Department has a statutory requirement to advocate for the preservation of freshwater and customary fisheries. The application should give particular consideration to the potential impacts on indigenous and recreational fisheries and seek to minimise these impacts where possible. Conditions should be developed and presented to manage any effects on the above. DOC would like to see draft conditions prior to the submission of the substantive application. Further advice can be provided during any pre-lodgement consultation on the substantive application.
DOC Statutory Planning Document considerations in relation to site (e.g. CGP/CMS/CMP):	The following DOC Statutory Planning documents are relevant to the project: • Conservation General Policy 2005 • Canterbury (Waitaha) Conservation Management Strategy 2016 At a high level, no inconsistency with these documents has been identified, but the Project will need to consider them if it proceeds to a substantive application.
Any specific information requests to applicant(s)/agent for pre-app engagement at this point:	Should the application be referred, the applicant is encouraged to engage with DOC prior to lodging a substantive application. Specific documents DOC would like to review include: • Assessment of Environmental Effects • Ecological report • Any wildlife management plans (including, but not limited to those required for any WAA) • Offsetting and compensation plan • Draft conditions The Ecological report should include:

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	• Findings from surveys of existing ecology onsite, including surveys for any Threatened and At-Risk species, including indigenous flora and stocktake of any waterways, streams and wetlands onsite • Details of any proposed works within streams, wetlands or waterways (including enhancement activities) and how these activities are expected to impact any existing freshwater habitats onsite • Details of any proposed mitigations and how these will reduce any ecological impacts • For any unavoidable ecological impacts, a description of why they cannot be avoided and a reference to how they will be offset/compensated for. It is noted that management plans should include (at a minimum) the following information: • Details of mitigation and minimisation strategies utilised to minimise impacts on wildlife and indigenous ecosystems • Any proposed exclusion periods (based on species present and any vulnerable periods for these species) • Salvage/relocation plans, including methodology and release locations (including at least one primary release location and one secondary release location) • Monitoring requirements and methodologies • Where no WAA is proposed, management plans should detail how impacts on indigenous species will be avoided such to comply with the requirements of the Wildlife Act (1953) Fish Management Plans should also include: • A Freshwater Monitoring Programme, including water quality, quantity, temperature, fish monitoring and habitat monitoring • A Baseflow Monitoring Programme, with the identification of limits/triggers and mitigations/remediation options should monitoring show reductions below triggers • Details on any proposed augmentation of stream flows If offsetting or compensation is proposed, an Offsetting and Compensation Plan should be provided. This should include, at a minimum: • A description of ecological values where effects cannot be avoided • A description of any methods employed to minimise impacts on relevant ecological values in the first instance • Identification of specific proposed offsetting, including locations and timeframes • For any temporary or permanent loss of freshwater values, Stream Ecological Valuation and Environmental Compensation Ratios • Any proposed long-term pest management and how it will be funded and actualised

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Any further information/considerations:	DOC notes that the project site includes the Brockenhurst wetlands (see image below), which is a Stewardship Area under s.25 of the Conservation Act 1987 (the Conservation Act). This falls under the definition of Public Conservation Land (PCL) in the FTAA. The area is a narrow tributary stream channel of the Taranaki Stream catchment. Any works involving this PCL will require a concession. DOC is the administering agency for this area of PCL.  DOC notes that there are many recorded archaeological sites within and near the project site. It is therefore possible that the applicant could encounter archaeological sites during the works. The applicant should be aware of the relevant requirements under the Heritage New Zealand Pouhere Taonga Act 2014 and apply for any necessary approvals under the same. DOC has a responsibility for the preservation of any archaeological sites within lands administered by DOC. Therefore, the disturbance of any archaeological sites within the Brockenhurst wetlands may be subject to additional approvals.
Additional Notes:	While DOC will assist applicants as much as we can when they engage in pre-lodgement consultation, it is the applicant's responsibility to comply with the FTAA and ensure they have applied for all approvals they need. Guidance for applying for a wildlife approval under the FTAA can be viewed here: Guidance for applying for a wildlife approval DOC encourages the applicant to share draft substantive application documents, including proposed draft conditions, should the application be referred. This enables DOC to provide feedback on how the draft documents align with the information requirements of the Act. Note that a panel will invite the statutory bodies listed in clause 4 of Schedule 7 to comment on any wildlife approval as part of any substantive application (NZCA, conservation boards, Fish and Game Council, and Game Animal Council). We encourage applicants to engage with these bodies in advance of lodging a substantive application.

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	For clarity of use and easy reading, DOC recommends that the application documents clearly address each of the requirements in the relevant schedule of the Act, with a separate section for each required approval. This enables the relevant authorities and the Panel to clearly understand the relevant issues for each approval. **Freshwater/Wetlands** The applicant should undertake surveys to confirm the presence (or not) of any wetlands on the site and specifically address how wetlands will be managed in the substantive application documents. This includes confirmation of any works proposed within wetlands or waterways, including enhancement activities. Physical fish surveys (trapping/netting/e fishing) are recommended to be undertaken and included in the ecological report, these assist in providing information such as abundance, population size, structure and other information which would assist in assessing freshwater values at the site. It is recommended that the applicant provide a stocktake, undertaken by a suitably qualified and experienced person, of any current fish barriers onsite in the substantive application and advise of any proposed works to remove or alter them. For any proposed instream structures, the applicant should ensure that they meet and are aware of the Freshwater Fisheries Regulations and any approvals that may be required under the same. Of particular interest to DOC is the potential presence and management of Canterbury mudfish. **Birds** It is recommended that the applicant ensure that site surveys are undertaken by a suitably qualified and experienced person to determine the presence of birds onsite and specifically address the same in the substantive application documents. Some indigenous (absolutely protected) birds may have territories inside the project area and will be reluctant to leave. It is recommended that a Bird Management Plan be implemented to avoid effects on indigenous bird species where possible, particularly in relation to vegetation clearance. DOC would like to review any proposed Bird Management Plan prior to the submission of the substantive application. DOC notes that WAA is required for any activity that results in the injury or mortality of native birds. **Lizards** It is recommended that site surveys are undertaken by a suitably qualified and experienced person to determine the presence, abundance, and likely habitation areas of any native lizards onsite. Vegetation clearance will need to ensure lizards are protected and will likely need WAA. A Lizard Management Plan (LMP) will be required, to manage salvage and release lizards. The LMP should identify a suitable lizard release site and a second backup release site. Long-term management for lizards at the release site should be provided for.

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	DOC would like to review the LMP prior to the submission of the substantive application.

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