



# Pegasus Town

## A 10<sup>th</sup> anniversary celebration

Brought to you by the Pegasus Residents' Group Incorporated

# A Brief History of Pegasus Town...

- ▶ While the Pegasus area has a long and significant cultural history, it is just 10 years since the first residents moved into Pegasus Town. Waiau retirees, James and Biddy Gardner, moved into their new home on Infinity Drive on 17 September 2008. Here's a brief timeline of some other events in the recent history of Pegasus Town...

# In the Beginning...





# 1990s

- ▶ Back in the mid-1990s, the land that became Pegasus Town was owned by the Waimakariri District Council (WDC) and was intended for use as a landfill. Current Mayor, David Ayers, says; “It was bought at a time when coastal areas were seen as appropriate for landfill (think Burwood and Bexley) and when the Kaiapoi, Rangiora and other dumps were filling up. Soon after, it became apparent that this was not the right place and the area became surplus to requirements.”



# 1997

- ▶ 1997 The Waimakariri District Council sold the land to Southern Capital and Southern Capital commissioned Boffa Miskell to handle the design and consent process. After first viewing the area proposed for the new Pegasus Town, Don Miskell from Boffa Miskell is quoted (NZ Geographic Nov 2011) as saying “You can’t just do another subdivision. The aim has to be to create a new community”.

# Street Design

- ▶ To make the town pedestrian friendly, some roads were deliberately made narrow to slow traffic.
- ▶ Pegasus Main Street aligns with Mt Grey /Maukaterere, the ancestral mountain of the local hapu, Ngai Tuahuriri
- ▶ Nga Tupuna Street is in a direct line between Kaiapoi Pa, on the northern boundary of the town and Tutaepatu Lagoon, to the south – both of them key cultural reference points for the tangata whenua





# Early 2000s

- ▶ 2002 Pegasus received approval from the Environment Court
- ▶ 2004 Southern Capital sold the project to Infinity Investment Group, a Wanaka based company headed by Bob Robertson.

# 2006



- ▶ 23 February - The huge Pegasus display model was officially opened by Prime Minister Helen Clark. The 1:100 scale model took 300 Chinese model-makers 6 months to build and cost \$500,000. The detail was meticulous with 53,000 trees, 15,000 street lights and 2,000 buildings.
- ▶ 23 April – Initial Pegasus auction day took place with \$122 million of property sold in one day.

# 1 : 100 Scale Model of Pegasus Town





# 2006

► 25 September – earthworks started.



# 25 September 2006



First day dig team







25 June 2007



Compacting equipment in action





# Lake Swing Bridge Under Construction





# 2008



- 26 March – construction of the first home begins.



# 2008

- ▶ 7 June – Six pou whenua (carved wooden posts) at the entrance to Pegasus were officially unveiled and blessed at a dawn ceremony.
- ▶ 17 September – First residents (James and Biddy Gardner) moved into their new home.

THE PRESS, Christchurch

## PEGASUS TOWN



Former farmers: Biddy and James Gardner are making their first move in 47 years.

Photo: Peter Meecham

## New town's first residents move in after long delays

Giles Brown

James and Biddy Gardner are the first residents in Canterbury's newest town.

The Gardners were yesterday the first people to move into Pegasus Town, 25km north of Christchurch.

Homeowners will arrive at the \$151 million development this week despite delays of a year in some aspects of the project.

Retired farmer James Gardner, 73, and his wife, a preschool teacher in her 60s, will have neighbours tomorrow.

Yesterday, they had the 420ha development to themselves.

"It's fantastic," said Biddy

Gardner as they moved into their new three-bedroom home.

"It's scary," said her husband.

Infinity Investment Group bought the land in 2004 and for the past two years has been building roads, schools and businesses for a projected population of 7000.

There are about 25 houses under construction on sections priced up to \$700,000. A further 39 have been granted consent.

Pegasus managing director Bob Robertson said it was originally hoped the building would be finished three years after work began.

The development of the town centre and its supermarket and

shops had been delayed until next September but work had begun on a smaller supermarket in the meantime.

The town's primary school, preschool, surf club and hotel have also been delayed.

Robertson said many of the sections had been sold two years ago.

"Only nine parties haven't settled and of them only one or two are in the position where we haven't been able to renegotiate terms," Robertson said.

It is the Gardners' first move in 47 years. They had previously lived on their Waiau farm. The couple bought their \$195,000 section about two years ago.

# POU WHENUA







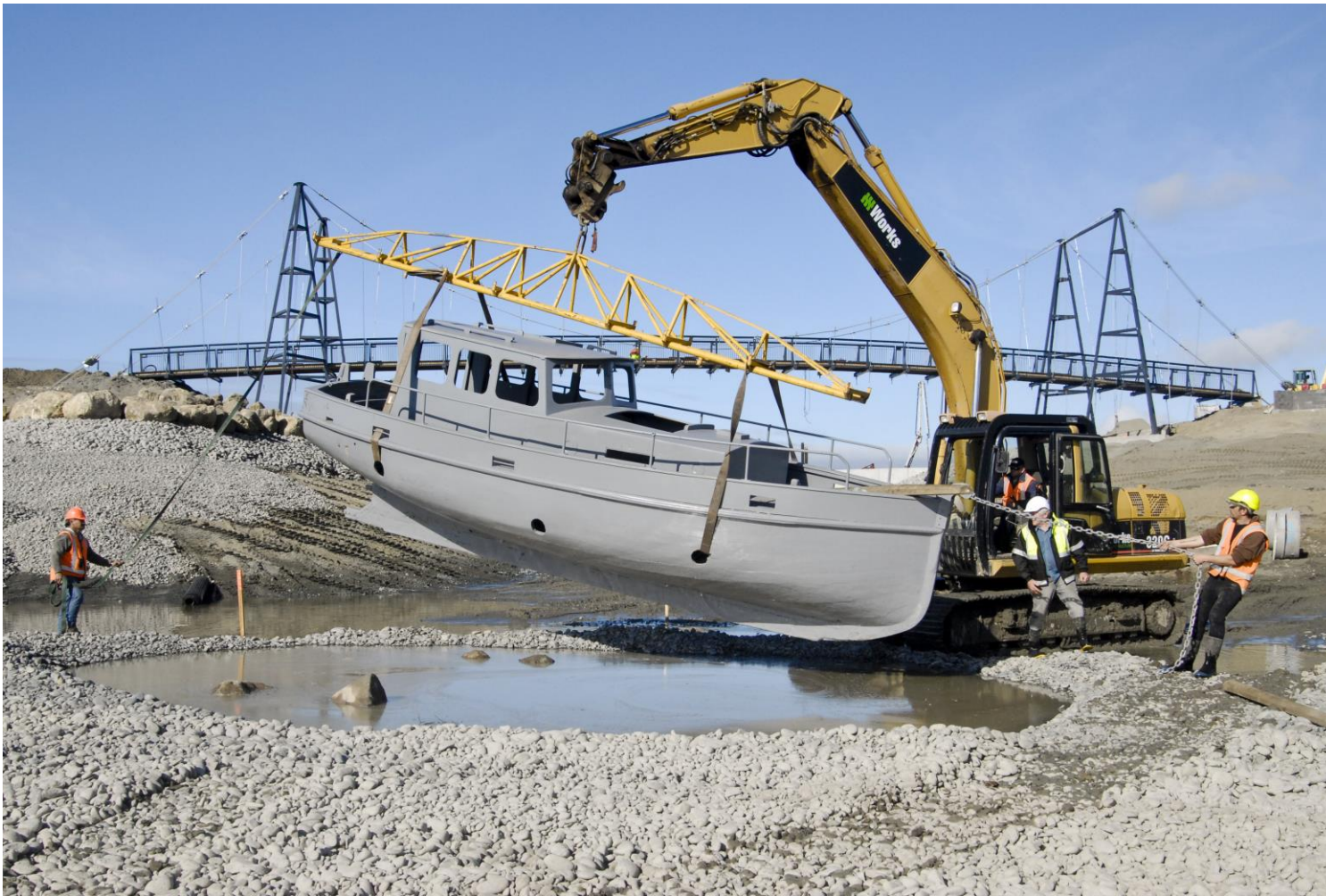


Facing north – Western Ridge, Infinity/Pegasus Blvd  
roundabout at left





# 2009



- ▶ August – boat placed at bottom of lakebed.
- ▶ September – Lake began filling. The lake has an area of 14 hectares and is up to 5 metres deep.



# 2009 – Flat White Café & General Store Open





# Western Ridge & Show Homes Infinity/Pegasus Boulevard roundabout



# 2009



- ▶ 16 November – The General Store opened.
- ▶ 5 December – Pegasus Golf & Sports Club opened.



# 2010

- ▶ February - NZ Women's Open Golf Tournament held at Pegasus.
- ▶ September – First of the devastating earthquakes occurred. Post-earthquake inspections by geotechnical engineers showed no "evidence for liquefaction, lateral spreading or ground settlement". This was widely believed to be due to the extensive compaction work carried out during the development, with \$20 million worth of equipment having been brought out from Dubai for the job.

# 2011



- ▶ June – Formation and first meeting of the Pegasus Residents' Group. This group was initially formed to create a community watch patrol and liaise with the then developer, Bob Robertson.



# 2012



- ▶ Infinity Investment Group were unable to refinance its loans and this eventually resulted in the sale of the Pegasus Town development to Todd Property Group. Todd Property Pegasus Town took over the development in early December.



# Pegasus Under Todd Property

## Pegasus Town Ltd:

- ▶ Rebranded and reintroduced Pegasus to the market in 2013
- ▶ Completed all infrastructure and roads to the full extent of the masterplan
- ▶ Developed over 500 residential sections
- ▶ Sold over 600 residential sections
- ▶ New roundabout constructed at the entrance to Pegasus
- ▶ Grown from 350 homes in 2012 to over 1,000 now
- ▶ Pegasus Bay school constructed and opened
- ▶ Developed new Main Street retail shops and The Good Home restaurant and retain ownership of these buildings along with the original convenience building.





# Pegasus Town Under TPPTL

- ▶ Todd Property own and operate the Main Street store business
- ▶ Medical Centre and Dentist constructed and operating
- ▶ 2nd day-care constructed and opened
- ▶ Gifted land for reserve and developed (with WDC) lakeside playground
- ▶ Transferred conservation land to Tūhaitara Trust
- ▶ Gave away a house in 2016 through the Win-a-home competition. Generated close to 30,000 visits to Pegasus during the campaign





# Pegasus Bay School



Opened May 2014





# 2014

- ▶ 12 June – Pegasus Bay School was officially opened by Prime Minister John Key. The school had previously been located on State Highway 1 and was known as Waikuku School.
- ▶ 16 November – Bob Robertson died after a short battle with cancer.
- ▶ Quote from Bob Robertson: *“We started with a clear vision: to create a real community, not a satellite suburb. And perhaps most importantly, we are building that community around a lifestyle, one that offers all the benefits of one of the best locations in the South Island, to allow local people to live where they play.”*



# 2015/2016

- ▶ December 2015 New Medical Centre opens in purpose-built premises.
- ▶ This was followed by the pharmacy moving into new premises alongside the Medical Centre and also the Physiotherapy business.
- ▶ The dentist opened in purpose-built premises in 2016 – this business is owned and operated by the daughter and son-in-law of James and Biddy Gardner (1<sup>st</sup> residents of Pegasus).





# 2017

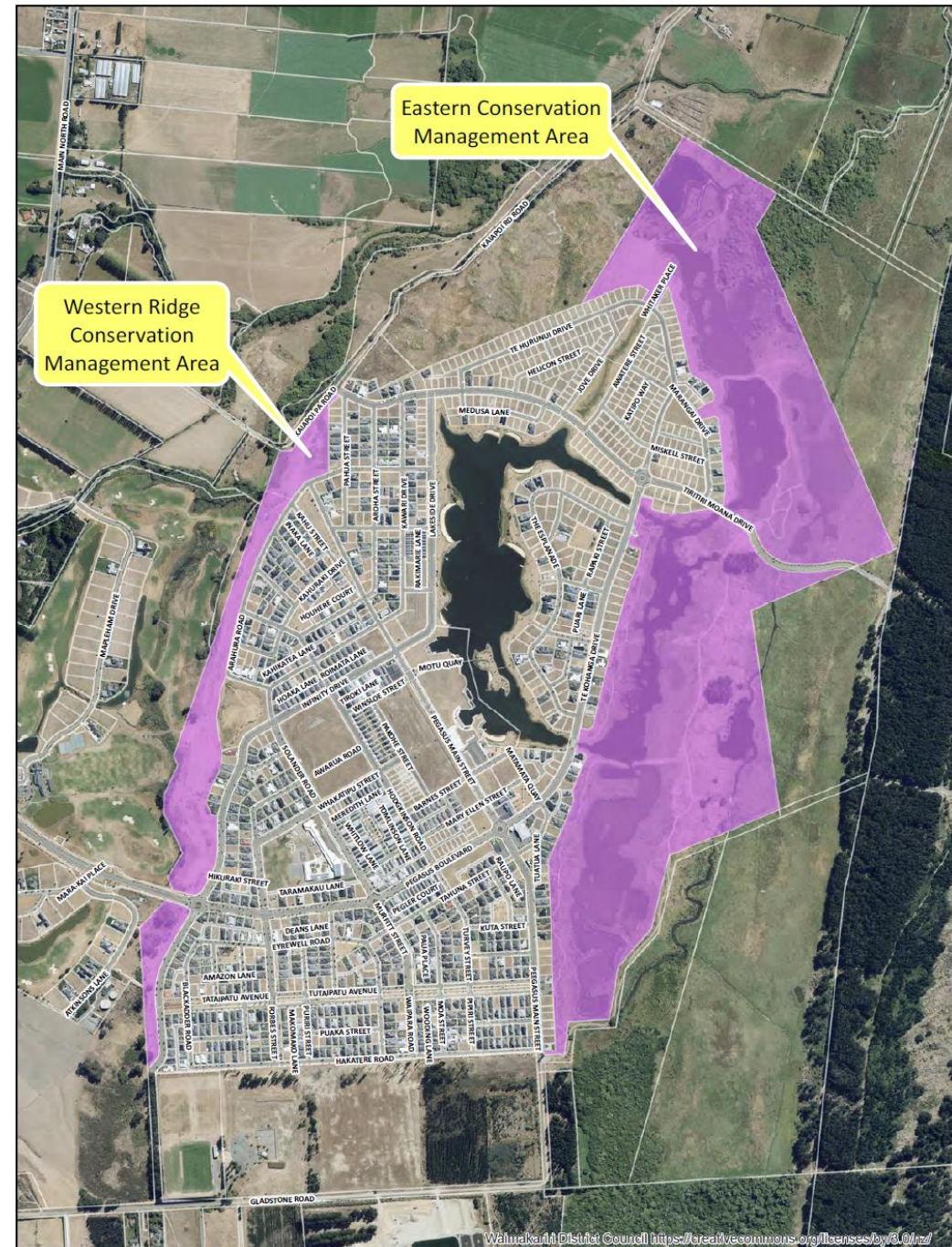
- ▶ The Pegasus Community Centre opened in a temporary facility leased by the Waimakariri District Council from Todd Property.
- ▶ The Community Centre is managed by the Pegasus Residents' Group Inc.





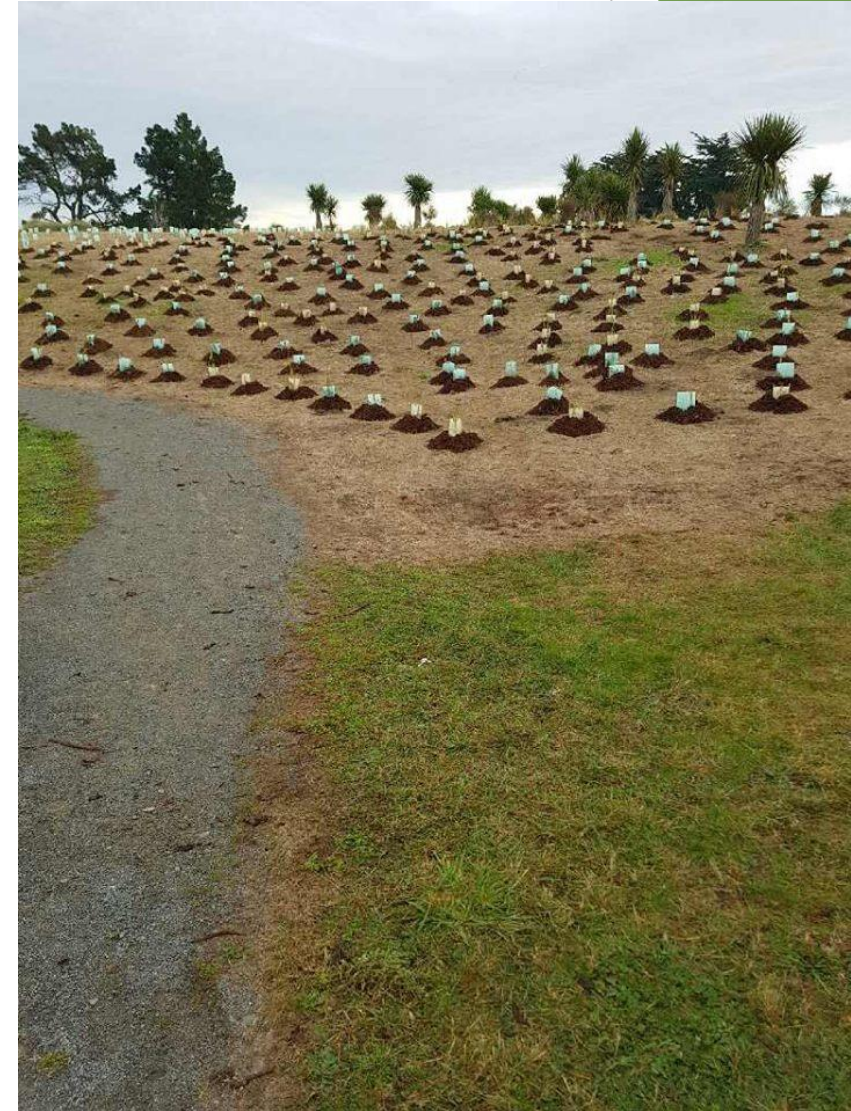
# 2018

- Western Ridge and Eastern Wetlands sold by Todd Property to Te Kōhaka o Tūhaitara Trust for \$1 (each)





# WRCA = Western Ridge Conservation Area = Kaitiritiri Ridge





# ECMA = Eastern Conservation Management Area = **Te Kohanga Wetlands**





# June 2018



# Acknowledgments

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- 😊 David Ayers, Mayor of Waimakariri
- 😊 David Martin, Marketing Manager, Todd Property Pegasus Town Ltd
- 😊 Don Smith, Founding member of the Pegasus Residents' Group committee
- 😊 James and Biddy Gardner, 1<sup>st</sup> residents of Pegasus
- 😊 Joy Hurring, Pegasus resident, for donated photo panorama
- 😊 NZ Geographic magazine, 'Pegasus Rising', December 2011
- 😊 Google!





Looking south-east towards Flat White

Looking north-west





Pegasus Lake near where  
the Good Home now is.







The area that now holds the  
playground and Karen Eastwood Park



Looking from Murfitt St to Flat White/General Store



Courtyard Homes – Pegasus  
Blvd/Murfitt St cnr



Pounamu Place





2009







Eastern Wetlands from corner  
Hakaterere & Pegasus Main St

