

Referral application form to use for the fast-track process

Under the Fast-track Approvals Act 2024

About this referral application

This referral application form has been [approved](#) by the Secretary for the Environment in accordance with the [fast-track approvals process](#) of the Fast-track Approvals Act 2024 (the Act). All referral applications under the Act must be submitted using this form.

We recommend you discuss your referral application and the information requirements with us before you lodge the referral application. Please contact the Fast-track support team on 0800 327 875 or email info@fasttrack.govt.nz

Please provide a general level of detail in your application; sufficient to inform the Minister's decision on the referral application.

You must use this form to apply for referral applications and complete all relevant fields, even where you provide supporting attachments that are more detailed. Include attachment or appendix numbers in the relevant fields and list the attachments in section 5 of this form.

If the required information and relevant supporting material is not provided, the application will be returned to you as incomplete.

If your application is determined to be complete, and the Ministry for the Environment (MfE) considers that your project may be capable of satisfying the assessment criteria and does not appear to involve an ineligible activity, and you have paid all related fees, charges and/or levies, then we will provide it to the Minister for Infrastructure (the Minister).

Unless the Minister decides to decline the application before doing so, the Minister will invite comments on the application from relevant local authorities, Ministers, [administering agencies](#), identified Māori groups, owners of Māori land in the project area and any other person the Minister decides is appropriate. The Minister may also request further information from you, the relevant local authorities, or relevant administering agencies before making a decision on the referral application.

If the Minister accepts your referral application, then you may lodge a substantive application with the EPA and the substantive application may be considered by a decision-making panel.

Application fees and Cost recovery

Under the [Fast-track Approvals \(Cost Recovery\) Regulations 2025](#) (the Regulations), applicants lodging a referral application are required to pay a fee (deposit) of \$12,000 (plus GST), and a levy of \$6,700 (plus GST) to the Environmental Protection Authority (EPA). The fees are set in

[Schedule 1 of the Regulations](#). These fees must be paid before lodgement of your referral application. If the required amount is not paid the application will be returned as incomplete.

Please note the final costs payable at the referral stage may exceed the referral application fee (deposit) paid. More information about cost recovery under the Fast-track Approvals Act 2024 is available from [Fast-track approvals cost recovery process](#).

Submitting your application

You will need to submit this form through our digital Fast-track portal. You will need to receive a link to register/access the portal.

If you need any help with the form, you can call or email us:

- 0800 327 875 (0800 FASTRK) (from within New Zealand)
- email: info@fasttrack.govt.nz

How to send your completed form to us

Use the application portal – you will need to receive a link to register/access: [Fast-track website](#)

Your personal information

The Ministry for the Environment (MfE) is collecting your personal information for the purpose of administering your referral application under the Fast-track Approvals Act 2024. We will only use the information for the purposes of contacting you in relation to this application.

MfE may provide your application, or details from your application to other agencies or local authorities for the purpose of administering your referral application. If your application is accepted as complete and progresses through the referral process, the Minister may consult with other agencies and groups on your application. This will require the Minister to share the details of your application with the EPA, the Panel Convener, and those groups.

We will store your personal information securely. You have the right to access the personal information we hold about you and to ask for it to be corrected if it is wrong. If you would like to access your personal information, or have it corrected, please contact us at referrals@fasttrack.govt.nz

Official information

All information you provide with this application is subject to the Official Information Act 1982 and may be released in accordance with that Act.

Publishing your application

We intend to publish your referral application on the Fast-track Approvals website.

Any personal contact details in application documents will not be made publicly available. Please provide a copy of the application with all personal contact details redacted.

MfE may also redact certain information from publication in accordance with the Official Information Act 1992. If you think your application contains information which should be withheld, please clearly identify it and provide an explanation as to why it should be withheld.

Section 1: Applicant details

A person or persons may apply to use the fast-track process for a project. Where there is more than one person, the referral application must be lodged jointly by all of the persons who are proposed to be authorised persons for the project.

If the referral application is accepted and referred by the Minister, the person or persons who lodged the referral application will be specified as the person who is, or the persons who are, authorised to lodge a substantive application for the project.

1.1 Applicant(s) – repeat for all applicants

1.1.1 Organisation name: Momentum Land Limited

1.1.2 NZBN (optional): s 9(2)(a)

1.1.3 Contact name: s 9(2)(a)

1.1.4 Phone: s 9(2)(a)

1.1.5 Email address: s 9(2)(a)

1.1.6 Postal address (if preferred method of contact):

1.2 Agent acting on behalf of applicant (if applicable)

1.2.1 Organisation name: Saunders & Co

1.2.2 Contact name: Chris Fowler / Gabi Newman

1.2.3 Phone: s 9(2)(a)

1.2.4 Email address: s 9(2)(a)

1.2.5 Postal address (if preferred method of contact):

1.3 Finance – Agent acting on behalf of applicant (if applicable)

1.3.1 Organisation name:

1.3.2 Contact name:

1.3.3 Phone:

1.3.4 Email address:

1.3.5 Postal address (if preferred method of contact):

If you are making this application on behalf of the applicant, please attach evidence that you are authorised to make this application.

1.3.6 Please direct all correspondence relating to this application (including correspondence from MfE) to:

☐ Applicant(s)

If selecting Applicant and there is more than 1 person who lodged the referral application, please identify 1 person to receive all correspondence on behalf of all applicants.

☒ Agent for applicant

Saunders & Co: Chris Fowler -s 9(2)(a)

Gabi Newman -s 9(2)(a)

1.4.1 Compliance and enforcement history – repeat for all applicants

1.4.1 Have there been any compliance or enforcement actions taken against the applicant (or if the referral application is lodged by more than one person, any of those persons) under a specified Act definition for either 'compliance' or 'enforcement'?

☐ Yes – see below

☒ No – proceed next

1.4.2 If you answered yes above, please provide a summary of the relevant legislation and provisions, and any compliance or enforcement actions, and the outcome of those actions taken under the [specified Act](#) against the applicant or applicants, if the referral is being lodged jointly.

Section 2: Referral application summary

2.1 Project name

This is the name by which the project will be known publicly. For example - avoid using street addresses, place names, company names.

Beachgrove Kaiapoi Expansion Project (**Project**)

2.2 Project description and location

2.2.1 Provide a description of the project and the activities it involves

The project description helps us with inviting comments from relevant parties on the application, and publishing information about the application.

The Project is an extension of the successful Beachgrove residential development at Kaiapoi (**Beachgrove**). Beachgrove comprises two connected masterplans – the current Beachgrove, and the Project. The Beachgrove Masterplan at **Appendix 1** shows the location and relationship of the respective developments.

Beachgrove is less than 1km from central Kaiapoi on the northeastern extent of the town. The existing development, which occupies an area of approximately 45ha, comprises circa 650 lots and the McIntosh Drain ecological restoration, is nearing completion. The success of Beachgrove can be attributed to the comprehensively master planned community, high quality environmental design outcomes, proximity to Kaiapoi town centre and highly accessible location (**Figure 1 of Appendix 2**). The affordable home and land packages, costing between \$550,000 and \$900,000, makes Beachgrove very attractive to new home buyers and persons on lower incomes. There are only 115 lots remaining to be sold in Beachgrove, which are expected to sell down by the end of 2025/early 2026. Beachgrove is by far the major supplier of housing in Kaiapoi. Once these remaining lots are sold, there will be very little greenfield land available for development in Kaiapoi.

The Project responds to this forecasted shortage in housing stock and is a logical expansion of the successful Beachgrove development. The Project comprises two fundamental development components, as shown at Appendix 1:

1. the Proposed North Kaiapoi Housing Development on the North Block (**Housing Development**), and
2. the Proposed Kaiapoi Retirement Village Development on the South Block (**Retirement Village**).

Further details of the Housing Development and Retirement Village are provided below, and details of the Project site are provided in response to Question 2.2.2.

Housing Development (North Block):

The Housing Development occupies an area of approximately 37ha immediately north of Beachgrove. It will provide 650-900 additional housing units in Kaiapoi, with lot sizes ranging from 200m² to 450m². The Housing Development will be developed at the rate of 100 – 150 lots per year.

The Housing Development will be developed in accordance with an Outline Development Plan (**ODP**) (**Figure 2 of Appendix 2**) and supporting provisions, aligning with the current approach taken for all new greenfield developments in Greater Christchurch. The ODP has been developed and refined by technical assessments commissioned by Momentum and in collaboration with Waimakariri District Council officers through the Proposed Waimakariri District Plan Review. These assessments address the environmental, stormwater and geotechnical characteristics of the North Block, as well as the landscape, urban design and transport considerations within the North Block and its broader context.

The key features of the Housing Development include:

- New roading, pedestrian and open space networks integrating with Beachgrove to the south, Magnolia Boulevard to the west and the balance of the Kaiapoi Development Area to the north;
- A neighbourhood centre at the intersection of primary connector roads and in close proximity to Beachgrove and the Retirement Village;
- 9ha of ecological restoration associated with realignment of McIntosh Drain, creating a reserve containing wetlands, thousands of native plantings and public walkways and recreational amenities (**Figure 3 of Appendix 2**). This reserve would extend the existing 6ha of ecological restoration successfully completed as part of Beachgrove (**Figures 4 and 5 of Appendix 2**).
- Recreational amenities (reserves, pedestrian / cycle links) that complement stormwater management areas and connect with the Retirement Village (via existing paper road) to create integrated accessibility and open space amenity.

Retirement Village (South Block):

The Retirement Village occupies an area of approximately 6ha immediately west of Beachgrove with frontage to Beach Road. It will provide a 300-unit comprehensive care retirement village.

The Retirement Village will be developed in accordance with the ODP (**Figure 2 of Appendix 2**) and specialist architectural and engineering inputs. Like the Housing Development, the Retirement Village has been designed to respond to the Site's environmental, stormwater, geotechnical, landscape, urban design and transport characteristics to integrate the development with its broader context.

The Retirement Village will provide approximately 300 residential units most likely comprising a combination of 1 and 2-storey villas, apartments, as well as care and dementia beds. Configuration of villas and apartments will be refined in conjunction with Project design and specialist assessments. Indicative Site Plans for the Retirement Village are shown in **Figure 6 of Appendix 2**.

Key features of the Retirement Village may include:

Villas:

- Up to 180 1 and 2 storey villas located around the perimeter of the South Block, providing a compatible interface with adjoining residential properties. The villas will be arranged in duplexes and a mix of two- and three-bedroom units, with each provided a private outdoor living area, parking and amenity landscaping.

Lodge Building:

- Centrally located within the Retirement Village, providing an accessible focal point for onsite amenities for all retirement village residents, including lounge, dining and café/bar, indoor pool, library, gym, salon/wellness area.

Apartment Blocks and Care Suites:

- Centrally located within the Retirement Village and accessible from the Lodge Building. The buildings could accommodate up to 115 apartments and ten care suites.

Care Home and Dementia Unit:

- The Care Home / Dementia Unit building could accommodate up to 60 care beds and 20 dementia beds, providing the highest level of care available at the retirement village.

Parking:

- Provision of ground level parking at locations convenient to the main vehicle entrances and the Lodge, Apartments and Care Home / Dementia Unit, in addition to individual Villa parking.

Landscaping:

- Comprehensive landscape design focused on:
 - creating a connection to Kaiapoi township and the surrounding landscape;
 - integrating the built environment with landscape and private outdoor spaces that provide for privacy and outlook; and
 - using a plant palette and materials drawn from the local context.

2.2.2 Provide a description or map of the whole project area that identifies its boundaries in sufficient detail to enable consideration of the referral application.

For example, site address(es), certificate of title(s), shape files

The extent of the Project Site is shown in **Appendix 1** and the following summarises the Project Site details:

Housing Development North Block (approximately 37ha):

located at: 143, 147, 151 Ferry Road, Kaiapoi

Legal description: Lot 2 DP 4532 (52466), Lot 1 DP 5010 (CB33F/507), Lot 5 DP 313322(52445), (part of) Lot 3005 DP 342273 (173812), (part of) Lots 1 & 2 DP 4102 (CB33K/373 & CB33K/374) and (part of) existing paper road (Parcel ID 6589138), and (part of) Lot 603 DP 586745, (part of) Lot 1 DP 586745 (1114362), (part of) Lot 703 DP 586745 (1114361) and (part of) Lot 603 DP 586745 (1114363)

Retirement Village South Block (approximately 6ha) located at: 310 Beach Road, Kaiapoi legal description: Lot 2 DP 83191 (CB48A/608)

2.3 Ineligible activity

Your referral application must demonstrate that the project does not involve any ineligible activities as defined in [Section 5](#) of the Act. Please consider each ineligible activity below and where relevant, provide the requested details.

*When providing your response below, where possible, **provide details of any parties involved, the extent of their holding and the activity relevant to their area.***

Where a project involves an activity that may be the subject of a determination under sections [23](#) or [24](#), and you are intending to seek a Ministerial determination for that activity under either section, you must still complete this section in full. Determinations under, and information required in respect of, sections 23 and 24 are covered further under 2.5 Ministerial determinations under sections 23 and 24.

If your application relates to certain mining activities below the surface of the land and meets the other relevant criteria under [section 5\(2\)](#) of the Act then an agreement under [section 5\(1\)\(a\), \(b\), \(j\) or \(k\)](#) may not be required. This should be identified under the relevant questions below, and you must provide the additional information required in respect of [section 5\(2\)](#) under 2.3 Ineligible activity.

2.3.1 Does the project include an activity that would occur on identified Māori land as defined in section 4 of the Act?

- ☐ Yes – see below ☒ No – proceed to next

a. If yes, please address the following:

- i. identify the land involved and the owner(s) of the land.

N/A

- ii. Confirm that the activity on the land has been agreed with the owners of the land and provide evidence of the written agreement; or
- A. advise whether it is proposed to seek a determination under [section 23](#) and provide the information under 2.5 Ministerial determinations under sections 23 and 24 below; or
- B. advise whether it is proposed to rely on [section 5\(2\)](#) of the Act and provide the information under 2.3 Ineligible activity below.

N/A

2.3.2 Does the project involve an activity that would occur in a customary marine title area?

- ☐ Yes – see below ☒ No – proceed next

a. Address the following:

- i. Identify the relevant customary marine title area, who the customary marine title group is;
- ii. Provide evidence that written agreement has been obtained from the customary marine title group and provide a copy of the same; **or**

- A. advise whether it is proposed to rely on [section 5\(2\)](#) of the Act and provide the information under 2.3 Ineligible activity below.

N/A

2.3.3 Does the project involve an activity that would occur in a protected customary rights area?

☐ Yes – see below ☒ No – proceed next

a. Address the following:

- i. Identify the protected customary rights area, the group who holds these rights and the nature of the protected customary right(s)
- ii. Explain your proposed activity and identify whether you consider that it would have a less than minor adverse effect on the exercise of the protected customary right(s), and briefly explain why; **or**
- iii. Advise whether you consider that your proposed activity would have a more than minor effect on the exercise of the protected customary right(s), and if so, confirm that the activity has been agreed to in writing by the protected customary rights group and provide a copy of that agreement.

N/A

2.3.4 Does the project involve an activity that would occur on:

Māori customary land; OR land set apart as a Māori reservation as defined in section 4 of Te Ture Whenua Māori Act 1993.

☐ Yes – see below ☒ No – proceed next

2.3.5 Does the project involve an aquaculture activity or an activity that is incompatible with aquaculture activities that would occur within an aquaculture settlement area (under section 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004); or an area reserved under another Treaty settlement for the aquaculture activities of a particular group?

☐ Yes – see below ☒ No – proceed next

2.3.6 Provide details of the aquaculture activity or the activity that is incompatible with aquaculture and the location.

N/A

2.3.7 Provide details of the relevant aquaculture settlement area or Treaty settlement legislation reserving space for aquaculture and include details of the impacted parties or particular group.

N/A

2.3.8 Provide details on whether or not the applicant is authorised to apply for a coastal permit within the aquaculture settlement area, or area reserved under another Treaty settlement for aquaculture activities, including a copy of any such authorisation.

N/A

2.3.9 Does the project include an activity that would require an access arrangement under section 61 or 61B of the Crown Minerals Act 1991?

☐ Yes – see below ☒ No – proceed next

a. Provide the following information:

- i. what is the activity that would require the access arrangement; and
- ii. does the project include an activity that would occur on Crown owned land or internal waters and land of the common marine and coastal area described in Schedule 4 of that Act and provide details of the same.
- iii. If so describe how the activity meets the criteria in [section 61\(1A\)\(a-e\)](#) of the Crown Minerals Act 1991; **or**
- iv. Confirm and provide evidence that the project would not occur in an area for which a permit cannot be granted under that Act:

N/A

2.3.10 Does the project include an activity that would be prevented under any of sections [165J](#), [165M](#), [165Q](#), [165ZC](#), or [165ZDB](#) (regarding the management of occupation in common marine and coastal area) of the Resource Management Act 1991?

☐ Yes – see below ☒ No – proceed next

N/A

2.3.11 Provide details about which section the project does not comply with and, if relevant, the provisions of the regional coastal plan that are applicable.

N/A

2.3.12 Does the project include an activity (other than an activity that would require an access arrangement under the [Crown Minerals Act 1991](#)) that would occur on land that is listed in [Schedule 4](#) of this Act?

☐ Yes – see below ☒ No – proceed next

a. Provide the following:

- i. identify the activity and which clause under Schedule 4 is applicable; and
- ii. confirm whether you are seeking that the Minister make a determination under [section 24](#), and if so, whether the determination sought relates to existing electricity infrastructure or new electricity lines and provide the information under 2.5 Ministerial determinations under sections 23 and 24 below.

N/A

2.3.13 Does the project involve an activity that would occur on a national reserve held under the [Reserves Act 1977](#) and requires approval under that Act?

☐ Yes – see below ☒ No – proceed next

a. Address the following:

- i. identify the activity and type of national reserve under the Reserves Act
- ii. identify what approval(s) would be required under the Reserves Act.
- iii. Confirm whether you are seeking that the Minister make a determination under [section 24](#) and if so whether the determination sought relates to existing electricity infrastructure or new electricity lines.? If so, provide the information under 2.5 Ministerial determinations under sections 23 and 24 below

N/A

2.3.14 Does the project involve an activity that would occur on a reserve held under the [Reserves Act 1977](#) that is vested in someone other than the Crown or a local authority?

☐ Yes – see below ☒ No – proceed next

a. Address the following:

- i. identify the activity, the reserve type under the Reserves Act, and the person in whom it is vested.
- ii. provide evidence that written agreement has been obtained from the person in whom the reserve is vested and provide a copy of the same; or
- iii. advise whether it is proposed to rely on [section 5\(2\)](#) of the Act and provide the information under 2.3 Ineligible activity below.

N/A

2.3.15 Does the project involve an activity that would occur on a reserve held under the [Reserves Act 1977](#) that is managed by someone other than the Department of Conservation or a local authority?

☐ Yes – see below ☒ No – proceed next

a. Address the following:

- i. identify the activity, the reserve type under the Reserves Act, and the person or body who manages the reserve.
- ii. Provide evidence that written agreement has been obtained from the person or body responsible for managing the reserve and provide a copy of the same; **or**
- iii. advise whether it is proposed to rely on [section 5\(2\)](#) of the Act and provide the information under 2.3 Ineligible activity below; **or**
- iv. advise whether you consider the activity falls within the scope of [section 5\(5\)](#) of the Act, and provide the information under 2.3 Ineligible activity below.

2.3.16 Does the project involve an activity that is:

- a. prohibited activity under the [Exclusive Economic Zone and Continental Shelf \(Environmental Effects\) Act 2012](#) or regulations made under that Act?

☐ Yes – please explain ☒ No – proceed next

- b. described in [section 15B](#) (Discharge of harmful substances from ships or offshore installations) of the Resource Management Act 1991 and is a prohibited activity under that Act or regulations made under it;

☐ Yes – please explain ☒ No – proceed next

- c. prohibited by [section 15C](#) (Prohibitions in relation to radioactive waste or other radioactive matter and other waste in coastal marine area) of the Resource Management Act 1991

☐ Yes – please explain ☒ No – proceed next

- 2.3.17** Does the project involve a decommissioning-related activity as described in [section 38\(3\)](#) of the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012:

☐ Yes – please explain ☒ No – proceed next

- 2.3.18** Does the project involve an activity undertaken for the purposes of an offshore renewable energy project?

☐ Yes – please explain ☒ No – proceed next

2.4 Exemptions from requirement to provide agreement

2.4.1 Mining activities under section 5(2)

The agreement of the relevant groups referred to under 3.5 Persons affected is not required for certain mining activities under [section 5\(2\)](#). If you think this might apply to your application, answer the questions below.

- 2.4.1.2** Is your application for an activity that is prospecting, exploration, mining or mining operations of Crown-owned minerals undertaken below the surface of any land or area?

☐ Yes –see below ☒ No – proceed next

- 2.4.1.3** Provide details of the activity and identify the owner and occupier of the land and any relevant details concerning the land or area (such as whether it is identified Māori land)

N/A

- 2.4.1.4** Explain the extent, if any to which your activity may be likely to cause any damage to the surface of the land or any loss or damage to the owner or occupier of the land.

N/A

- 2.4.1.5** Explain the extent, if any to which your activity will be likely to have any prejudicial effect in respect of the use and enjoyment of the land by the owner or occupier of the land.

N/A

2.4.1.6 Explain the extent, if any to which your activity will be likely to have any prejudicial effect in respect of any possible future use of the surface of the land, and if no such effects are anticipated, please explain why.

N/A

2.4.2 Activities on land proposed to be the subject of a land exchange

The agreement of relevant groups referred to in (subsection 5(1)(a) of the Act) is not required if section 5(5) applies. If you consider this section may be relevant to your application, complete the below.

2.4.2.1 Is the reserve on which the activity is to occur proposed to be the subject of a land exchange?

☐ Yes ☒ No

2.4.2.2 Is the reserve a Crown-owned reserve?

☐ Yes ☒ No

2.4.2.3 Are the person or persons responsible for managing the reserve in place because of a Treaty settlement?

☐ Yes ☒ No

2.4.2.4 Provide any supporting details which may be relevant for your responses to the above questions.

N/A

2.5 Ministerial determinations under sections 23 and 24

Complete this section if you wish to seek a ministerial determination under section 23 or section 24 that your project is not an ineligible activity.

2.5.1 Determination in relation to linear infrastructure on Māori land under section 23

2.5.1.1 Is your application seeking a determination under [section 23](#) (linear infrastructure on certain identified Māori land)

☐ Yes – see below ☒ No – proceed next

Provide the following information:

2.5.1.2 Confirmation that the activity is the construction of electricity lines or land transport infrastructure (and identify which it is)

N/A

2.5.1.3 Confirmation that the above construction (or operation of) will be undertaken by a network utility operator that is a requiring authority, and that that same party is the applicant for the necessary approvals, providing details of the same.

N/A

2.5.1.4 Confirmation that the activity would occur on identified Māori land that is Māori freehold land or General land owned by Māori that was previously Māori freehold land (and identify that land)

N/A

2.5.1.5 Provide information on the rights and interests of Māori in that land

N/A

2.5.1.6 Provide an assessment of the effects of the activity on those Māori rights and interests and on the relevant land.

N/A

2.5.2 Determination in relation to existing electricity infrastructure under section 24(2)

2.5.2.1 Is your application seeking a Ministerial determination under [section 24\(2\)](#) (in relation to maintenance, upgrading, or continued operation of existing electricity infrastructure on certain Schedule 4 land or in a national reserve)

☐ Yes – see below ☒ No – proceed next

Provide the following information:

2.5.2.2 Confirmation that the activity is the maintenance, upgrading, or continued operation of existing electricity infrastructure.

N/A

2.5.2.3 Confirmation that the activity would occur on eligible land, as defined in section 24(3).

N/A

2.5.2.4 Advise whether the activity would materially increase the scale or adverse effects of the existing electricity infrastructure and provide an explanation of the same.

N/A

2.5.3 Determination in relation to new electricity lines under section 24(4)

2.5.3.1 Is your application seeking a determination under [section 24](#) (the construction and operation of new electricity lines on eligible land (as defined in [schedule 4](#) excluding land classified as a national park or listed in subsections 2, 4, 5(a), 7 or 8 of that schedule)?

☐ Yes – see below

☒ No – proceed next

Provide the following information:

2.5.3.2 Is the activity the construction and operation of new electricity lines? (provide any necessary details)

Would the activity occur on eligible land (and identify which category of eligible land);

N/A

2.5.3.3 Provide the requested information for each alternative site considered for the construction and operation of the new electricity lines:

2.5.3.4 A description of the alternative site.

N/A

2.5.3.5 A statement of the anticipated and known financial cost of undertaking the activity on the alternative site.

N/A

2.5.3.6 A description of the anticipated and known adverse effects of undertaking the activity on the alternative site.

N/A

2.5.3.7 A description of the anticipated and known financial cost and practicality of available measures to avoid, remedy, mitigate, offset, or compensate for the anticipated and known adverse effects of the activity on the alternative site.

N/A

2.5.3.8 A description of any issues (including financial cost) that would make it impractical to undertake the activity on the alternative site.

N/A

2.5.3.9 An assessment of whether it would be reasonable and practical to undertake the activity on the alternative site, considering the matters referred to above.

N/A

2.6 Appropriateness for fast-track approvals process

Here you must explain how the project meets the referral application criteria [\(section 22\)](#). Please consider and respond where relevant, to each question.

If the project is planned to proceed in stages, you must explain how each stage meets the referral application criteria.

If a part of the project is proposed as an alternative project, you must explain how each stage meets the referral application criteria,

- 2.6.1** The criteria for accepting a referral application is that the project is an infrastructure or development project that would have significant regional or national benefits. Explain how this project satisfies the criteria:

Within the Canterbury Region, and particularly within the Greater Christchurch sub-Region, the provision of a further 650-900 additional high quality housing units and 300 Retirement Village units (villas, apartments, care beds) in an area experiencing significant demand and a scarcity of available land, will be extremely significant in terms of housing infrastructure.

The Project will provide a substantial, direct boost in the District's housing supply capacity, including for the relatively large percentage of its population that are moving into retirement age, thereby helping to narrow the gap between likely future supply and demand.

Furthermore, the Project will deliver significant benefits in terms of short and long-term employment opportunities and well-functioning urban environments.

For completeness, we note that Momentum previously sought the North Block and South Block proposals be listed in the Fast-track Approvals Bill. While the proposals were supported by the independent Advisory Group report, they were not included at the cabinet level.

- 2.6.2** Explain how referring the project to the fast-track approvals process:

- 2.6.2.1** Would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and

For a discussion of how referring the project to the FTA process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes, refer **Appendix 3 Part A**.

- 2.6.2.2** Is unlikely to materially affect the efficient operation of the fast-track approvals process

The nature of the Project and the extensive consultation and technical assessments undertaken to date (both specific to the Retirement Village and Momentum's submissions on the Proposed Plan) will contribute to the efficient operation of the fast-track process for the following reasons:

- There are no significant environmental effects associated with the Project that cannot be readily mitigated and / or appropriately managed by conditions of consent (refer summary of effects on the environment at **Appendix 6**).
- The body of technical assessments and evidence already undertaken means that Momentum can compile a comprehensive substantive application covering all required approvals at short notice.
- The relevant councils, iwi authorities and administering agencies are familiar with the activities associated with the Project through their

involvement in the various Beachgrove consenting / approval processes over the past eight years and / or the current Proposed Plan process.

- The Project is generally supported by the District Council and relevant planning instruments, including the Proposed Plan, CRPS, GCSP and NPS-UD (refer policy assessment at **Appendix 9**)
- Momentum has the appropriate in-house knowledge, experience and funding to progress the application through the fast-track process.

2.6.2.3 Has the project been identified as a priority project in a central government, local government, or sector plan or strategy (for example, in a general policy statement or spatial strategy), or a central government infrastructure priority list?

For example – a sector plan that specifically identifies the project including details such as location.

☒ Yes – see below ☐ No – proceed next

a. Identify the plan, strategy or list (or any other relevant document).

- The Project helps give effect to a range of local and national strategies and policies. Relevantly, the Site is located within the Kaiapoi Development Area as described in Part 3 (New Development Areas) of the Proposed Plan;
- a Greenfield Priority Area or Future Development Area identified on Map A of the CRPS (**Figure 8 of Appendix 2**);
- an area identified for residential growth on Map 14 of the GCSP (**Figure 10 of Appendix 2**); and
- an area identified for residential growth in Figure 12 of the Waimakariri 2048 District Development Strategy (**Figure 9 of Appendix 2**).

2.6.2.4 Will the project deliver new regionally or nationally significant infrastructure or enable the continued functioning of existing regionally or nationally significant infrastructure?

☐ Yes – see below ☒ No – proceed next

a. Explain how the project will deliver this.

N/A

2.6.2.5 Will the project 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). If yes, explain how the project will achieve this.

- For a discussion of how the project 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), refer **Appendix 3 Part B**

2.6.2.6 Will the project deliver significant economic benefits, and if so, how?

The Project will provide a wide range of enduring significant regional economic benefits, through investment in the area and employment both in the construction

phase and for ongoing operation of the Retirement Village and neighbourhood commercial centre.

Economic benefits arising from the Project can be separated into:

- Direct effects – which capture onsite activities directly enabled by the Project, plus the impacts of businesses that supply goods and services directly to the Project; plus
- Indirect effects – which arise when businesses working directly on the Project source goods and services from their suppliers, who in turn may need to source good and services from their own suppliers, and so on.

Projected future employment from the Project is expected to include:

- (a) Housing Development – 200+ FTEs for 8-10 years during construction, plus additional FTEs long-term employed in the neighbourhood commercial centre; and
- (b) Retirement Village – 100+ FTEs for 5-8 years during construction and 100 FTEs long-term employed in the care home and retirement village complex.

Insight Economics' assessment of the Project concludes that future construction activity enabled by the Project could boost national GDP by \$263 million, including flow on effects, generate employment for 1,920 FTE-years, and generate \$128 million in household incomes. Assuming (say) a 7-year construction period, these translate to annual impacts of \$40 million in GDP, employment for 275 people, and \$18 million in household incomes.

2.6.2.7 Will the project support primary industries, including aquaculture, and if so, how?

N/A

2.6.2.8 Will the project support development of natural resources, including minerals and petroleum, and if so, how?

N/A

2.6.2.9 Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions, and if so, how?

The Project will support the reduction of greenhouse gas emissions by:

- Enabling ecological restoration: the Housing Development includes 9ha of ecological restoration associated with realignment of McIntosh Drain to create a reserve containing wetlands, thousands of native plantings and public walkways and recreational amenities (**Figure 3 of Appendix 2**). This reserve would extend the 6ha of ecological restoration already successfully completed as part of Beachgrove (**Figures 4 and 5 of Appendix 2**).
- Encouraging residents to use public transport, cycle or walk, instead of using a car. By encouraging these positive changes in people's behaviour, the design of the Project will help reduce carbon emissions over the lifetime of the development. The Site has good interconnectivity with the surrounding

environment and is located in an area which provides for accessibility and connectivity with the Kaiapoi township.

- Establishing an integrated cycle and pedestrian path network throughout the Site, providing good connectivity both internally and externally.

A Greenhouse Gas Emissions study of the Project (Lucid Consulting Australia, 2024) demonstrated how key features of the Project would reduce the development lifecycle GHG emissions, and detailed how the Project supported reductions in greenhouse gas emissions and is resilient to the current and future effects of climate change.

Overall, the study showed that the Project would result in a reduction in transportation carbon emissions at the Site compared with similar sized developments located elsewhere in the Waimakariri District (**Figure 11 of Appendix 2**).

2.6.2.10 Will the project support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards, and if so, how?

The Project will support climate change adaptation by:

- Enabling the further ecological restoration of McIntosh Drain, extending the restoration already undertaken as part of Beachgrove to deliver ecological enhancement over a combined area of 15ha.
- By locating new residential development close to the existing Kaiapoi Town Centre, and enabling trips on foot, cycle and by mobility scooter, the Project will support climate change mitigation, including the reduction or removal of greenhouse gas emissions.

The Project will reduce risks arising from natural hazards by:

- The Site is currently located within a High Flood Hazard area, as defined in the CRPS and Proposed Plan. However, this does not preclude approval for the Project, as demonstrated in the specialist technical flooding and stormwater evidence presented in support of Momentum's submission on the Proposed Plan and Variation 1.
- That evidence outlined the proposed flood hazard mitigation for the Site based on the results of hydraulic modelling of surface flooding within the Site and the surrounding area, pre- and post-development of the Site. The post-development scenario was based on raised ground levels within the Site by importation of fill, similar to what has occurred at Beachgrove and other greenfield developments elsewhere within Kaiapoi.

Overall, the specialist flooding and stormwater analysis has found that the Project is appropriate from a natural hazard perspective, subject to the implementation of Momentum's proposed surface flooding mitigation.

2.6.2.11 Will the project address significant environmental issues, and if so, how?

The Project will respond to the urgent need for additional housing supply in the Waimakariri District and wider Canterbury Region and therefore address the

critical issue of housing availability and housing affordability. The Project addresses this issue by providing a wide range of housing typologies to meet a diverse range of needs.

By enabling the ecological restoration and realignment of the McIntosh Drain, the project will deliver the opportunity for a biodiversity net gain.

2.6.2.12 Is the project consistent with local or regional planning documents, including spatial strategies, and if so, how?

The Project is consistent with the relevant district and regional planning documents, notably:

- Canterbury Regional Policy Statement
- Proposed Plan
- Greater Christchurch Spatial Plan
- Waimakariri District Development Strategy 2048

A high-level planning analysis of the Project against these documents is provided in **Appendix 9 - Part B**.

Section 3: Project details

Remember: at this stage only a general level of detail is required, enough to inform eligibility to use the fast-track approvals process.

For construction activities, please state the anticipated commencement and completion dates.

An indicative programme for the Project and a Staging Plan for the Housing Development is provided in **Appendix 4**. In summary, the Project is anticipated to be delivered as follows, based on the assumption all required consents and approvals are granted by the end of 2025:

Housing Development:

Detailed design and engineering approvals:

- Stage 1 commencement / completion: Q1 2026
- Stage 2 commencement / completion: Q4 2026
- Stage 3 commencement / completion: Q3 2027
- Stage 4 commencement / completion: Q2 2028
- Stage 5 commencement / completion: Q1 2029
- Stage 6 commencement / completion: Q4 2029
- Stage 7 commencement / completion: Q3 2030

Subdivision delivery (earthworks, civil construction, titles):

- Stage 1 commencement / completion: Q2 2026 / Q1 2027
- Stage 2 commencement / completion: Q1 2027 / Q4 2027
- Stage 3 commencement / completion: Q4 2027 / Q3 2028
- Stage 4 commencement / completion: Q3 2028 / Q2 2029
- Stage 5 commencement / completion: Q2 2029 / Q1 2030
- Stage 6 commencement / completion: Q1 2030 / Q4 2030
- Stage 7 commencement / completion: Q4 2030 / Q3 2031

Retirement Village:

Detailed design, engineering approvals and building consents

- Stage 1 commencement / completion: Q1 2026
- Stage 2 commencement / completion: Q4 2026
- Stage 3 commencement / completion: Q3 2027
- Stage 4 commencement / completion: Q2 2028
- Stage 5 commencement / completion: Q1 2029
- Stage 6 commencement / completion: Q3 2029
- Stage 7 commencement / completion: Q1 2030
- Stage 8 commencement / completion: Q3 2030
- Stage 9 commencement / completion: Q1 2031
- Stage 10 commencement / completion: Q3 2031

Construction (civils and building):

- Stage 1 commencement / completion: Q2 2026 / Q2 2027
- Stage 2 commencement / completion: Q1 2027 / Q1 2028
- Stage 3 commencement / completion: Q4 2027 / Q4 2028
- Stage 4 commencement / completion: Q3 2028 / Q3 2029
- Stage 5 commencement / completion: Q2 2029 / Q2 2030
- Stage 6 commencement / completion: Q4 2029 / Q4 2030
- Stage 7 commencement / completion: Q2 2030 / Q2 2031
- Stage 8 commencement / completion: Q4 2030 / Q4 2031
- Stage 9 commencement / completion: Q2 2031 / Q2 2032
- Stage 10 commencement / completion: Q4 2031 / Q3 2033

Based on the above, the last titles for the Housing Development are anticipated to be issued by mid-2029, and construction of the Retirement Village is anticipated to be completed by the end of 2033.

3.1 Approvals required

Applications must specify all of the proposed approvals sought but only need to provide a general level of detail about each proposed approval, sufficient to inform the Minister's decision on the referral application.

For each proposed approval an applicant must be eligible to apply for any corresponding approval under a specified Act. For example, if an approval is for a notice of requirement under the RMA, the applicant for that approval would need to be a requiring authority.

Applications for approvals under a specified Act, as required by in [section 13](#)(4)(y), are covered below in 3.8 Specific proposed approvals.

3.1.1 Outline the approvals sought under the Resource Management Act 1991.

Under the Operative Plan, the Site is located in the Rural Zone and subject to a Localised Flooding Overlay, a Silent File Area (Kai-A-Te-Atua) and (in part) the 50dBA Air Noise Contour.

Under the Proposed Plan, the Site is located in the Rural Lifestyle Zone and the Kaiapoi Development Area, and subject to a Non-Urban Flood Assessment Overlay (North Block only), Urban Flood Assessment Overlay (South Block only), Coastal Flood Assessment Overlay, Ngā Tūranga Tūpuna Overlay and (in part) the 50dBA Airport Noise Contour (Christchurch International Airport). Only the provisions relating to the Ngā Tūranga Tūpuna Overlay have immediate legal effect.

Appendix 5 outlines the consents and approvals that will, or are likely to, be required for the Project (NB. this is not a conclusive or exhaustive list, and will be refined in conjunction with Project design and specialist assessments as part of preparation of the substantive application).

3.1.2 Outline the approvals sought under the Conservation Act 1987

N/A

3.1.3 Outline the approvals sought under the Reserves Act 1977

N/A

3.1.4 Outline the approvals sought under the Wildlife Act 1953

Refer **Appendix 5** at **page 3**, for an outline of the approvals sought under the Wildlife Act 1953.

3.1.5 Outline the approvals sought under the National Parks Act 1980

N/A

3.1.6 Outline the approvals sought under the Heritage New Zealand Pouhere Taonga Act 2014

Refer **Appendix 5** at **page 3**, for an outline of the approvals sought under the Heritage New Zealand Pouhere Taonga Act 2014.

3.1.7 Outline the approvals sought under the Freshwater Fisheries Regulations 1983

N/A

3.1.8 Outline the approvals sought under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012

N/A

3.1.9 Outline the approvals sought under the Crown Minerals Act 1991

N/A

3.1.10 Outline the approvals sought under the Public Works Act 1981

N/A

3.1.11 *Only applicable if more than one applicant:* Provide a statement of which approvals are proposed to be held by which applicant.

N/A

3.1.12 Where there are any particular eligibility requirements to apply for an above approval; identify what they are, who the relevant applicant is, and confirm that the relevant applicant meets those requirements (including providing any necessary supporting information or documentation to evidence this).

N/A

3.1.13 Are there any other types of consents, certificates, designations, concessions, and other legal authorisations (other than contractual authorisations or the proposed approvals) and you consider are needed to authorise the project (including any that may be needed by someone other than you as the applicant(s)). Provide details on whether these have been obtained.

N/A

3.2 Project stages

3.2.1 If the project is planned to proceed in stages, provide:

1. A statement of whether the project is planned to proceed in stages, including:
 - a. an outline of the nature, scale and timing of the stages; and
 - b. a statement of whether you intend to lodge a separate substantive application for each of the stages.
 - i. If a substantive application is intended to be lodged for each stage, address the questions under the section (Appropriateness for fast-track approvals process) for each stage of the project

The Project will proceed in stages, as outlined above and in the Indicative Programme for the Project and Staging Plan for the Housing Development (**Appendix 4**). To facilitate the expected market demand, Momentum is committed to delivering both the Housing Development and the Retirement Village concurrently, and to this end are targeting the following initial milestone deliverables with the expectation of having first homes finished and occupied by 2027:

- All consents in place via the Fast-Track approvals process – January 2026
- North Block Subdivision
 - Stage 1 Engineering approvals & building consents in place late March 2026
 - Stage 1 titles issued January 27 to make way for initial house building to commence early 2027.
- South Block Retirement Village
 - Stage 1 retirement village civils completed January 2027
 - Stage 1 retirement village villas delivered May 2027

Looking ahead, Momentum expects to fully build out and complete the Housing Development in seven stages over five years (late 2031) with the Retirement Village completed, at the latest, in 2033.

The substantive application will cover all stages of the Project.

With completion of Beachgrove expected within 12 months, the above timeframes are being driven very much by market demand and with all supporting infrastructure capacity confirmed at the boundary, and a proven and well-resourced developer at the helm, there is no further impediment or reason why this cannot be achieved - subject to securing the necessary consents and approvals.

Relevant to section 22(2)(b) of the FTAA (“any other matters the Minister considers relevant” when considering this referral application), Momentum’s development team is

closely aligned to the Beachgrove developer. Located immediately adjacent to Beachgrove, the Project is set to serve the market as the next major provider of homes into the rapidly expanding North Canterbury market. With Beachgrove now only 12 months from being completely sold out, Momentum are recognised performers, delivering a proven market product over many years and in so doing enjoying a yearly sell down of between 100 and 150 homes.

Momentum is an experienced subdivision and retirement village developer and so will deliver both the Housing Development and Retirement Village components of the Project. The Retirement Village will complement the Beachgrove product mix, thereby expanding the overall market appeal of Beachgrove. With this being the only retirement village currently planned for Kaiapoi, the Retirement Village is expected to attract strong interest from the local aging community. Certainly, Momentum fully expects the Retirement Village will supplement historical market interest in Beachgrove, adding to the market sell down rather than simply diluting current market interest. Momentum stands established, capable and ready to deliver housing supply and continue this logical expansion of Beachgrove through the Project.

3.3 Alternative project

3.3.1 If the project is proposed as an alternative project, provide:

1. A statement of whether a part of the project is proposed as an alternative project in itself; and
 - a. Describe that part of the project; and
 - b. Explain how that part of the project proposed as an alternative project meets the referral assessment criteria in [section 22](#) of the Act.

N/A

3.4 Adverse effects

3.4.1 Describe any anticipated and known adverse effects of the project on the environment.

Momentum has commissioned specialist technical investigations, assessments, reporting and evidence in support of its resource consent application lodged with Waimakariri District Council for the retirement village and its submissions on the Proposed Plan.

Momentum has also built up a comprehensive suite of technical reports, assessments, consent conditions and environmental understanding through the planning, consenting and development phases associated with Beachgrove.

The technical reporting undertaken to date covers the following matters:

- Geotechnical
- Soil contamination
- Flood modelling and hazard mitigation
- 3-waters infrastructure and civil engineering
- Transport

- Architecture and urban design
- Landscape and visual
- Ecology
- Acoustics
- Archaeology
- Economics
- Cultural values
- Greenhouse gas emissions
- Land productivity

These technical outputs have reliably informed a robust understanding of the anticipated and known adverse effects of the Project on the environment, and the appropriateness and effectiveness of proposed measures to mitigate effects. Specialist technical reporting on the above matters will be updated as the Project details are refined and finalised for submission of the substantive application.

A summary of the anticipated and known adverse effects of the Project, based on the key findings of the various specialist technical assessments undertaken to date, is contained in **Appendix 6**.

- 3.4.2** Provide a statement of any activities involved in the project that are prohibited activities under the Resource Management Act 1991, and identify the relevant prohibited activity provision.

N/A - the Project does not involve any prohibited activities under the relevant statutory planning documents.

3.5 Persons affected

- 3.5.1** Provide a list of the persons, groups and/or entities who you consider are likely to be affected by the project.

The list should include, as relevant, local authorities, relevant Māori groups (as set out at [section 13\(4\)\(j\)\(ii\)-\(vii\) of the Fast-track Approvals Act 2024](#)), persons with a registered interest in land that may need to be acquired under the Public Works Act 198; and if the project includes a land exchange, the holder of an interest in the land that is to be exchanged by the Crown (see Consultation requirements for referral application).

Relevant local authorities:

- Waimakariri District Council
- Canterbury Regional Council

Relevant iwi authorities:

- Te Rūnanga o Ngāi Tahu - Te Rūnanga o Ngāi Tahu has confirmed that the appropriate Ngāi Tahu entity for Momentum to engage with in relation to this matter is Ngāi Tūāhuriri/Whitiora Centre (see email of 5 June 2025 from Chris Ford, Ngāi Tahu Group General Counsel, at **Appendix 8**.)

Relevant Treaty Settlement entities:

- Te Rūnanga o Ngāi Tahu - iwi authority under Te Runanga o Ngai Tahu Act 1996.

Relevant administering agencies:

- Department of Conservation (in respect of approvals required under the Wildlife Act 1953)
- Heritage New Zealand Pouhere Taonga (in respect of approvals required under the Heritage New Zealand Pouhere Taonga Act 2014)
- Ministry for the Environment (in respect of approvals required under the Resource Management Act 1991).

Other persons and groups that may be affected by the Project:

- Christchurch International Airport may be affected by the Project insofar as the Site is located under the 50dBA airport noise contour (refer Appendix 6 for further discussion)
- Neighbouring properties may be affected by the Project, however any actual or potential adverse effects are not expected to be more than minor and otherwise able to be mitigated...

- 3.5.2** Provide a summary of any consultation undertaken with the above persons and/or groups who you consider are likely to be affected by the project, and any other groups required to be consulted with under [section 11](#) of the Act, **and** how the consultation has informed the project.

See **Appendix 7** for details of the consultation undertaken with the above persons / groups and **Appendix 8** for correspondence / reports confirming that consultation has occurred.

- 3.5.3** List any Treaty settlements that apply to the project area and provide a summary of the relevant principles and provisions in those settlements.

The Crown and Ngāi Tahu entered a deed of settlement executed on 21 November 1997. The Deed of Settlement records an apology by the then Prime Minister the Right Honourable James Brendan Bolger, for the Crown. That apology acknowledged that Ngāi Tahu suffered grave injustices which significantly impaired Ngāi Tahu's economic, social and cultural development. The Deed of Settlement recorded the matters required to give effect to a settlement of all of Ngāi Tahu's historical claims.

The Ngāi Tahu Claims Settlement Act 1998 is an Act—

(a) to record the apology given by the Crown to Ngāi Tahu in the deed of settlement executed on 21 November 1997 by the then Prime Minister the Right Honourable James Brendan Bolger, for the Crown, and Te Rūnanga o Ngāi Tahu; and

(b) to give effect to certain provisions of that deed of settlement, being a deed that settles the Ngāi Tahu claims

Momentum has reviewed the principles and provisions of the Ngai Tahu Claims Settlement Act 1998, and they do not appear to apply to the Project site. However,

ongoing consultation is being undertaken to ensure our understanding is accurate and up to date.

- 3.5.4 If relevant, detail any principles or provisions in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 that would be invoked by the project and identify which aspects of the application trigger or otherwise invoke these requirements.

N/A

- 3.5.5 Will the project be located on land returned under a Treaty settlement?

☐ Yes – see below ☒ No – proceed next

- 3.5.6 Provide evidence of written agreement by the owners of the land returned.

N/A

- 3.5.7 Describe any processes already undertaken under the Public Works Act 1981 in relation to the project:

N/A

- 3.5.8 Provide information identifying any parcels of Māori land, marae, or identified wāhi tapu within the project area:

N/A

3.6 Legal interests

- 3.6.1 Provide a description of any legal interests you or any others applying, have in the land on which the project will occur, including a statement of how that affects your ability to undertake the work.

The land is subject to a sales and purchase agreement between the landowners (DC, FA & SS Moore) and Momentum. Provided that the appropriate consents and/or land zoning are achieved, Momentum will be able to settle the contract and undertake the work that is required for the Project.

In addition to the above:

- purchase of the land marked A and B at **Appendix 8A – Additional legal interests plan** is being negotiated with final agreement subject to commercial terms and price valuation. This land would provide more design flexibility within the McIntosh Drain Ecological Restoration and Realignment area shown on Appendix 1 but is not critical to the Project, and
- a temporary stormwater pipe may need to be located within the land marked C at **Appendix 8A** to enable initial development of the North Block.

3.7 Other matters

- 3.7.1** Have any activities included in the project, or any that are substantially the same as those involved in the project, previously been the subject of an application or a decision under a specified Act?

Please note the term 'application' includes a notice of requirement and any other means by which a decision may be sought under a specified Act.

☒ Yes – see below

☐ No – proceed next

- 3.7.2** If an application has been made, provide details of the application.

All the necessary approvals associated with the subdivision and development of Beachgrove have been obtained from Waimakariri District Council (subdivision and land use consents), Environment Canterbury (earthworks consents, water takes and discharge permits), the Department of Conservation (Wildlife Authority) and Heritage NZ (Archaeological Authority). Beachgrove has been developed in accordance with those approvals.

The activities associated with the Project, and the approvals required, are substantially the same as those associated with Beachgrove, i.e. subdivision and development of greenfield land for urban purposes, the realignment and enhancement of McIntosh Drain, and various contaminant discharges.

The Retirement Village is the subject of a previous application made under the Resource Management Act for substantially the same activity which is currently on hold (refer the following paragraphs of 3.7.2 for more details).

Momentum is an active participant in the Proposed Plan Review process, having lodged submissions on the Proposed Plan and Variation 1 seeking the Site be rezoned Medium Density Residential Zone subject to an Outline Development Plan (refer the following paragraphs of 3.7.2 for more details).

Retirement Village:

In December 2022 Momentum lodged an application for land use consent (RC225391) with Waimakariri District Council to construct and operate a retirement village, similar to the Retirement Village. That application has been on hold since January 2023 while Momentum responded to Council requests for further information and subsequently diverted its efforts to the Proposed Plan Review process.

Proposed Plan Review process:

Momentum presented comprehensive technical evidence at all hearing streams relevant to its submissions on the Proposed Plan and Variation 1. The Waimakariri District Council reporting officer has recommended rezoning the Site to Medium Density Residential subject to an ODP as sought by Momentum's submissions.

The Council's decision on the recommendations of the Hearing Panel will not be publicly notified until 14 July 2025. The Council's decision on the Proposed Plan will be subject to rights of appeal to the Environment Court. There is no right of appeal to the Environment Court on Variation 1, but the Council's decision may be appealed to the High Court on points of law.

- 3.7.3** If a decision has been made, also provide the outcome of the decision and the reasons for it.

N/A - refer response to 3.7.2

- 3.7.4** Provide a description of whether and how the project would be affected by climate change and natural hazards:

Provide the additional details requested below as relevant to your application.

The Site is located within a High Hazard Area as defined in the CRPS (being subject to water depths greater than 1m in a 500-year flood event), and the Non-Urban Flood Assessment Overlay (North Block), Urban Flood Assessment Overlay (South Block) and Coastal Flood Assessment Overlay in the PWDP.

Hydraulic modelling of surface flooding within the Site and surrounding area pre- and post-development has informed the proposed flood hazard mitigation. The proposed mitigation involves filling the Site to elevate ground levels above the existing flood level; specifying a minimum finished floor level above the 200-year event and incorporating an allowance for predicted climate change plus 500mm freeboard; and constructing a stormwater system to collect and convey Site-generated runoff to the receiving drainage system.

Specialist flood modelling analysis and assessment demonstrates the proposed flooding mitigation and stormwater management will avoid high flood hazards and minimise the risk of flooding (accounting for climate change allowance) to an acceptable level, such that people, property, infrastructure and the environment are not adversely affected. The proposed mitigation is appropriate from a surface flooding perspective, significant adverse effects on flood hazard will be mitigated with minimal effects on the surrounding area, and the effects of the hazard will not be exacerbated.

3.8 Specific proposed approvals

3.8.1 Approvals under the Resource Management Act 1991

3.8.1.1 Resource consents

If your application is seeking a consent for an activity that would otherwise be applied for under the Resource Management Act 1991, including an activity that is prohibited under the Act, provide the information below:

- An assessment of the project against any relevant national policy statement, any relevant national environmental standards and, if relevant, the New Zealand Coastal Policy Statement.

Statutory planning analysis and assessment undertaken in support of the resource consent application lodged with Waimakariri District Council for the retirement village and Momentum's submissions on the Proposed Plan has included consideration of the relevant national, regional and district policy / regulatory frameworks.

This analysis and Momentum's active involvement in the Proposed Plan Review process has provided a comprehensive understanding of the Project's response to the relevant policy framework at play, particularly as it relates to enabling development in an area experiencing high demand for housing, managing the effects associated with natural flood hazard, and providing for the health of freshwater ecosystems.

A high-level assessment of the Project against the following national policy statements and national environmental standards is contained in **Appendix 9 - Part A**:

- National Policy Statement on Urban Development 2020 (updated 2022)
- National Policy Statement for Freshwater 2020
- National Policy Statement for Highly Productive Land 2022 (updated 2024)
- National Environmental Standards for Freshwater 2020
- National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2021

For completeness, there are no other National Policy Statements or National Environmental Standards relevant to the Project.

- Information on whether, to the best of your knowledge, there are any existing resource consents relevant to the project site to which RMA [section 124C\(1\)\(c\)](#) (existing consent would need to expire to enable the approval to be exercised) or RMA [section 165Z1](#) (space already occupied by the holder of an aquaculture permit) would apply if the approval were to be applied for as a resource consent under that Act

N/A

3.8.1.2 *Resource consents where the project includes [standard freshwater fisheries activities](#)*

If your application is seeking a resource consent and your project includes a [standard freshwater fisheries activity](#), provide the information requested below:

- If an in-stream structure is proposed (including formal notification of any dam or diversion structure), provide a description of the extent to which this may impede fish passage.

N/A

- Indicate whether any fish salvage activities or other complex freshwater fisheries activities are proposed.

N/A

3.8.1.3 Designations

If your application is seeking a designation or an alteration to an existing designation for which a notice of requirement would otherwise be lodged under the Resource Management Act 1991, provide the information below:

- An assessment of the project against any relevant national policy statement, any relevant national environmental standards, or, if relevant, the New Zealand Coastal Policy Statement.

N/A

3.8.1.4 Designations where the project includes a standard freshwater fisheries activity

If your application is seeking a designation or an alteration to an existing designation and your project includes a [standard freshwater fisheries activity](#), provide the information requested below:

- If an in-stream structure is proposed (including formal notification of any dam or diversion structure), provide a description of the extent to which this may impede fish passage.

N/A

- Indicate whether any fish salvage activities or other complex freshwater fisheries activities are proposed.

N/A

3.8.1.5 Change or cancelation of conditions

If your application is seeking a change of cancellation of resource consent condition that would otherwise be applied for under the Resource Management Act 1991, provide:

- Information about whether the change or cancellation of the condition is material to the implementation or delivery of the project.

N/A

3.8.1.6 Certificates of compliance

If your application is seeking a certificate of compliance that would otherwise be applied for under the Resource Management Act 1991, provide:

information that demonstrates the activity that the certificate of compliance is intended to cover can be done lawfully in the location without a resource consent.

N/A

3.8.2 Approvals relating to [Conservation Act 1987, Reserves Act 1977, Wildlife Act 1953, and National Parks Act 1980](#)

3.8.2.1 Concessions

For applications seeking a [concession](#) that include a lease, answer the following:

- Will the lease be for a term (including any renewals that will, or is likely to, be more than 50 years?)
☐ Yes – see below ☒ No – proceed next
- Will the granting of the lease trigger a right of first refusal or a right of offer or return?
☐ Yes – see below ☒ No – proceed next
- If you answered yes to both a. and b. above, provide evidence that the applicant has written agreement from the holder(s) of the right of first refusal or [right of offer or return](#) to waive that right for the purposes of the proposed lease.

N/A

3.8.2.2 Land exchanges

For applications seeking an approval for a land exchange involving conservation land, provide the details below:

- A description of both land areas proposed for exchange (for example, maps showing areas and location, addresses and legal descriptions where possible)

N/A

- The financial value of the land proposed to be acquired by the Crown

N/A

- A brief description of the conservation values of both pieces of land, including an explanation of why the exchange would benefit the conservation estate.

N/A

- If the land exchange would trigger a right of first refusal or a right of offer or return, provide evidence that the applicant has written agreement from the holder of the right of first refusal or right of offer or return to waive that right for the purpose of the land exchange

N/A

- Provide sufficient detail in respect of both land areas to confirm that no part of any land to be exchanged by the Crown is land listed in [Schedule 4](#) or a reserve declared to be a national reserve under [section 13](#) of the Reserves Act 1977.

N/A

3.8.3 Approvals relating to complex Freshwater Fisheries activities

If your application is seeking an approval or dispensation that would otherwise be applied for under regulation [42](#) or [43](#) of the Freshwater Fisheries Regulations 1983 in respect of a [complex freshwater fisheries activity](#), provide the information requested below:

- Whether an in-stream structure is proposed (including formal notification of any dam or diversion structure), and a description of the extent to which this may impede fish passage.

N/A

- Whether any fish salvage activities or other complex freshwater fisheries activities are proposed.

N/A

3.8.4 Approvals relating to [Exclusive Economic Zone and Continental Shelf \(Environmental Effects\) Act 2012](#)

If your application is seeking a marine consent that would otherwise be applied for under the Exclusive Economic Zone and Continental Shelf Act 2012, provide the information requested below:

- Any information relating to whether the Minister for Conservation is an affected person.

N/A

- If the applicant or the proposed holder of the marine consent has already applied for a consent under the EEZ Act in relation to the project, provide:
 - Details of any application made;
 - An explanation of any decisions made on that application; and
 - Any information that Minister may consider under [section 22\(6\)](#) (comparison of activity against current or likely use of the area).

N/A

- Additional information (in a summary form) about compliance or enforcement action taken against the applicant or the person who is identified in the application as the proposed holder of the marine consent by the EPA under the EEZ Act.

N/A

3.8.5 [Approvals relating to Crown Minerals Act 1991](#)

3.8.5.1 *Access arrangements*

For an approval for an access arrangement that would otherwise be applied for under section 61 or 61B of the Crown Minerals Act 1991, provide:

- Information that confirms the applicant or the person identified in the application as the proposed holder of the access arrangement complies with [section 59\(1\)](#) and (2) of the Crown Minerals Act 1991 (which applies as if a reference to an access arrangement under that Act were a reference to an access arrangement under this Act) including;
 - Evidence that the applicant or person has provided each owner and occupier of the relevant land a notice in writing of their intention to obtain an access arrangement; and
 - Evidence that the notice complies with the requirements in [section 59\(2\)](#) of the Crown Minerals Act, and any matters required by regulations.

N/A

3.8.5.2 *Mining permits*

For an approval for a mining permit that would otherwise be applied for under [section 23A](#) of the Crown Minerals Act 1991, provide the information requested below:

- A copy of the relevant exploration permit or existing privilege to be exchanged for a mining permit that entitles the holder to mine a Crown-owned mineral.

N/A

- The name and contact details of the proposed permit participants and the proposed permit operator.

N/A

- A proposed work programme for the proposed permit, which may comprise committed work, committed or contingent work, or both.

N/A

- Evidence of the technical or financial capability of the proposed permit holder to comply with and give proper effect to the work programme.

N/A

- Information about the proposed permit holder's history of compliance with mining or similar permits and their conditions.

N/A

- The proposed date on which the substantive application is intended to be lodged (if your referral application is accepted) in accordance with [section 42\(11\)](#).

N/A

- If the authorised person proposes to provide information under [section 37](#) (to the relevant chief executive), the date on which the person intends to provide that information.

N/A

- The proposed duration of the permit.

N/A

3.8.5.3 Mining permits for petroleum

If the proposed approvals include a mining permit for petroleum, provide:

- A map of the area over which the mining permit application is intended to be made, the area in which the surrender of an exploration permit or existing privileges is proposed (which must be the same area as the area over which the mining permit application is intended to be made), and the extent of the resource and reserves to which the development plan relates.

N/A

- The resources and reserves relating to the project, estimated in accordance with the Petroleum Resources Management System.

N/A

- A high-level overview of the following:
 - the proposed field development plan;
 - the proposed date for the commencement of petroleum production;
 - the economic model for the project;
 - the proposed duration of the proposed mining permit and;
 - decommissioning plans.

N/A

3.8.5.4 Mining permits for minerals other than petroleum

If the proposed approvals include a mining permit for minerals other than petroleum, provide:

- A map of the area over which the mining permit application is intended to be made, the area in which the surrender of an exploration permit or existing privileges is proposed (which must be the same area as the area over which the mining permit application is intended to be made), and the extent of the resource and reserves to which the development plan relates.

N/A

- For minerals other than gold or silver, a report or statement confirming the ownership of the minerals targeted

N/A

- Information on whether the application will be for a [Tier 1 or Tier 2 permit](#).

N/A

- An estimate of the mineral resources and reserves relating to the project, including a summary on acquisition of the data and the data underpinning the estimate (such as information on sample locations, grade, and geology). For a Tier 1 permit application the resources and reserves relating to the project are to be estimated in accordance with a recognised reporting code such as JORC or NI 43-101.

N/A

- An indicative mine plan

N/A

- A high-level overview of the following:
 - the proposed mining method;
 - the proposed date for the commencement of mining and estimated annual production;
 - the economic model for the project;
 - the status of or anticipated timing for completing any pre-feasibility or feasibility studies;
 - the proposed methods for processing mined material and handling and treating waste and;
 - anticipated plans for mine closure and rehabilitation.

N/A

Section 4: Authorisation

To the best of my knowledge, the information contained in this application is true and correct.

- ☒ I confirm that I am authorised to make this application.
- ☒ I have provided a copy of the application with all contact details redacted.
- ☒ I understand that all actual and reasonable costs incurred in relation to this application by MfE, EPA and other central and local government agencies will be recovered from me in accordance with [section 104](#) of the Act, and the [Fast-track Approvals Cost Recovery Regulations 2025](#).

Signature:



Date: 19 June 2025

Name: Chris Fowler

Section 5: Attachments

List any documents submitted with the application.

- *Remember: include a copy of your application with all contact details*

Attachment Number	Document Name	Author	Document Version
1	Appendix 1 - Beachgrove Kaiapoi Expansion Project Masterplan	Saunders & Co	1
2	Appendix 2 – Site images	Saunders & Co	1
3	Appendix 3 – Appropriateness for Fast-Track Approvals Process (Part A & Part B)	Saunders & Co	1
4	Appendix 4 – Indicative Project Programme and Staging Plan for the Housing Development	Saunders & Co	1
5	Appendix 5 – Consents and Approvals likely to be required	Saunders & Co	1
6	Appendix 6 – Summary Assessment of Environmental Effects	Saunders & Co	1
7	Appendix 7 – Consultation Undertaken	Saunders & Co	1
8	Appendix 8 – Confirmation of consultation	Saunders & Co	1
8A	Appendix 8A – Additional legal interests plan	Saunders & Co	1
9	Appendix 9 – High level planning analysis (Part A & Part B)	Saunders & Co	1
10	Copy of application with all contact details redacted	Saunders & Co	1
11	Evidence of Authority for Saunders & Co to represent the Applicant	Shane Fairmaid	1

Referral application checklist

Use this checklist to confirm you have completed all sections of the referral application form.

Section 1: Applicant details	<input checked="" type="checkbox"/>
1.2 & 1.3 Agent's evidence of authority to represent the applicant(s) - if applicable	<input checked="" type="checkbox"/>
1.4 Compliance and enforcement history	<input checked="" type="checkbox"/>
Section 2: Referral application summary	<input checked="" type="checkbox"/>
2.1 Project name	<input checked="" type="checkbox"/>
2.2 Project description and location	<input checked="" type="checkbox"/>
2.3 Ineligible activity	<input checked="" type="checkbox"/>
2.4 Exemptions from requirement to provide agreement	<input checked="" type="checkbox"/>
2.5 Ministerial determinations under sections 23 and 24	<input checked="" type="checkbox"/>
2.6 Appropriateness for fast-track approvals process	<input checked="" type="checkbox"/>
Section 3: Project details	<input checked="" type="checkbox"/>
3.1 Approvals required	<input checked="" type="checkbox"/>
3.2 Project stages	<input checked="" type="checkbox"/>
3.3 Alternative project	<input checked="" type="checkbox"/>
3.4 Adverse effects	<input checked="" type="checkbox"/>
3.5 Persons affected	<input checked="" type="checkbox"/>
3.6 Legal interest	<input checked="" type="checkbox"/>
3.7 Other matters	<input checked="" type="checkbox"/>
3.8 Specific proposed approvals	<input checked="" type="checkbox"/>
Section 4: Authorisation	<input checked="" type="checkbox"/>
Section 5: Attachments	<input checked="" type="checkbox"/>