

File ref: BRF-7110 / FTAA-2506-1072

24 November 2025

Shane Fairmaid
Momentum Land Limited
Email: s 9(2)(a)

c/- Chris Fowler and Gabi Newman
Saunders & Co
Emails: s 9(2)(a)

Dear Shane

Notice of Decisions on application for referral of the Beachgrove Kaiapoi Expansion project under the Fast-track Approvals Act 2024

This notice of decisions is for an application received from Momentum Land Limited (the applicant) for referral of the Beachgrove Kaiapoi Expansion project (the project) under the Fast-track Approvals Act 2024 (the Act) that has been **accepted** by Hon Shane Jones, the Acting Minister for Infrastructure (the Acting Minister) under section 21 and referred under section 26.

The project is described as involving the expansion of the Beachgrove residential development at 143, 145, and 151 Ferry Road, 29 Magnolia Boulevard, and 310 Beach Road, Kaiapoi, within the Waimakariri District. The project will deliver approximately 650 to 900 new residential units alongside an approximately 300-unit retirement village resulting in a combined total of approximately 950 to 1,200 homes.

The project area is legally described as Lot 2 DP 4532, Lot 1 DP 5010, Lot 5 DP 313322, part of Lot 3005 DP 342273, part of Lots 1 and 2 DP 4102, part of the existing paper road (Parcel ID 6589138), part of Lot 603 DP 586745, part of Lot 1 DP 586745, part of Lot 703 DP 586745, and Lot 2 DP 83191.

The project comprises two main components being:

- (a) a housing development on a 37-hectare site (North Block), including:
 - i. approximately 650–900 residential units (with lot sizes ranging from 200–450m²)
 - ii. a neighbourhood commercial centre at the intersection of primary connector roads
 - iii. 6–9 hectares of ecological restoration associated with realignment of an existing drain and creation of a reserve containing wetlands, native plantings, public walkways and recreational amenities

- iv. new roading, pedestrian and open space networks integrated with surrounding areas
 - v. stormwater management via a reticulated pipe network and stormwater basins
 - vi. wastewater servicing through the existing low-pressure network and a planned upgrade to a Council pumpstation
 - vii. water supply supported by existing capacity in the Kaiapoi scheme and future Council upgrades.
- (b) an approximately 300-unit retirement village on a 6-hectare site (South Block), including:
- i. up to 180 villas (1-2 storey duplexes and standalone units)
 - ii. up to 115 apartments and 10 care suites in centrally located buildings
 - iii. a centrally located lodge building with communal amenities (including dining, lounge, indoor pool, gym, and library)
 - iv. ground-level parking and landscaping
 - v. stormwater management via a reticulated pipe network and proprietary treatment device
 - vi. wastewater and water servicing integrated with existing and planned Council infrastructure.

Based on the information provided, the project will require the proposed approvals under the following specified Acts:

- (a) resource consents under the Resource Management Act 1991
- (b) wildlife authority under the Wildlife Act 1953 (to be confirmed by the applicant at the substantive stage following further technical assessments)
- (c) archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 (to be confirmed by the applicant at the substantive stage following further technical assessments)
- (d) approval or dispensation under regulation 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a complex freshwater fisheries activity (precautionary – to be confirmed by the applicant following further consultation with the Department of Conservation).

The project can only be accepted if the Acting Minister is satisfied the criteria in section 22 is met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes and is unlikely to materially affect the efficient operation of the fast-track approvals process.

Decision on referral application

The Acting Minister has decided to accept the referral application for the project and refer the project to the fast-track approvals process under section 26(2)(a), as he is satisfied it meets the criteria in section 22 (as per section 21(1)(c)).

Reasons for accepting referral application

The Acting Minister is satisfied the project:

- (a) is an infrastructure or development project that will have significant regional or national benefits; and
- (b) referring the project to the fast-track approvals process –
 - (i) would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
 - (ii) is unlikely to materially affect the efficient operation of the fast-track approvals process.

The Acting Minister is satisfied the project is an infrastructure or development project that would have significant regional or national benefits as:

- (a) the project for a large-scale residential scheme is a **development project** that will have **significant regional benefits** because it:
 - will increase the supply of housing, address housing needs, and contribute to a well-functioning urban environment [s22(2)(a)(iii)] as it:
 - will deliver a significant increase in housing supply in the Waimakariri District, including 650–900 residential units and a 300-unit retirement village, with a diverse mix of housing types that respond to local demand, demographic trends, and affordability needs. The project supports a well-functioning urban environment through integration with existing infrastructure, proximity to the Kaiapoi town centre, and inclusion of transport links, services, and a neighbourhood commercial centre
 - will deliver significant economic benefits in the Canterbury region [s22(2)(a)(iv)] as it:
 - will generate enduring regional economic benefits through an estimated \$263 million contribution to national GDP, support for 1,920 FTE-years of employment, and \$128 million in household incomes. The construction phase is expected to span 5–10 years, creating over 300 FTE jobs, with an additional 100 long-term FTEs in the retirement village, contributing to sustained employment and economic activity in the region
 - the project is consistent with local or regional planning documents, including spatial strategies [s22(2)(a)(x)] as it:
 - aligns with the Partially Operative Waimakariri District Plan, the Waimakariri Development Strategy 2048, the Canterbury Regional Policy Statement, and the Canterbury Land and Water Regional Plan, which generally confirm the area's suitability and potential for residential development, subject to suitable assessments and mitigation measures.

- (b) referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes because:
- the Environment Court appeal lodged by Christchurch International Airport Limited presents a significant delay risk (estimated at 3–4 years or more), which could stall the project and subsequent housing supply and urban growth in Kaiapoi
 - the standard consenting process involving multiple agencies could take 3–5 years, whereas the fast-track approvals process offers significantly shorter statutory timeframes
 - it may reduce costs typically associated with extended consenting and litigation pathways, including Environment Court proceedings, by enabling more coordinated and efficient decision-making across relevant agencies
 - the Act precludes public and limited notification
 - appeals under the Act are only to the High Court rather than the Environment Court and are limited to points of law.
- (c) is unlikely to materially affect the efficient operation of the fast-track approvals process because the project is neither novel in the New Zealand context nor beyond the scope of what a panel would typically assess under normal processes. The applicant is well-prepared, experienced, and has already addressed key environmental and technical matters.

The Acting Minister is satisfied that there is no reason he must decline the application under section 21(3). The Acting Minister is also satisfied there is no reason he may decline the application under section 21(4) and (5) of the Act.

Specified matters for accepted referral application

In relation to a substantive application for the project:

The following person who lodged the referral application is the person authorised to lodge a substantive application for the project under section 27(2): Momentum Land Limited.

The Acting Minister has not set a specific deadline for lodging the substantive application under section 27(3)(b)(i). However, in accordance with section 28(3)(d)(ii), the application must be lodged no later than 24 November 2027, which is two years from the date of this notice of decisions.

In accordance with section 27(3)(b)(ii), the following information must be submitted by the applicant with any substantive application for the project: evidence of further consultation between the applicant and the Department of Conservation, that confirms whether approval for complex freshwater fisheries activities will be required and sought under the fast-track approvals process.

The persons or groups from whom a panel must invite comments from in addition to any specified in section 53 (section 27(3)(b)(iii): Christchurch International Airport Limited.

Contact information

If you have any queries about this notice of decisions, please email referral@fasttrack.govt.nz and include the name of the Application Lead – Ashiley Sycamore. If you have any queries about the substantive process, please email contact@fasttrack.govt.nz, or phone 0800 FASTRK (0800 225 537).

Yours sincerely



Ilana Miller

General Manager – Investment Strategy and Operations

cc: *Written notice for all projects under section 28(1):*

Anyone invited to comment on the referral application:

- relevant local authorities – Waimakariri District Council and Canterbury Regional Council
- Minister for the Environment
- relevant portfolio Ministers: Minister of Conservation, Minister of Arts, Culture and Heritage, Minister for Seniors, Associate Minister of Housing
- relevant administering agencies – Ministry for the Environment, Department of Conservation, Heritage New Zealand Pouhere Taonga
- Māori groups identified in the s18(2) list provided to the Minister – Te Rūnanga o Ngāi Tahu, Te Ngāi Tūāhuriri Rūnanga, Whitiara Centre Limited
- any other person – the Chief Executive of Christchurch International Airport Limited, Minister for Economic Growth

cc: *Written notice where the Acting Minister accepts the application and refers the project under section 28(2):*

- the Panel Convener (including all the information received by the Acting Minister under s28(4))
- the EPA (including all the information received by the Acting Minister under s28(4))