

NEXT PHASE FOR PEGASUS TOWN CONSULTATION

Plans for the development of Canterbury's newest approved town will be provided to the local community, as the Pegasus Town project team introduce the next stage of the consultation process.

Members of the Woodend and Waikuku community, as well as other interested parties, have been invited to take part in a public open day, at the Woodend Community Hall. The Pegasus Town project team, which includes project leaders Infinity Investment Group as well as environmental and design experts, will provide details on the Pegasus Town development and their proposed handling of a range of construction and planning issues.

The town, situated on 340 hectares of land bordering Pegasus Bay in North Canterbury, has been included in a special zone in the proposed Waimakariri District Plan. Pegasus Town will eventually be home to up to 5,000 residents. The plan for the township incorporates a number of commercial precincts, including a retail business centre and an entertainment/recreation area, built around a 13-hectare lake.

Consents for the development were originally received in 2002, and formalised by the inclusion of layout and zoning provisions in the District Plan. The new owners of the site, Infinity Investment Group, purchased the greenfields property in August 2004.

Infinity Investment Group chief executive Bob Robertson says the eventual shape of the town has been largely decided by the comprehensive zone rules.

"However, one of the hallmarks of any development we undertake is our desire to act as a good neighbour," says Bob Robertson.

"Although much of the planning has been determined by the public consent process that has already taken place, we wanted to involve the local community in the development process."

The proposed District Plan allows for a variety of land uses in the development, including the town centre on the western shores of the lake, with areas zoned for intensive and general business use.

Surrounding the inner business zones is an area zoned for both traditional and apartment-style residential development. A lower density residential zone is also provided for, extending outward in all directions from the lake, to create a suburban area in the town. The zoning also requires a centrally located primary school and three conservation management areas on the eastern and western outskirts.

Mr Robertson says that in addition to the areas shaped by current zoning, there are also some new proposals for the town, which will require additional consents.

“We are in the first stages of seeking public feedback on some of the proposed features of the town.”

Proposed developments include facilities for fire services, police, ambulance services and civil defence.

“One of the more significant proposals we have made is for the development of a public golf course and lifestyle housing area along the entrance to the town, in the area known as Mapleham.”

A concept plan for the area, adjacent to State Highway 1, which allows for low-density rural residential development, has been provided for in the District Plan.

“We believe the public golf course – like many of the other town features – will be a unique asset to both the town and the surrounding community, and will give an improved visual entry way into Pegasus Town.”

Waimakariri District Mayor Jim Gerard said the open day is a good opportunity for members of the community to meet the project team and hear what they had planned for the development.

“Our job as Council is to work with the Pegasus Town project team to achieve the best possible outcome for the community.”