

## FTAA-2506-1072: Application received for referral of the project under the Fast-track Approvals Act 2024 – Stage 2 decisions

### Project Name: Beachgrove Kaiapoi Expansion

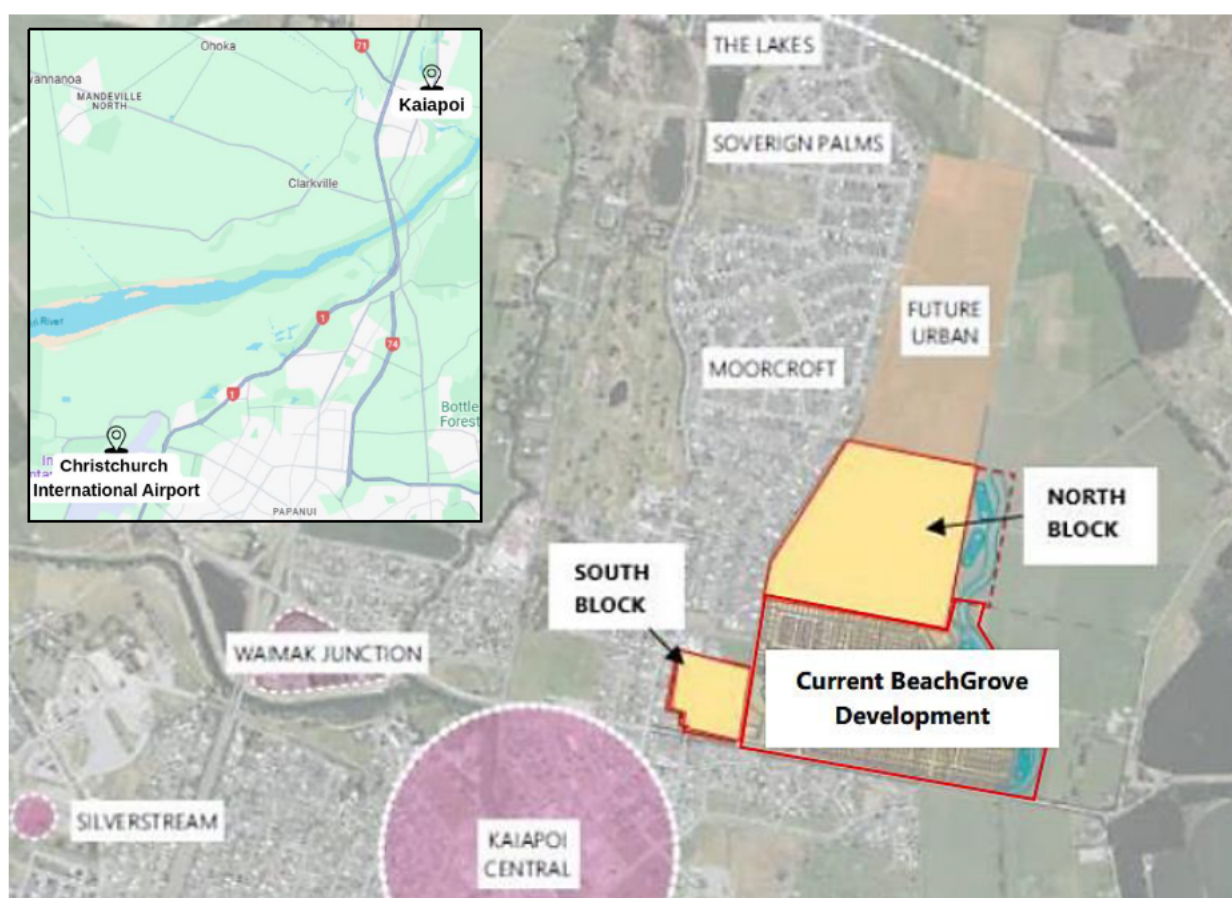
Date submitted:	10 November 2025	Tracking #: BRF-7110	
Security level:	In-Confidence	MfE priority:	Urgent
To Hon Shane Jones, Acting Minister for Infrastructure		Action sought:	Response by:
		Decision on recommendations	17 November 2025

Actions for Minister's Office staff	<p><b>Return</b> the signed briefing to the Ministry for the Environment: <a href="mailto:FTAreferrals@mfe.govt.nz">FTAreferrals@mfe.govt.nz</a></p> <p><b>Approve</b> the attached notice of decisions letter.</p>
Number of appendices: 9	<p>Appendices:</p> <ol style="list-style-type: none"> <li>1. Statutory framework for making decisions</li> <li>2. Application documents for the Beachgrove Kaiapoi Expansion project</li> <li>3. Stage 1 Briefing Note and decisions</li> <li>4. Section 18 report on Treaty settlements and other obligations</li> <li>5. Section 19 report on use of public conservation land</li> <li>6. Comments received from invited parties, including the further information received from the relevant local authorities</li> <li>7. Further information provided by the applicant in response to the Acting Minister's section 20 requests on 5 September and 8 October 2025 (<i>must be considered under s20(2)(a) of the Act</i>)</li> <li>8. Further information voluntarily provided by the applicant on 10 and 16 September 2025 (<i>consideration is at the Acting Minister's discretion</i>)</li> <li>9. Draft notice of decisions letter</li> </ol>

### Ministry for the Environment contacts

Position	Name	Cell phone	1 <sup>st</sup> contact
Principal Author	Ashiley Sycamore		
Manager	Stephanie Frame	s 9(2)(a)	✓
General Manager	Ilana Miller	s 9(2)(a)	

## Project location



**Image 1:** The areas highlighted in yellow — designated as the North Block and South Block — illustrate the proposed project area. The section marked “Current BeachGrove Development” refers to an already consented development and is not included within the scope of this project.

## Key messages

1. This briefing seeks your decisions under section 21 of the Fast-track Approvals Act 2024 (the Act) on the application from Momentum Land Limited (the applicant) to refer the Beachgrove Kaiapoi Expansion project (the project) to the fast-track approvals process.
2. A copy of the application is in Appendix 2. This is your second briefing on this application. The first briefing (Stage 1 – BRF-6454) with your initial decisions annotated is in Appendix 3.
3. The project involves the expansion of the Beachgrove residential development in Kaiapoi within the Waimakariri District, into the adjacent North and South blocks shown on Image 1 above. It will deliver approximately 650–900 new residential units alongside an approximately 300-unit retirement village, resulting in a combined total of approximately 950 to 1,200 homes. Details would be refined and finalised for submission of a substantive application, if referred. The project area is located less than 1 kilometre from central Kaiapoi and approximately 17 kilometres north of Christchurch.
4. 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 200–450m<sup>2</sup>)
    - 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.
5. 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 (RMA)
  - 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).
6. We recommend you **accept** the application as the project meets the criteria set out in section 22 and does not appear to involve an ineligible activity. We seek your decisions on our recommendations, which include proposed directions to the applicant and the expert panel.

## New information since Stage 1 Briefing

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### Update on the Waimakariri District Plan review

- 7. As noted in our first briefing, the project area is currently subject to the Waimakariri District Plan Review process, which includes proposed changes aimed at increasing housing capacity in the Kaiapoi area.
- 8. The applicant has previously submitted in support of this rezoning, which was accepted by Waimakariri District Council (WDC) in June 2025. Both the applicant and Christchurch

International Airport (CIAL) have since confirmed that CIAL has lodged an appeal with the Environment Court opposing WDC's decision to rezone the project area to a Medium Density Residential Zone.

9. CIAL advises that the project area is partly within an airport noise contour (for which CIAL is the requiring authority under section 167 of the RMA) in the Operative Waimakariri District Plan, where new or intensified noise sensitive activities – such as residential development – are to be avoided as specified by policy direction.
10. It is noted that although CIAL is the requiring authority for the airport noise contour, this does not mean the applicant must obtain approval from CIAL to undertake the works. Rather, the noise contours provide a policy framework, and any detailed consideration of these matters could occur by an expert panel at the substantive stage.
11. The applicant has identified the CIAL appeal as a material constraint to project delivery, citing potential delays of three to four years or longer. This has been factored into our assessment of whether referral to the fast-track approvals process would materially 'facilitate the project, including by enabling a more efficient and cost-effective consenting pathway than under normal process' (as per section 22(1)(b)(i)).
12. We have also considered CIAL's comments as part of our assessment on whether the project may result in significant adverse environmental effects, which is a potential reason an application may be declined under section 21. We conclude that while the effects raised by CIAL could have the potential to be significant if not appropriately managed, the applicant has provided sufficient information with the referral application to indicate that they are likely to be able to be avoided, remedied, or mitigated through appropriate design, management, and consent conditions.
13. With any substantive application, the applicant will be required to provide an assessment of environmental effects in line with schedule 5, clause 7 of the Act and an assessment of any relevant plans. An expert panel can also impose conditions on any approvals granted to ensure the effective management of potential adverse effects, if deemed appropriate at the substantive stage.
14. Given the above, we are recommending that, under section 27(3)(b)(iii) of the Act CIAL be invited to comment on the substantive application to allow the panel to undertake detailed consideration of potential adverse effects on airport operations and the community.

### **Withdrawn application**

15. A resource consent application under the RMA for a retirement village at 310 Beach Road, Kaiapoi, was lodged with WDC in December 2022. This is essentially the same proposal as that sought by the applicant under the "South Block" component of the project. The applicant confirmed this application was withdrawn on 16 September 2025 to avoid any perceived conflicts or competing applications in relation to the project area.

### **Additional approval – Complex freshwater fisheries activities**

16. The Department of Conservation (DOC) noted that the applicant proposes works within McIntosh Drain, including the potential installation of culverts. DOC recommended the Acting Minister seek confirmation on whether any activities within natural rivers, streams, or water bodies meet the criteria for complex freshwater fisheries activities, and whether these approvals are being sought through the fast-track approvals process or separately.
17. The applicant subsequently confirmed as part of a further information response that they are also seeking approval for any works that meet the criteria for complex freshwater fisheries activities – activities that would otherwise require consent under regulation 42 or 43 of the Freshwater Fisheries Regulations 1983 (FFR) – across the entire project area.
18. While the applicant's initial assessment concludes that such activities are unlikely to be necessary, the applicant has requested that this approval be sought under the fast-track

approvals process as a precautionary measure. They consider that pre-lodgement consultation with DOC prior to submitting the substantive application will be important to further inform this aspect of the project.

19. While the inclusion of a potential approval under the FFR technically represents a minor change to the scope of approvals sought, it does not alter the nature, scale, or location of the project itself. The proposed works remain unchanged. The addition simply provides a mechanism for addressing any potential complex freshwater fisheries activities through the fast-track approvals process, should they later be confirmed as necessary.
20. This approach is consistent with the intent of the Act to enable efficient and coordinated consideration of all relevant approvals. DOC, as the administering agency for the FFR, is the only party affected by this change and has indicated this approach is suitable in their comments under section 17, subject to further consultation prior to lodgement of the substantive application.
21. DOC notes that once a referral decision is made, the scope of any subsequent substantive application is limited to what was included in the referral. In previous fast-track projects, DOC has observed instances where conservation approvals available under the Act were omitted, requiring applicants to seek separate approvals under relevant specified Acts. DOC states this can lead to inefficiencies, increased costs, and undermines the intended benefits of the Act's 'one-stop-shop' approach.
22. Given the above, we are recommending that, under section 27(3)(b)(ii) of the Act the applicant be directed to provide evidence of additional consultation with DOC to confirm whether approval for complex freshwater fisheries activities will be sought at the substantive stage. We have also updated the project description to include this proposed approval, as a precautionary measure.

#### **Public conservation land and approvals sought outside the fast-track approvals process**

23. In response to your further information request under section 20, the applicant provided the records of title relevant to the project area and an assessment of whether any registered interests would affect the applicant's ability to undertake the proposed works.
24. The first response, received on 5 September 2025, identified that the project area includes two local purpose reserves and one recreation reserve subject to the Reserves Act 1977, with the titles confirming the reserves are owned by WDC. This information was not specified in the referral application as lodged.
25. This response indicated that additional approvals may be required to authorise the project. These include approvals under the Reserves Act 1977 for partial revocation and vesting of land associated with the Moorcroft Stormwater Reserve to accommodate the main collector road for the project, and for modifications to the McIntosh Drain to align with the proposed realignment. A road stopping process may also be required under either the Local Government Act 2002 or the Public Works Act 1981, to formally extinguish the legal road status of an unformed paper road within the project area.
26. A follow-up section 20 request was issued, and the applicant's second response, received on 8 October 2025, outlined further details on the approvals required to authorise the project, the legislation under which they will be sought, and details of consultation with WDC as the landowner in respect of these approvals. The applicant confirmed these approvals will be sought outside of the fast-track approvals process.
27. As the reserves are Council-owned and meet the definition of Public Conservation Land (PCL) under the Act, a section 19 report was required. The request was sent to DOC on 8 October 2025, and the Director-General of Conservation provided the report on 4 November 2025. A summary of the section 19 report is provided below.

## Assessment against statutory framework

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28. The statutory framework for your decision-making is set out in Appendix 1. You must apply this framework when you are deciding whether to accept or decline the referral application and when deciding on any further requirements or directions associated with referral of the project.
29. Before accepting the referral application, you must consider the following:
  - a. the application (in Appendix 2)
  - b. the section 18 report on Treaty settlements and other obligations (in Appendix 4)
  - c. the section 19 report on the use of PCL (in Appendix 5)
  - d. any comments from invited parties, including the further information received from the relevant local authorities under section 20 (in Appendix 6)
  - e. the further information received from the applicant under section 20 (in Appendix 7).
30. Following that, you may accept the application if you are satisfied that it meets the criteria in section 22 of the Act and if there are no reasons meaning you must decline the application. We provide our advice on these matters below.

### Section 18 Treaty settlements and other obligations report

31. A Treaty settlements and other obligations report (section 18 report) prepared in accordance with section 18 of the Act is attached in Appendix 4.
32. The section 18 report identifies Te Rūnanga o Ngāi Tahu, Te Ngāi Tūāhuriri Rūnanga, and Whitiara Centre Limited (WCL) as the relevant Māori groups under section 18(2) of the Act.
33. The section 18 report identifies the Treaty settlement relevant to the project area is the Ngāi Tahu Claims Settlement Act 1998. No other obligations have been identified under section 18(2) as relevant to the project area.
34. In its acknowledgements and apology to Ngāi Tahu, the Crown recognised its failures to fulfil its Treaty obligations and commits to a new age of co-operation with Ngāi Tahu. The Crown also recognised Ngāi Tahu as holding rangatiratanga and mana within the Takiwā of Ngāi Tahu Whānui. The section 18 report has not identified any other principles and provisions of the Treaty settlement, or other obligations under the Act, which may be relevant to this application.
35. You received comments on the application from WCL, on behalf of Ngāi Tūāhuriri Rūnanga, which noted the cultural and spiritual significance of the area in which the project is located. Should you accept the application for referral, WCL expect to receive more detailed information about the environmental effects of the project at any substantive stage, and to see these risks addressed in the proposed conditions for matters such as earthworks, stormwater management, and protection of species.
36. The Minister for Māori Development/Minister for Māori Crown Relations: Te Arawhiti supports the application subject to the applicant providing further information on the environmental effects of the proposed land development to Whitiara Centre Limited (on behalf of Te Ngāi Tūāhuriri Rūnanga), and ongoing engagement to ensure that risks are understood and addressed. We note that with any substantive application, the applicant will be required to provide an assessment of environmental effects in line with schedule 5, clause 7 of the Act.
37. The section 18 report has not identified any matters which make it more appropriate for the proposed approvals to be authorised under another Act or Acts.

## **Section 16 Effects of Treaty settlements and other obligations on decision-making**

38. In accordance with the assessment of the section 18 report above, we have not identified any documents that you must give the same or equivalent effect to, or procedural requirements you comply with, under section 16.

## **Section 19 report in relation to use of public conservation land**

39. As the area includes PCL, the Director-General of Conservation has prepared a report (see Appendix 5) which sets out:

- a. the project area includes the following PCL held under the Reserves Act 1977: Lot 3005 DP342273 & Lot 703 DP586745 are both Local Purpose (Utility) Reserves, and Lot 603 DP586745 is a Recreation Reserve
- b. while the reserves are PCL within the definition in the Act, they are all administered by WDC
- c. WDC confirmed that the reserves have existing interests including land covenants and utility infrastructure. While there are no significant recreational use or third-party agreements identified for the utility reserves, the recreation reserve contains infrastructure like paths and seating
- d. as the reserves are not Crown-derived, DOC considers there is no risk or liability to the Crown posed by the application that won't otherwise exist for any project on or off PCL.

40. The section 19 report did not include any recommendations.

## **Written comments received**

41. Comments were received under section 17 of the Act from the parties below:

- a. relevant local authorities – Waimakariri District Council (WDC) and Canterbury Regional Council (CRC)
- b. Ministers – Minister for the Environment, Minister for Seniors, Associate Minister of Housing, and Minister for Economic Growth
- c. relevant administering agencies – Department of Conservation (DOC) and Heritage New Zealand Pouhere Taonga (HNZPT)
- d. the Māori groups identified in the list provided to the Acting Minister – WCL, on behalf of Ngāi Tūāhuriri Rūnanga
- e. any other persons – the Chief Executive of Christchurch International Airport Limited (CIAL).

42. A summary of the comments received from Māori groups is provided under the assessment of the section 18 report above. The key points are outlined and assessed in Table A, with a summary provided below:

- a. WDC considers the project to be broadly consistent with its planning documents, likely to support housing outcomes with respect to s22(2)(a)(iii), and had no concerns with the project progressing through the fast-track approvals process, noting adequate infrastructure availability
- b. CRC did not identify any competing applications or relevant existing resource consents, and provided additional information in response to the section 20 request (summarised below)
- c. the Minister for Seniors considers the project suitable for referral under section 22(2)(a)(iii), noting its potential to increase housing supply and address housing needs

- d. the Associate Minister of Housing supports the project's alignment with strategic planning and housing objectives, and while noting environmental constraints in Kaiapoi, raises no objection to it progressing to the substantive stage
- e. the Minister for Economic Growth notes limited economic data but acknowledges regional GDP and employment benefits, and considers the project's primary value lies in its contribution to housing and retirement facilities under section 22(2)(a)(iii)
- f. DOC considers the information adequate for referral purposes and recommends further engagement and clarification of conservation approvals to support effective environmental management
- g. HNZPT advises there are no listed historic places within the project area, supports ongoing engagement with mana whenua regarding Māori heritage, and recommends the inclusion of a Cultural Values Statement and collaboration on archaeological protocols should the project be referred
- h. CIAL opposes the project due to concerns about reverse sensitivity effects from residential development within the 50dB airport noise contour, considers aircraft noise impacts inadequately assessed, and highlights ongoing appeals to the Environment Court challenging relevant planning decisions.

#### **Further information provided by applicant and relevant local authorities**

- 43. The applicant, WDC, and CRC, provided further information in response to your requests for further information under section 20 within the specified time frames.
- 44. The applicant provided copies of the relevant records of title and assessed whether any instruments on these titles would affect the proposed works. This confirmed the inclusion of PCL, prompting a section 19 report from the Director-General of Conservation. The applicant confirmed Reserves Act approvals are likely needed and will be sought from WDC outside the fast-track process. The applicant also confirmed they are seeking approval for any complex freshwater fisheries activities under regulations 42 or 43 of the FFR, via the fast-track approvals process, although such activities may not be required. They request this approval be included in the notice of decisions as a precaution, with the intention to consult with DOC further before lodging the substantive application.
- 45. WDC and CRC provided further information on the project's potential benefits, and in this context, high-level commentary on the project's alignment with their council's relevant plans, policies, and/or strategies. WDC considers the project to be broadly aligned with its strategic planning framework, including the Waimakariri Development Strategy 2048 and the Partially Operative Waimakariri District Plan. CRC considers the project to be broadly consistent with both the Canterbury Regional Policy Statement and the Canterbury Land and Water Regional Plan.
- 46. You must consider all information received within the specified time frame. We have taken this information into account in our analysis and advice, and it is presented in Table A.

#### **Reasons to decline**

- 47. The statutory framework in Appendix 1 sets out the situations where you must decline a referral application under section 21(3). We consider that you have sufficient information to make an informed decision. We further consider you can be satisfied that the project does not involve any ineligible activities and that it meets the referral criteria set out in section 22. As such, we have not identified any reasons under section 21(3) that you must decline this application.
- 48. You may also decline the application for any other reason under section 21(4). The Act gives some guidance on matters you could consider when deciding whether to decline an application and these are set out in Appendix 1.

49. As outlined in Table A below, we have considered the relevant matters and have not identified any grounds under section 21(4) or 21(5) of the Act that would require you to consider declining the application.

### Reasons to accept

50. The statutory framework in Appendix 1 sets out the reasons you can accept a referral application and refer the project to the fast-track approvals process.
51. Our assessment of these matters is summarised in Table A. We consider the project meets the requirements of section 22, as:
- a. the project for a large-scale residential scheme is a development project that would have significant regional benefits because it:
    - i. will increase the supply of housing, address housing needs, and contribute to a well-functioning urban environment [s22(2)(a)(iii)] as it:
      - o 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
    - ii. 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
    - iii. 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:
    - i. the Environment Court appeal lodged by CIAL 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
    - ii. the standard consenting process involving multiple agencies could take 3–5 years, whereas the fast-track approvals process offers significantly shorter statutory timeframes
    - iii. 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
    - iv. the Act precludes public and limited notification

- v. 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 the RMA. The applicant is well-prepared, experienced, and has already addressed key environmental and technical matters.

## Conclusions

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- 52. We consider the project meets the section 22 criteria and you could accept the application under section 21 of the Act and refer the project to a panel, with the specifications outlined below.
- 53. We recommend specifying under section 27 of the Act that the panel must invite comments from CIAL, in addition to those listed in section 53, to allow consideration of potential adverse effects on airport operations and the community at the substantive stage.
- 54. We also recommend specifying under section 27 that the applicant must submit evidence of further consultation with the DOC, that confirms whether approval for complex freshwater fisheries activities will be required and sought under the fast-track approvals process, with any substantive application.

## Next steps

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- 55. The Ministry for the Environment (the Ministry) must give notice of your decisions on the referral application, and the reasons for them, to the applicant and anyone invited to comment under section 17 and publish the notice on the Fast-track website.
- 56. If you decide to refer the project, the Ministry must also give notice of your decision to:
  - a. the panel convener
  - b. any additional iwi authorities or Treaty settlement entities that you consider have an interest in the matter other than those invited to comment under section 17
  - c. the Environmental Protection Authority (EPA)
  - d. the relevant administering agencies
- 57. You must also provide all of the information you received that relates to this application to the EPA and the panel convener, including:
  - a. the referral application
  - b. any comments received under section 17
  - c. the report obtained under section 18
  - d. the report obtained under section 19.
- 58. We will undertake this action on your behalf.
- 59. We have attached a notice of decisions letter to the applicant based on our recommendations (refer to Appendix 9) and we will provide it to all relevant parties. We will provide you with an amended letter if required.
- 60. Our recommendations for your decisions follow.

## Recommendations

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61. We recommend that you:

- a. **Note** section 21(3) of the Fast-track Approvals Act 2024 (the Act) requires you to decline the referral application from Momentum Land Limited (the applicant) if you are satisfied that the project involves an ineligible activity, or you consider that you do not have adequate information to inform the decision under this section or if you are not satisfied that the Beachgrove Kaiapoi Expansion project (the project) meets the referral criteria in section 22 of the Act.

Noted

- b. **Agree** that before deciding on the referral application under section 21 of the Act you have considered:

- i. the application in Appendix 2
- ii. the report obtained under section 18 in Appendix 4
- iii. the report obtained under section 19 in Appendix 5
- iv. any comments and further information sought under sections 17 and 20 and provided within the required time frame in Appendices 6 and 7 (note: all comments and further information were received within required time frames).

Yes / No

- c. **Agree** you are satisfied the project will meet the referral criteria in section 22 of the Act as:

- i. the project for a large-scale residential scheme is a development project that would 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.

- ii. 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.
- iii. 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.

Yes / No

- d. **Agree** there is no reason the project must be declined under section 21(3) because:
  - i. the project meets the criteria in section 22 as detailed in the recommendation above
  - ii. the project does not include an ineligible activity as explained in Table A
  - iii. the application includes adequate information to inform your decision.

Yes / No

- e. **Agree** to accept the referral application under section 21(1)(c) and refer the project under section 26(2)(a) of the Act.

Yes / No

- f. **Agree** to specify Momentum Land Limited as the person who is authorised to lodge a substantive application for the project.

Yes / No

- g. **Agree** to specify under section 27(3)(b)(ii) that the following information must be submitted by the applicant with any substantive application for the project:

- i. evidence of further consultation with the Department of Conservation, that confirms whether approval for complex freshwater fisheries activities will be required and sought under the fast-track approvals process.

Yes / No

- h. **Agree** to specify under section 27(3)(b)(iii) of the Act the following persons or groups from whom a panel must invite comments, in addition to those specified in section 53:

- i. Christchurch International Airport Limited.

Yes / No

- i. **Agree** that the Ministry for the Environment will provide your notice of decisions to:
- i. anyone invited to comment on the application including relevant local authorities, relevant administering agencies, the Minister for the Environment and relevant portfolio Ministers, and relevant Māori groups
  - ii. the panel convener
  - iii. The Environmental Protection Authority (EPA).
- Yes / No
- j. **Approve** the notice of decisions letter to the applicant (attached in Appendix 9).
- Yes / No

## Signatures

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Ilana Miller  
**General Manager, Investment Strategy and Operations**

Hon Shane Jones  
**Acting Minister for Infrastructure**

**Date:**

Table A: Stage 2 analysis

Recommendation	Accept the referral application and refer the project to the fast-track approvals process		
Project details	Project Name	Applicant	Project Area
	Beachgrove Kaiapoi Expansion (the project)	<p>Momentum Land Limited (the applicant)</p> <p>c/- Saunders &amp; Co (the agent)</p> <p>The applicant is a registered NZ limited company and is eligible to apply for the approvals sought.</p>	<p>Housing Development (North Block): 143, 145, and 151 Ferry Road, and 29 Magnolia Boulevard, Kaiapoi</p> <p>Legal Description:</p> <ul style="list-style-type: none"> <li>– Lot 2 DP 4532 (52466)</li> <li>– Lot 1 DP 5010 (CB33F/507)</li> <li>– Lot 5 DP 313322 (52445)</li> <li>– (Part of) Lot 3005 DP 342273 (173812)</li> <li>– (Part of) Lots 1 &amp; 2 DP 4102 (CB33K/373 &amp; CB33K/374)</li> <li>– (Part of) Existing paper road (Parcel ID 6589138)</li> <li>– (Part of) Lot 603 DP 586745</li> <li>– (Part of) Lot 1 DP 586745 (1114362)</li> <li>– (Part of) Lot 703 DP 586745 (1114361)</li> </ul> <p>Retirement Village (South Block): 310 Beach Road, Kaiapoi</p> <p>Legal Description:</p> <ul style="list-style-type: none"> <li>– Lot 2 DP 83191 (CB48A/608)</li> </ul>
Project description	<p>The project involves the expansion of the Beachgrove residential development in Kaiapoi within the Waimakariri District. It will deliver approximately 650-900 new residential units alongside an approximately 300-unit retirement village, resulting in a combined total of approximately 950 to 1,200 homes.</p> <p>The project comprises two main components being:</p> <p>a. a housing development on a 37-hectare site (North Block), including:</p> <ol style="list-style-type: none"> <li>approximately 650-900 residential units (with lot sizes ranging from 200-450m<sup>2</sup>)</li> <li>a neighbourhood commercial centre at the intersection of primary connector roads</li> <li>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</li> <li>new roading, pedestrian and open space networks integrated with surrounding areas</li> <li>stormwater management via a reticulated pipe network and stormwater basins</li> <li>wastewater servicing through the existing low-pressure network and a planned upgrade to a Council pumpstation</li> <li>water supply supported by existing capacity in the Kaiapoi scheme and future Council upgrades.</li> </ol> <p>b. an approximately 300-unit retirement village on a 6-hectare site (South Block), including:</p> <ol style="list-style-type: none"> <li>up to 180 villas (1-2 storey duplexes and standalone units)</li> <li>up to 115 apartments and 10 care suites in centrally located buildings</li> <li>a centrally located lodge building with communal amenities (including dining, lounge, indoor pool, gym, and library)</li> <li>ground-level parking and landscaping</li> <li>stormwater management via a reticulated pipe network and proprietary treatment device</li> <li>wastewater and water servicing integrated with existing and planned Council infrastructure.</li> </ol> <p>Based on the information provided, the project will require the proposed approvals under the following specified Acts:</p> <ol style="list-style-type: none"> <li>resource consents under the Resource Management Act 1991</li> <li>wildlife authority under the Wildlife Act 1953 (to be confirmed by the applicant at the substantive stage following further technical assessments)</li> <li>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)</li> <li>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).</li> </ol>		
Minister invites comments / requests information	<p>Comments from invited parties</p> <p><b>Local authorities</b>  <i>Waimakariri District Council (WDC)</i>  WDC considers the project to be broadly consistent with its planning documents and likely to deliver housing outcomes in line with relevant planning provisions. WDC states that the project aligns with the direction of the Partially Operative Waimakariri District Plan and the Waimakariri Development Strategy 2048. WDC notes that adequate water, wastewater, stormwater, and transport infrastructure is available to support a project of this scale. WDC highlights that McIntosh's Drain, located within the project area, is a significant stormwater channel and holds cultural importance for Te Ngāi Tūāhuriri Rūnanga. WDC is satisfied with the level of pre-application consultation undertaken and has identified no concerns that would prevent the application from being accepted under the fast-track approvals process.</p> <p>Regarding any competing applications, WDC confirmed a resource consent application under the RMA for a retirement village at 310 Beach Road, Kaiapoi (South Block) was lodged with WDC in December 2022. In July 2023, the applicant requested that the application be placed on hold under section 91D of the RMA. As noted previously, the applicant subsequently withdrew this application on 16 September 2025. WDC state they hold no record of any other competing applications in the project area. WDC did not identify any existing resource consents issued where sections 124C(1)(c) or 165ZI of the RMA could apply. WDC also provided further information in relation to the request under section 20 of the Act, which is summarised further below.</p>		

WDC provided an assessment of the project with respect to the section 22(2)(a)(iii) criterion relating to housing. WDC considers the project will contribute to meeting housing bottom lines and long-term growth projections, which anticipate demand for approximately 15,000 new dwellings in the Waimakariri District by 2048 – as identified in the Waimakariri Development Strategy 2048. Council considers that the project will support a well-functioning urban environment by providing a range of housing types, including a retirement village that responds to the ageing population, and by incorporating features such as reserve areas, flood mitigation measures, and good accessibility to jobs and services. WDC considers that the rezoning of the site aligns with the direction of the National Policy Statement on Urban Development 2020 and the Canterbury Regional Policy Statement, and reflects strategic planning decisions under the Partially Operative District Plan. Council also considers that the project builds on earlier stages of the Beachgrove development, which have already contributed to housing supply.

WDC notes an appeal was lodged by Christchurch International Airport Ltd (CIAL) relating to noise sensitive activities below the 50dBA airport noise contour, including the project area. The appeal is unresolved at the time of comments. To conclude, WDC considers the project is supported by provisions in the Greater Christchurch Spatial Plan, Regional Policy Statement and the Partially Operative District Plan 2025. WDC has no objection to the project being considered under the Act.

*Canterbury Regional Council (CRC)*

CRC did not identify any competing applications, or any existing resource consents issued where sections 124C(1)(c) or 165ZI of the RMA could apply. CRC also provided further information in relation to the request under section 20 of the Act, which is summarised further below.

**Ministers**

*Minister for the Environment*

The Minister reviewed the application and advised they did not wish to comment.

*Minister for Seniors*

The Minister considers the project is likely to meet the criterion under section 22(2)(a)(iii) of the Act, relating to the increase of housing supply and the addressing of housing needs. Based on the information in the application, the Minister considers the project is suitable for referral to the fast-track approvals process. If the application is referred, the Minister would welcome the opportunity to comment on the project in more detail.

*Associate Minister of Housing*

The Associate Minister acknowledges the project would boost housing supply and relieve demand for both residential and retirement housing in Greater Christchurch, aligning with the objectives of the Greater Christchurch Spatial Plan (GCSP). The Associate Minister notes that the residential component of the project (North Block) is located on land identified as ‘future urban’ in the GCSP, with Kaiapoi recognised as a ‘locally important urban centre’ intended for greater intensification; while the retirement village is not on ‘future urban’ land, it is surrounded by existing urban development, and both areas are zoned medium density residential under Waimakariri’s Partially Operative District Plan (June 2025). The Associate Minister considers it would be encouraging to see a housing development that takes advantage of the medium density residential zone. The Associate Minister also highlights Kaiapoi is an area with significant environmental constraints, including flood risk, and expects the expert panel to carefully consider these at the substantive stage. From a Housing Portfolio perspective, the Associate Minister raises no objection to the project progressing to the substantive stage.

*Minister for Economic Growth*

The Minister considers limited economic data was supplied, but notes the applicant estimates the construction phase could contribute \$40 million to GDP and support 275 jobs annually over seven years. These benefits are primarily regional and short- to medium-term. The Minister considers the primary economic benefit of the project is its contribution to housing and retirement facilities, which supports a growing and ageing population. The Minister suggests the application may be more appropriately assessed under section 22(2)(a)(iii) of the Act, relating to housing supply and urban environment outcomes.

**Administering agencies**

*Department of Conservation (DOC)*

DOC advises that the project area is not located on or near Public Conservation Land (PCL) [*we note this comment is incorrect as the project area does include PCL and a report was subsequently obtained from the Director-General of Conservation in accordance with section 19 of the Act*]. DOC has not identified any reasons under sections 21(3) or 21(4) of the Act for the application to be declined. DOC has also reviewed the criteria under section 22 and has not identified any matters it considers the Acting Minister should take into account at this stage. DOC notes that no detailed ecological information has been provided with the referral application. While it considers the information adequate for referral purposes, DOC highlights that comprehensive ecological surveys, including for lizards, would be required at the substantive stage. If lizard habitat is confirmed, a Wildlife Act Authority would be necessary – as already sought by the applicant. DOC considers that, subject to appropriate design and conditions, potential adverse effects may be able to be managed to acceptable levels, although there is a possibility of significant effects given the ecological values likely to be present.

DOC has not identified any compliance issues under the Wildlife Act 1953 or any competing applications. It notes that Wildlife Act approvals typically take three to four months to process, but integration with RMA approvals via the fast-track approvals process may offer efficiencies. DOC cautions that the scope of the substantive application is limited to what is included in the referral, and that excluding necessary conservation approvals at this stage may result in inefficiencies and undermine the benefits of the fast-track approvals process. DOC recommends the Acting Minister requests further information under section 20 to clarify whether additional approvals may be required, particularly in relation to proposed works in McIntosh Drain and whether the project involves works that meet the criteria for complex freshwater fisheries activities [*we note further information was requested from the applicant on this matter – refer to the section 20 assessment below for further explanation*]. DOC also suggests the applicant address the relevance of the New Zealand Coastal Policy Statement, given the site’s proximity to the coast and potential discharges to coastal waters.

DOC encourages further engagement between the applicant and DOC prior to lodging a substantive application. It recommends the Acting Minister consider requiring evidence of such engagement as a specified matter under section 27(3)(b)(ii) to support effective management of environmental effects and ensure necessary conservation approvals are appropriately addressed.

*Heritage New Zealand Pouhere Taonga (HNZPT)*

HNZPT states that there are no historic places listed on the New Zealand Heritage List within the project area. The area lies within the takiwā of Te Ngāi Tūāhuriri Rūnanga, and HNZPT advised the applicants during pre-application consultation to update engagement with Ngāi Tahu. Evidence of consultation with Mahaanui Kurataiao Limited has since been provided, and HNZPT supports ongoing engagement with both Mahaanui Kurataiao Limited and Te Ngāi Tūāhuriri Rūnanga in relation to Māori heritage, including archaeology.

HNZPT notes that the applicants are preparing a Cultural Values Statement and recommends its inclusion in any substantive application, given the cultural significance of the area. An archaeological assessment undertaken in 2022 identified no sites outside of the McIntosh Drain, for which an archaeological authority has been granted. The remainder of the project area is not covered by this authority.

HNZPT acknowledges the applicants’ intention to operate under an Accidental Discovery Protocol for the rest of the site and recommends collaboration with HNZPT to develop an appropriate protocol. Should the project be referred, HNZPT recommends that the applicant provides a Cultural Values Statement mandated by mana whenua, and that the panel invite HNZPT, Mahaanui Kurataiao Limited, and Te Ngāi Tūāhuriri Rūnanga to comment. Continued consultation with HNZPT regional staff is also recommended.

	<p><b>Māori groups</b>  <i>Whitiora Centre Limited (WCL) – on behalf of Te Ngāi Tūāhuriri Rūnanga</i>  WCL states that the project is within an area of cultural and spiritual significance to Ngāi Tūāhuriri. WCL expects to receive more detailed technical reports about the environmental effects should the application progress to the substantive stage, including effects on lizards, fish passage, and avifauna; the presence of springs or wetlands; and stormwater management. WCL considers that, to address the environmental priorities of Ngāi Tūāhuriri, the project should be subject to conditions including best practice erosion, sediment, and dust management control during earthworks; an accidental discovery protocol; and best practice methods for stormwater management. WCL expects to receive a complete set of the proposed conditions of consent in any substantive application. WCL acknowledges the realignment and restoration of McIntosh Drain as part of the first stage of the development and supports the extension of the waterway into the proposed North Block.</p> <p><b>Any other persons or groups</b>  <i>Christchurch International Airport Limited (CIAL)</i>  CIAL states that Christchurch Airport is regionally and nationally significant infrastructure, operating 24/7 without curfew, and protected by directive policies in the Canterbury Regional Policy Statement. CIAL advises that the project area is partly within the 50dB Ldn airport noise contour (being a day–night average decibel level) under the Operative Waimakariri District Plan, where new or intensified noise sensitive activities – such as residential development – are of significant concern due to the risk of reverse sensitivity effects that could compromise airport operations and community wellbeing. CIAL is the requiring authority under section 167 of the RMA for the airport noise contour.</p> <p>CIAL considers that the application has not adequately identified or assessed the potential adverse effects of aircraft noise on amenity, health, and wellbeing. CIAL has previously opposed similar residential intensification proposals in the area and has appealed recent Council decisions that, in its view, fail to properly apply relevant policy and statutory requirements, disregard key noise evidence, and do not provide sufficient clarity in the planning framework. CIAL considers the adverse impacts of aircraft noise to be relevant to the determination of any future substantive application for the project, in terms of the appraisal to be conducted under section 85(3) of the Act – which sets out when an approval may be declined if adverse impacts are out of proportion to regional or national benefits.</p> <p>CIAL confirms that it has previously submitted and presented evidence opposing residential intensification within the Noise Contours at Kaiapoi through the Proposed Waimakariri District Plan (PDP) process, as well as opposing rezoning requests under Variation 1 to the PDP. CIAL fundamentally disagrees with WDC’s decisions on both the PDP and Variation 1, which were notified on 12 July 2025, particularly in relation to aircraft noise and rezoning within the Noise Contours. As a result, CIAL has filed an appeal against the PDP decision and an application for judicial review regarding the decisions made on Variation 1. CIAL considers the project problematic due to the risk of adverse effects on airport operations and the community. CIAL requests the opportunity to comment on any future substantive application, if the referral application is accepted.</p> <p><b>Further information from the applicant and relevant local authorities</b></p> <p><i>The applicant – Further information provided in response to the Acting Minister’s section 20 request (must be considered under s20(2)(a) of the Act)</i>  In response to the section 20 further information request, the applicant provided copies of the records of title relevant to the project area and an assessment of whether any interests/instruments on the titles would affect the applicant’s ability to undertake the proposed works. In summary, the applicant considers the interests/instruments on the records of title for the project do not affect their ability to undertake the works required for the project.</p> <p>The applicant’s first further information response submitted on 5 September 2025 detailed that the project area included two local purpose reserves and one recreation reserve subject to the Reserves Act 1977, with the records of title confirming the reserves are owned by WDC. This information was not included in the lodged referral application for the project. This response raised new approvals that may be needed to authorise the project including under the Reserves Act 1977, as well as a road stopping process under the Local Government Act 2002 or the Public Works Act 1981. The approvals under the Reserves Act 1977 described by the applicant included an area to be partially revoked and new land vested in relation to the existing Moorcroft Stormwater Reserve to accommodate the main collector road for the project, as well as the modification of the existing McIntosh Drain to align with the proposed drain realignment.</p> <p>Due to the introduction of this new information, a follow-up further information request under section 20 was sent to the applicant. On 8 October 2025, the applicant submitted their second further information response. This further information response detailed the approvals required to authorise the project, including the legislation the approvals will be sought under, confirmation that the approvals will be sought outside the fast-track approvals process, the anticipated timing of the approvals, and any consultation that has occurred with WDC in relation to the approvals (as the registered owner of the reserves). The further information response confirmed that any Reserves Act approvals, as well as the road stopping process required under the Local Government Act 2002 or the Public Works Act 1981, to authorise the project will be sought from WDC outside of the fast-track approvals process.</p> <p>As a result of the applicant’s further information responses detailing that the project area includes Council-owned reserves, it was subsequently confirmed that the project area includes PCL as defined under the Act, and as such a report in relation to the use of PCL under section 19 of the Act was required to be obtained and considered. A section 19 report request was sent to DOC on 8 October 2025 following the applicant’s second further information response and the Director-General of Conservation supplied the section 19 report on 4 November 2025. The section 19 report summary is provided above.</p> <p>The applicant also confirmed on 8 October 2025 that they are seeking approval under the fast-track approvals process for any works that meet the criteria for complex freshwater fisheries activities – activities that would otherwise require consent under regulation 42 or 43 of the Freshwater Fisheries Regulations 1983 – across the entire project area. While their initial assessment concludes that such activities are unlikely to be necessary, the applicant has requested that this approval be included in the notice of decisions as a precautionary measure. They consider that pre-lodgement consultation with DOC prior to submitting the substantive application will be important to further inform this aspect of the project.</p> <p><i>The applicant – Further information voluntarily provided by the applicant on 10 &amp; 16 September 2025 (consideration is at the Acting Minister’s discretion)</i>  On 10 September 2025, the applicant advised that CIAL had lodged an appeal with the Environment Court opposing the Waimakariri District Council’s decision to rezone the project area to Medium Density Residential Zone under the Waimakariri Proposed District Plan. The applicant had previously submitted in support of this rezoning, which was accepted by the Council in June 2025. The applicant considers the CIAL appeal to be a significant impediment to delivering the project, citing potential delays of 3–4 years or more. The applicant notes that this risk was a key factor in their decision to pursue fast-track consenting. The applicant expresses concern that the appeal will stall housing supply, urban growth, and economic activity in Kaiapoi, particularly given the limited availability of greenfield land and the near completion of the existing Beachgrove Development. The applicant states that fast-track referral would enable the project to proceed in a more timely and cost-effective manner in line with section 22(1)(b)(i), supporting the delivery of housing and retirement units in an area experiencing high demand.</p> <p>On 16 September 2025, the applicant advised that resource consent application RC225391, lodged in December 2022 with WDC for a retirement village at 310 Beach Road, Kaiapoi (South Block) had been formally withdrawn. The application had been on hold since January 2023 while the applicant responded to Council requests for further information and redirected efforts toward the WDC Proposed Plan Review process. The applicant states that the withdrawal is intended to eliminate any potential for the resource consent to be considered a competing application under section 21 of the Act. The applicant provided a letter from WDC confirming the resource consent application was formally withdrawn on 16 September 2025.</p>
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	<p>As this voluntary further information doesn't change the project itself but does assist with the consideration of the section 21 and 22 criteria, we recommend you consider this information and have included this in the applicable assessments within this briefing.</p> <p><i>Local authorities – Waimakariri District Council (WDC) &amp; Canterbury Regional Council (CRC)</i> WDC &amp; CRC were both invited under section 20 to provide further information on the project's potential regional/national benefits, and in this context, high-level commentary on the project's alignment with their Council's relevant plans, policies, and/or strategies.</p> <p>WDC considers the project to be broadly aligned with its strategic planning framework, including the Waimakariri Development Strategy 2048 and the Partially Operative District Plan (Decisions Version). The project supports anticipated residential growth and intensification in Kaiapoi, contributes to housing diversity including provision for smaller households and retirement living, and is consistent with the Medium Density Residential Zone objectives. The proposed subdivision layout, commercial centre, and neighbourhood parks are seen as contributing to a well-functioning urban environment. WDC notes that flood risk mitigation will be necessary, as the site is within a high hazard zone, but considers such risks manageable based on previous development experience. The Council acknowledges ongoing engagement with Te Ngāi Tūāhuriri Rūnanga and Heritage NZ regarding cultural and heritage values, particularly around McIntosh's Drain. While the site is partially within the 50dBA airport noise contour, WDC references recent planning decisions that support residential development in this area, subject to appropriate noise mitigation. An appeal by CIAL on this matter remains unresolved.</p> <p>CRC considers the criterion under section 22(2)(a)(iii) of the Act to be relevant to the project. CRC assessed the application against the Canterbury Regional Policy Statement (CRPS) to determine whether the proposed housing development aligns with the intent of section 22(2)(a)(iii). CRC notes that although the CRPS defines what constitutes "regionally significant infrastructure", it does not provide specific direction or criteria for treating housing development as regionally significant, and housing is not included within that definition. Nevertheless, CRC considers the project to be broadly consistent with the outcomes sought under the Act and generally aligned with the direction set in the CRPS. CRC also assessed the project against the relevant objectives and policies of the Canterbury Land and Water Regional Plan (LWRP). Overall, CRC considers the project to be broadly consistent with both the CRPS and the LWRP. CRC's full planning assessments against the CRPS and LWRP are provided in Appendix 1 &amp; 2 of their comments.</p>
<p><b>The Acting Minister must decline an application if the Acting Minister is satisfied that the project involves an ineligible activity [section 21(3)(b)]</b></p>	<p>Based on the information in the application, we consider the project does not involve an ineligible activity because it:</p> <ul style="list-style-type: none"> <li>would not occur on identified Māori land, Māori customary land or a Māori reservation as confirmed by the records of title for the project area</li> <li>would not occur in a customary marine title area or protected customary rights area as it is not in the common marine and coastal area (CMCA)</li> <li>is not an aquaculture activity or activity that is incompatible with aquaculture activities that would occur in an aquaculture settlement area and for which the applicant is not authorised to apply for a coastal permit because it will not occur in the CMCA</li> <li>would not require an access arrangement which cannot be granted under the Crown Minerals Act (including s61(1A)) because it does not include an access arrangement and would not occur on Schedule 4 land</li> <li>would not be prevented by section 165J, M, Q, ZC or ZDB of the RMA because it will not occur in the CMCA and does not involve the activities described under these sections of the RMA</li> <li>would not occur on Schedule 4 land as confirmed by the records of title</li> <li>would not occur on a national reserve as confirmed by the records of title</li> <li>would not occur on a reserve held under the Reserves Act 1977 that is managed by or vested in a party other than the Crown or a local authority without that party's written consent, as confirmed by the records of title. Although the project area includes two local purpose reserves and one recreation reserve subject to the Reserves Act 1977, the records of title confirm they are owned by Waimakariri District Council, a local authority.</li> <li>is not a prohibited activity or decommissioning activity under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012, or section 15B or 15C of the RMA</li> <li>is not for the purpose of an offshore renewable energy project.</li> </ul> <p>No comments raised by parties invited to comment have indicated that the project would be ineligible for referral.</p>
<p><b>The Acting Minister must decline an application if the Acting Minister considers they do not have adequate information to inform the decision [section 21(3)(c)]</b></p>	<p>We consider you have adequate information to inform the referral decision.</p>
<p><b>Relevant considerations and procedural requirements in Treaty settlement, Mana Whakahono ā Rohe, joint management agreement, or the Marine and Coast Area (Takutai Moana) Act 2011 or the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 [section 16]</b></p>	<p>N/A</p>
<p><b>Section 22 assessment criteria</b></p>	
<p><b>The project is an infrastructure or development project that would have significant regional or national benefits [section 22(1)(a)]</b></p>	<p>The Acting Minister may consider any of the following matters, or any other matters the Acting Minister considers relevant.</p> <p>The applicant considers that the project will deliver significant regional benefits by increasing housing supply in the Canterbury region, particularly within the Greater Christchurch sub-region, where there is high demand and limited available land. The project will provide 650–900 residential units and 300 retirement village units, supporting both general housing needs and the growing retirement-age population. The applicant also states that the project will contribute to a well-functioning urban environment and generate both short and long-term employment opportunities.</p> <p><i>The project has been identified as a priority project in a central or local government, or sector plan or strategy or a central government infrastructure priority list [s22(2)(a)(i)]</i></p>

	<p>The applicant considers that the project aligns with multiple local and national strategies and policies. The applicant states that the project area is located within the Kaiapoi Development Area in the Proposed Waimakariri District Plan and is identified as a Greenfield Priority Area in the Canterbury Regional Policy Statement. The project area is also earmarked for residential growth in the Greater Christchurch Spatial Plan and the Waimakariri 2048 District Development Strategy.</p> <p>The applicant has indicated that the project area – within Kaiapoi – has been identified in a relevant plan. However, this criterion relates specifically to the project itself, rather than its location or its project area. As the project has not been identified as a priority project in a central or local government, or sector plan or strategy or a central government infrastructure priority list, we <u>do not recommend</u> that the project be referred under this criterion. We have considered both the applicant’s assessment and the comments received from WDC &amp; CRC in relation to relevant plans as part of our evaluation under the more appropriate criterion in section 22(2)(a)(x), which addresses alignment with local or regional planning documents, including spatial strategies.</p> <p><i>Will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020) [s22(2)(a)(iii)]</i></p> <p>The applicant states that the project will significantly increase housing supply in Kaiapoi, addressing a forecast shortage of greenfield land and supporting long-term population growth in the Waimakariri District. The project involves approximately 650–900 residential units as well as a 300-unit retirement village, with a variety of housing typologies aligned with market demand. The applicant considers that the project responds to local housing needs by enabling smaller, more affordable homes suited to first-home buyers and older residents. It also aims to cater to the rapidly growing 70+ demographic, which the applicant notes will help free up existing housing stock for younger families. The applicant states that the project contributes to a well-functioning urban environment due to its proximity to the Kaiapoi town centre, access to transport and services, and inclusion of a neighbourhood commercial centre.</p> <p>The Associate Minister of Housing considers the project would boost housing supply and relieve demand for both residential and retirement housing in Greater Christchurch, aligning with the objectives of the Greater Christchurch Spatial Plan (GCSP). The Minister for Seniors considers the project is likely to meet this criterion, as the project will increase housing supply and address housing needs. The Minister for Economic Growth notes the project may be best assessed under this criterion.</p> <p>WDC considers the project will contribute to meeting housing bottom lines and long-term growth projections, which anticipate demand for approximately 15,000 new dwellings in the Waimakariri District by 2048 – as identified in the Waimakariri Development Strategy 2048. WDC considers that the project will support a well-functioning urban environment by providing a range of housing types, including a retirement village that responds to the ageing population, and by incorporating features such as reserve areas, flood mitigation measures, and good accessibility to jobs and services. WDC considers that the rezoning of the site aligns with the direction of the National Policy Statement on Urban Development 2020. CRC identifies this criterion as relevant and considers the project to be broadly consistent with the outcomes sought under the Act.</p> <p>Based on the assessment above, including the applicant’s assessment, and the comments received from Ministers, WDC, and CRC, we recommend that the project <b><u>does meet the criterion under section 22(2)(a)(iii)</u></b> as the project will increase the supply of housing, address housing needs, and contribute to a well-function urban environment in the Canterbury region. The project is considered to meet this criterion as it will deliver a significant increase in housing supply (at least 950 units in total), including a diverse mix of housing types and a retirement village that responds to demographic trends; address identified housing needs in the Waimakariri District and Greater Christchurch, particularly for first-home buyers and older residents; and contribute to a well-functioning urban environment through its integration with existing infrastructure and proximity to services and employment.</p> <p><i>Will deliver significant economic benefits [s22(2)(a)(iv)]</i></p> <p>The applicant states the project will deliver enduring regional economic benefits through substantial investment and employment during both construction and long-term operations. It is expected to create over 300 FTE jobs during a construction period that could span approximately 5–10 years, and 100 long-term FTEs employed in the retirement village component. Independent analysis estimates the project could contribute \$263 million to national GDP, support 1,920 FTE-years of employment, and generate \$128 million in household incomes. Assuming a seven-year construction timeline, this equates to average annual contributions of \$40 million to GDP, sustained employment for around 275 people per year, and \$18 million in household income.</p> <p>The Minister for Economic Growth considers limited economic data was supplied and considers the project’s benefits are primarily regional and short- to medium-term.</p> <p>Given the project’s large scale, extended construction period, and sustained contribution to regional employment and GDP, it is reasonable to conclude that the economic benefits would be significant regionally in the context of this criterion. Based on the assessment above, including the applicant’s assessment, we recommend that the project <b><u>does meet the criterion under section 22(2)(a)(iv)</u></b> as the project will deliver significant economic benefits in the Canterbury region.</p> <p><i>Will support climate change mitigation, including the reduction or removal of greenhouse gas emissions [s22(2)(a)(vii)]</i></p> <p>The applicant states that the project will reduce greenhouse gas emissions by restoring 9 hectares of wetlands and native vegetation, building on the 6 hectares already completed as part of the existing Beachgrove development. The applicant considers the project will promote low-emission transport through integrated pedestrian and cycle networks and proximity to public transport and the Kaiapoi township. The applicant has provided a greenhouse gas emissions study for the project which considers the design will lower emissions and improve climate resilience. The study also concluded that transport-related emissions are expected to be lower than comparable developments in the Waimakariri District.</p> <p>No comments were received from invited parties specifically relating to this criterion. While the design elements and mitigation measures noted by the applicant will likely have some localised benefits, they are not considered to represent climate change mitigation outcomes at a scale that would have significant regional or national benefits. On this basis, there is insufficient evidence to conclude that the project will support climate change mitigation to a level that would have significant regional or national benefits for the purposes of section 22(2)(a)(vii), and therefore we <u>do not recommend</u> that the project be referred under this criterion.</p> <p><i>Will support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards [s22(2)(a)(viii)]</i></p> <p>The applicant considers the project supports climate change adaptation by restoring a combined 15-hectare ecological area along McIntosh Drain (6 hectares from the existing Beachgrove development and an additional 9 hectares as part of the project) and promoting low-emission transport through proximity to Kaiapoi Town Centre. It also proposes measures to address natural hazard risks (flood mitigation), including raising ground levels with imported fill, based on hydraulic modelling. The applicant states these measures are consistent with successful approaches used in nearby developments and the existing Beachgrove development. The specialist analysis provided with the application considers the project is appropriate from a natural hazard perspective (specifically flooding and stormwater), provided the proposed mitigation is implemented.</p> <p>No comments were received from invited parties specifically relating to this criterion. The applicant identifies that the project area is located within a flood hazard area and proposes measures such as raising ground levels with imported fill and incorporating stormwater management to mitigate localised flooding risk. While these measures may be appropriate for the site context (noting that an expert panel will consider this at the substantive stage), they represent standard mitigation responses to known local hazards rather than measures that would meaningfully contribute to climate change adaptation or natural hazard risk reduction at a regional or national scale. On this basis, there is insufficient evidence to conclude that the project will support climate change adaptation or reduce risks arising from natural hazards to a level that would have significant regional or national benefits for the purposes of section 22(2)(a)(vii). Therefore, we <u>do not recommend</u> that the project be referred under this criterion.</p> <p><i>Will address significant environmental issues [s22(2)(a)(ix)]</i></p>
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	<p>The applicant states the project will address housing availability and affordability in the Waimakariri District by providing diverse housing typologies. The applicant also considers the project will enable ecological restoration and realignment of McIntosh Drain, contributing to a biodiversity net gain.</p> <p>While the project may contribute to improving housing availability and affordability in the district, these are social and economic outcomes that have been addressed under criterion s22(2)(a)(iii), rather than environmental. The applicant's proposed ecological restoration works are positive and would likely provide localised environmental benefits; however, they are primarily mitigation measures to address the project's own adverse effects. This does not amount to the project addressing significant environmental issues in a way that would have significant regional or national benefits. Accordingly, we consider the application does not demonstrate that the project addresses significant environmental issues for the purposes of section 22(2)(a)(ix), and therefore we <u>do not recommend</u> that the project be referred on this basis.</p> <p><i>Is consistent with local or regional planning documents, including spatial strategies [s22(2)(a)(x)]</i> The applicant considers the project to be consistent with the relevant district and regional planning documents, including: the Canterbury Regional Policy Statement (CRPS), the Proposed Waimakariri District Plan [now known as the Partially Operative Waimakariri District Plan (Appeals Version)], the Greater Christchurch Spatial Plan, and the Waimakariri District Development Strategy 2048. The applicant has provided a high-level planning analysis of the project against these documents in Appendix 9 – Part B of the application.</p> <p>WDC considers the project to be broadly consistent with its planning documents and likely to deliver housing outcomes in line with relevant planning provisions. WDC states that the project aligns with the direction of the Partially Operative Waimakariri District Plan and the Waimakariri Development Strategy 2048. WDC notes part of the project area is situated within a designated "Greenfield Priority Area," with most of the project area identified as a "Future Development Area" in Map A of the CRPS. WDC considers these classifications underscore the area's suitability and potential for residential development. WDC states the strategic planning provisions outlined in the CRPS were carefully considered during the rezoning process for the Kaiapoi Development Area under the Proposed Waimakariri District Plan. CRC assessed the project against the relevant objectives and policies of the Canterbury Land and Water Regional Plan (LWRP). Overall, CRC considers the project to be broadly consistent with both the CRPS and the LWRP.</p> <p>CIAL advises that the project area is partly within the 50dB Ldn airport noise contour under the Operative Waimakariri District Plan (for which CIAL is the requiring authority under section 167 of the RMA), where new or intensified noise sensitive activities – such as residential development – are to be avoided where they may affect the operation, and efficient use and development of the airport. CIAL confirms that it has previously submitted and presented evidence opposing residential intensification within the noise contours at Kaiapoi through the Proposed Waimakariri District Plan (PDP) process, as well as opposing rezoning requests under Variation 1 to the PDP. CIAL fundamentally disagrees with WDC's decisions on both the PDP and Variation 1 and has filed an appeal to the Environment Court.</p> <p>We note the Operative Waimakariri District Plan contains policies and rules that seek to avoid patterns of land use and development that could compromise the operation and efficient use of CIAL, which is identified as a significant regional resource. Within the 50 dBA Ldn airport noise contour, noise-sensitive activities such as residential development are tightly controlled, with subdivision and dwellings on lots smaller than four hectares in the rural zone classified as a non-complying activity. In contrast, the Partially Operative Waimakariri District Plan introduces more enabling provisions, allowing noise-sensitive activities – including residential units – within the same noise contour as a permitted activity, provided that indoor sound levels meet the specified noise standards when windows and doors are closed. However, this rule is currently under appeal by CIAL to the Environment Court and therefore is not yet fully operative. As a result, the operative plan provisions continue to have effect until the appeal is resolved.</p> <p>Based on the assessment above, it is unlikely that the project could be considered consistent with the Operative Waimakariri District Plan. We note this criterion requires the project to be consistent with local or regional planning documents, rather than all such documents. On this basis, and given the alignment identified by the applicant, WDC, and CRC, we recommend that the project <u>does meet the criterion under section 22(2)(a)(x)</u>. It is consistent with local or regional planning documents, including 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 to be detailed at the substantive stage.</p> <p><i>Any other matters that may be relevant [s22(b)]</i> The applicant has provided an assessment of other matters that they consider may be relevant for the Acting Minister's consideration. We consider all the matters relevant to your consideration have been addressed above.</p> <p><i>Conclusion</i> Based on the assessment of the above criteria, we consider the project is a <u>development project</u> that would have <u>significant regional benefits</u> in line with the criteria for accepting a referral application under section 22(1)(a).</p>
<p><b>Referring the project to the fast-track approvals process [section 22(1)(b)]</b></p>	<p><i>Would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes [s22(1)(b)(i)]</i> The project area is currently zoned Rural under the Operative Waimakariri District Plan and Rural Lifestyle under the Partially Operative Plan. Since 2021/2022, the applicant has been actively pursuing residential development opportunities on the site to support housing supply in Kaiapoi, including a land use consent application for a retirement village on the South Block (withdrawn by the applicant on 16 September 2025) and participation in the Waimakariri District Plan Review process. CIAL advises that the project area is partly within the 50dB Ldn Air Noise Contour in the Operative Waimakariri District Plan, where new or intensified noise sensitive activities – such as residential development – are to be avoided.</p> <p>On 10 September 2025, the applicant advised that CIAL had lodged an appeal with the Environment Court opposing the WDC's decision to rezone the project site to Medium Density Residential Zone (MDRZ) under the Waimakariri Proposed District Plan. The applicant had previously submitted in support of this rezoning, which was accepted by WDC in June 2025. The applicant considers the CIAL appeal to be a significant impediment to delivering the project, citing potential delays of 3–4 years or more. The applicant notes that this risk was a key factor in their decision to pursue fast-track consenting. The applicant expresses concern that the appeal will stall housing supply, urban growth, and economic activity in Kaiapoi, particularly given the limited availability of greenfield land and the near completion of the existing Beachgrove Development. The applicant states that fast-track referral would enable the project to proceed in a more timely and cost-effective manner, supporting the delivery of housing and retirement units in an area experiencing high demand.</p> <p>The applicant would need to apply to the WDC, CRC, HNZPT, and DOC for all the necessary statutory approvals to allow for the subdivision and development of the site. The applicant considers this approval process could potentially take an additional two years to complete. Under standard processes, the applicant states it could take an additional 3–5 years to secure all the required approvals for the project. DOC states that although Wildlife Act approvals can typically be processed within 3–4 months, it considers integration with RMA approvals under the fast-track approvals process may offer efficiencies for the project.</p> <p>We consider referring the project would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes, in line with the criteria for accepting a referral application under section 22(1)(b)(i) because:</p> <ul style="list-style-type: none"> <li>– the Environment Court appeal lodged by CIAL 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</li> <li>– the standard consenting process involving multiple agencies could take 3–5 years, whereas the fast-track approvals process offers significantly shorter statutory timeframes</li> <li>– 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</li> <li>– the Act precludes public and limited notification</li> <li>– appeals under the Act are only to the High Court rather than the Environment Court and are limited to points of law.</li> </ul>

	<p><i>Is unlikely to materially affect the efficient operation of the fast-track approvals process [s22(1)(b)(ii)]</i>  The applicant considers this criterion is met as they have undertaken extensive consultation and technical assessments and are well-positioned to submit a substantive application with all necessary approvals at short notice. They also consider that there are no significant environmental effects associated with the project that cannot be readily mitigated and/or appropriately managed by conditions of consent.</p> <p>We agree with the applicant's assessment of this criterion – the project represents a large-scale residential development of a type and scale that is consistent with applications typically assessed under existing planning frameworks. The applicant is an experienced developer who has delivered comparable projects, including the adjacent Beachgrove Development, for which consents have been obtained, and some stages are complete. The applicant has demonstrated a strong understanding of statutory/technical requirements and has already prepared a range of supporting technical assessments. It is expected that they will be able to prepare and lodge a substantive application within the default two-year timeframe. The nature of the project and the capability of the applicant indicates that it can likely be processed efficiently through the fast-track approvals process without unduly affecting the timely consideration of other projects.</p> <p>We consider referring the project is unlikely to materially affect the efficient operation of the fast-track approvals process, in line with the criteria for accepting a referral application under section 22(1)(b)(ii).</p>
<b>Reasons to decline</b>	
<b>Acting Minister <u>must</u> decline [section 21(3)]</b>	<p><i>The Acting Minister <u>must</u> decline a referral application if:</i></p> <p><i>The application may not be accepted under subsection 1 (meets referral criteria)</i>  As the analysis above concludes that the project meets the section 22 referral criteria, we do not consider this applies.</p> <p><i>The Acting Minister is satisfied the project involves an ineligible activity</i>  As detailed above, we do not consider that the project involves an ineligible activity.</p> <p><i>The Acting Minister considers that they do not have adequate information to inform the decision under this section</i>  As noted above, we consider you have adequate information to inform your referral decision.</p> <p>We have not identified any reason that you must decline the application under section 21(3).</p>
<b>Acting Minister may decline [section 21(4) and 21(5)(a-h)]</b>	<p>The Acting Minister <u>may</u> decline a referral application for any other reason, whether or not it meets the criteria in section 22.</p> <p>Reasons to decline a referral application under subsection 4 include, without limitation:</p> <p><i>The project would be inconsistent with a Treaty settlement, Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, Marine and Coastal Area (Takutai Moana) Act 2011, a Mana Whakahono ā Rohe, or a joint management agreement</i>  Nothing in the application, the comments received from invited parties, or the section 18 Treaty settlements report indicates the project would be inconsistent with these documents.</p> <p><i>It would be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts</i>  There is no information to suggest that it would be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts. While a plan review process is currently under way in relation to the Partially Operative Waimakariri District Plan, we note these processes are subject to an Environment Court appeal by CIAL and are likely to take significant time to resolve. The fast-track approvals process provides a more suitable mechanism for considering the project in a timely manner, while still allowing key parties, such as CIAL, to be invited to comment at the substantive stage to ensure relevant matters are appropriately considered. As such, we consider there is no reason it would be more appropriate to deal with the matters under another Act or Acts, and as such, there is no basis to decline the application under this criterion.</p> <p><i>The project may have significant adverse effects on the environment</i>  The applicant states are no significant environmental effects associated with the project that cannot be readily mitigated and / or appropriately managed by conditions of consent. The comments received from CIAL considers the project area is partly within the 50dB Ldn airport noise contour under the Operative Waimakariri District Plan (for which CIAL is the requiring authority under section 167 of the RMA), where new or intensified noise sensitive activities – such as residential development – could result in significant reverse sensitivity effects that could compromise airport operations and community wellbeing. CIAL considers that the application has not adequately identified or assessed the potential adverse effects of aircraft noise on amenity, health, and wellbeing.</p> <p>We note that you do not require a full Assessment of Environmental Effects (AEE) and supporting evidence to make a referral decision, as an AEE is required within any substantive application. While these effects could have the potential to be significant if not appropriately managed, the applicant has provided sufficient information with the referral application to indicate that they are likely to be able to be avoided, remedied, or mitigated through appropriate design, management, and consent conditions. WDC has considered the project aligns with the direction of the Partially Operative Waimakariri District Plan, which sought to enable noise sensitive activities within the 50dB Ldn airport noise contour as a permitted activity provided indoor noise levels are met, but is now subject to an Environment Court appeal from CIAL. At the substantive stage, an expert panel would also have the ability to seek further technical advice and impose conditions on any approvals granted to ensure the effective management of potential adverse effects. On this basis, while the project may have the potential for significant adverse effects on the environment, we consider that these effects can likely be appropriately managed through subsequent assessment by the expert panel and conditions imposed at the substantive stage with any approval. We do not consider you should decline the application on the basis of significant environmental effects.</p> <p><i>The applicant(s) has a poor compliance history under a specified Act that relates to any of the proposed approvals</i>  Nothing in the application or comments received from invited parties would indicate that the applicant has a poor compliance history under the RMA or the HNZPT Act. DOC has not identified any compliance issues with the applicant in relation to approvals under the Wildlife Act 1953.</p> <p><i>The project area includes land that the Minister for Treaty of Waitangi Negotiations considers necessary for Treaty settlement purposes</i>  Nothing in the application, the comments received from invited parties, or the section 18 Treaty settlements report indicates the project area includes land necessary for Treaty settlement purposes.</p> <p><i>The project includes an activity that is a prohibited activity under the Resource Management Act 1991</i>  Neither the application nor the comments received from relevant local authorities indicate that the project involves any a prohibited activity under the RMA.</p>

	<p><i>A substantive application for the project would have one or more competing applications</i> As noted above, WDC confirmed a resource consent application under the RMA for a retirement village at 310 Beach Road, Kaiapoi, was lodged with WDC in December 2022 and the applicant subsequently withdrew this application on 16 September 2025. WDC have stated they hold no record of any other competing applications in the project area. WDC and CRC did not identify any other competing application in the project area and did not identify any existing resource consents issued where sections 124C(1)(c) or 165ZI of the RMA could apply. DOC has also not identified any competing applications under the Wildlife Act 1953. As such, no competing applications have been identified in relation to the project.</p> <p><i>In relation to any proposed approval of the kind described in section 42(4)(a) (resource consents), there are one or more existing resource consents of the kind referred to in section 30(3)(a)</i> The comments received from WDC and CRC did not identify any resource consents of the kind referred to in section 30(3)(a).</p> <p><i>Any other matter</i> We have not identified any other reason that you may decline the application.</p> <p>We have not identified any reasons you may decline the referral application and therefore we do not recommend you decline the application under section 21(4) or 21(5).</p>
Specified matters for an accepted referral application	
Acting Minister may specify any of the matters under section 27(3)	<p><i>The Acting Minister may specify any or all of the following under section 27(3) in the notice of decisions letter for an accepted referral application.</i></p> <p><i>Restrictions that apply to the project (for example, on its geographical location, its duration, or the aspects of the project that may be carried out)</i> We recommend the project description and project details at the beginning of this table are copied into the notice of decisions letter. We have not identified any other specific restrictions that we consider would apply to the project.</p> <p><i>In relation to a substantive application for the project:</i></p> <p><i>A deadline for lodging the application, unless section 27(3)(c) applies</i> Section 27(3)(c) does not apply to the project, as this only relates to projects that involve a proposed land exchange approval. We consider the standard deadline for lodging the substantive application under section 28(3)(d)(ii) is suitable, which is the date that is 2 years after the notice is given to the applicant.</p> <p><i>Information that must be submitted with the application</i> We note DOC has recommended you specify information to submit with substantive application under section 27(3)(b)(ii). DOC encourages further engagement between the applicant and DOC prior to lodging a substantive application. DOC recommends you require evidence of such engagement as a specified matter to support effective management of environmental effects and ensure necessary conservation approvals are appropriately addressed. DOC recommended that further information be requested from the applicant, clarifying whether any activities proposed in natural rivers, streams, or water meet the criteria for complex freshwater fisheries activities and, if so, whether the applicant is also seeking these approvals or intends to instead obtain approval separately outside of this process.</p> <p>As previously noted, the applicant has confirmed in a further information response that they are also seeking approval under the fast-track approvals process for any works that meet the criteria for complex freshwater fisheries activities – activities that would otherwise require consent under regulation 42 or 43 of the Freshwater Fisheries Regulations 1983 – across the entire project area. While their initial assessment concludes that such activities are unlikely to be necessary, the applicant has requested that this approval be included in the notice of decisions as a precautionary measure. They consider that pre-lodgement consultation with the Department of Conservation (DOC) prior to submitting the substantive application will be important to further inform this aspect of the project.</p> <p>Given the above, we recommend that the applicant be required to provide evidence of additional consultation with DOC confirming whether approval for complex freshwater fisheries activities will be sought at the substantive stage. We have not identified any other additional information that we consider necessary to be submitted with the substantive application, beyond what is already required under the Act.</p> <p><i>The persons or groups from whom a panel must invite comments in addition to those specified in section 53</i> We recommend you specify in the decision that CIAL be invited to comment on the substantive application under section 27(3)(b)(iii). As previously noted, the project area is partly within the 50dB Ldn airport noise contour under the Operative Waimakariri District Plan (for which CIAL is the requiring authority under section 167 of the RMA). We recommend inviting CIAL to comment on the substantive application to allow for detailed consideration of potential adverse effects on airport operations and the community. We have not identified any other persons or groups from who we consider a panel must invite comments from, beyond those already specified in section 53 of the Act.</p> <p><i>Whether the substantive application would have any competing applications</i> N/A – The relevant local authorities have confirmed they have no record of any competing applications in the same project area.</p> <p><i>Whether, in relation to any proposed approval of the kind described in section 42(4)(a) (resource consent), there are any existing resource consents of the kind referred to in section 30(3)(a)</i> N/A – The relevant local authorities did not identify any resource consents of the kind referred to in section 30(3)(a).</p> <p>To conclude, we recommend you specify CIAL as the persons or groups from whom a panel must invite comments from in addition to those specified in section 53 under section 27(3)(b)(iii). We also recommend specifying under section 27(3)(b)(ii) that the applicant must provide evidence of further consultation with DOC at the substantive stage, confirming whether approval for complex freshwater fisheries activities will be sought. This is reflected in our recommendations above. We have not identified any other specified matters for the accepted referral application.</p>

## Appendix 1: Statutory framework summary

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1. You are the sole decision maker for referral applications. If you accept a referral application, then the whole or part of the project will be referred to the fast-track approvals process.
2. If a Treaty settlement, the Marine and Coastal Area (Takutai Moana) Act 2011, the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, a Mana Whakahono ā Rohe or a joint management agreement provides for consideration of any document or procedural requirements, you must, where relevant:
  - a. give the document the same or equivalent effect through this process as it would have under any specified Act; and
  - b. comply with any applicable procedural requirements.
3. You must decline a referral application if:
  - a. you are satisfied the project does not meet the referral criteria in s22
  - b. you are satisfied the project involves an ineligible activity (s5)
  - c. you consider you do not have adequate information to inform your decision.
4. You may decline an application for any other reason, including those set out in s21(5) and even if the application meets the s22 referral criteria.
5. You can decline an application before or after inviting comments under s17(1). However, if comments have been sought and provided within the required time frame, you must consider them, along with the referral application, before deciding to decline the application.
6. If you do not decline a referral application at the initial stage you must copy the application to, and invite written comments from:
  - a. the relevant local authorities
  - b. the Minister for the Environment and relevant portfolio Ministers
  - c. the relevant administering agencies
  - d. the Māori groups identified by the responsible agency
  - e. the owners of Māori land in the project area: None
  - f. you may provide the application to and invite comments from any other person.
7. You can request further information from an applicant, any relevant local authority or any relevant administering agency at any time before you decide to decline or accept a referral application (see section 20 of the Act).
8. However, if further information has been sought and provided within the required time frame you must consider it, along with the referral application, before deciding to decline the application.