[redacted]

Whare Kaupapa Atawhai | **Conservation House**

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26 August 2026

Ref: OIAD-9515

Tēnā koe [redacted]

Thank you for your request to the Department of Conservation (the Department), received on 30 July 2026, in which you asked for:

> *"…a copy of the Department's response to the proposed fast-track application by Wolfbrook Developments (Pegasus) Ltd for the residential development of land occupied by the Pegasus Golf Course?*
>
> *We understand that, in accordance with s 11 of the Fast-track Approvals Act 2024, a notice may have been provided to the Department on or around 24 June 2026 advising of Wolfbrook's intention to lodge a referral application. The development may also be described as the 'Pegasus West Development Project.' The notice may have been received from Novo Group, on behalf of Wolfbrook.*
>
> *For clarity, we are seeking a copy of the Department's final response, advice, or comments provided to Wolfbrook (or its agent), whether this be an email or other document."*

We have considered your request under the Official Information Act 1982 (OIA).

Please find **attached** a copy of the Department's Fast-track Pre-Lodgement Notification Response to Wolfbrook Developments (Pegasus) Limited.

Item	Date	Document description	Decision
1	Not dated	Fast-track Pre-lodgement Notification Response	Some information is withheld under section 9(2)(a).

Please note that there are some inaccuracies with regards to 'Complex Freshwater Fisheries Approvals' in the attached document, section titled "*DOC Commentary on Fast Track approvals and permissions identified*". The statement "*There is mapped non-migratory galaxias habitat (Canterbury galaxias and Canterbury mudfish) on the site as well as in the vicinity of the site*" is incorrect. This statement should be amended to "*There is mapped non-migratory galaxias habitat (Canterbury galaxias) on the site as well as in the vicinity of the site. Canterbury mudfish are known in the vicinity of the site, survey work should be targeted to determine if they are present on site*".

Therefore, the statement "*In relation to this, DOC considers that undertaking an assessment of the potential impacts on Canterbury mudfish is especially prudent*" should be amended to reflect that Canterbury mudfish are not currently known from the project site, but should they be found to be present then potential impacts need to be considered.

The Applicant has been notified regarding these amendments to the Fast-track Pre-lodgement Notification response.

I have decided to release the relevant parts of the documents listed above, subject to information being withheld under of the following section of the OIA:

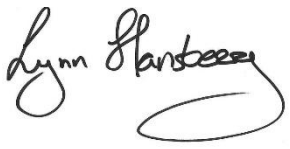
- personal contact details of officials, under section 9(2)(a) – to protect the privacy of natural persons, including deceased people.

In making my decision, I have considered the public interest considerations in section 9(1) of the OIA and determined there are no public interests that outweigh the grounds for withholding.

You are entitled to seek an investigation and review of my decision by writing to an Ombudsman as provided by section 28(3) of the OIA.

Please note that this letter (with your personal details removed) and attached document may be published on the Department's website.

Nāku noa, nā



Lynn Hansberry
Director Regulatory Systems
Department of Conservation
Te Papa Atawhai