



FTAA-2506-1072: Application received for referral under the Fast-track Approvals Act 2024 – Stage 1 decisions

Project Name: Beachgrove Kaiapoi Expansion Project

Date submitted:	8 July 2025	Tracking #: BRF-6454	
Security level:	In-Confidence	MfE priority:	Urgent

	Action sought:	Response by:
To Hon Chris Bishop, Minister for Infrastructure	Decisions on recommendations in Table A	To be advised

Actions for Minister's Office staff	Return the signed briefing to MfE: FTAreferrals@mfe.govt.nz Send attached letters (if signed)
Number of appendices: 3	Appendices: 1. Statutory framework summary 2. Application documents for Beachgrove Kaiapoi Expansion project (in File Exchange) 3. List of the Māori groups referred to in section 18(2)

Ministry for the Environment contacts:

Position	Name	Cell phone	1 st contact
Principal Authors	Ashiley Sycamore Stephen Church		
Acting Manager	Ben Bunting	s 9(2)(a)	
Acting General Manager	Stephanie Frame	s 9(2)(a)	✓

Project location

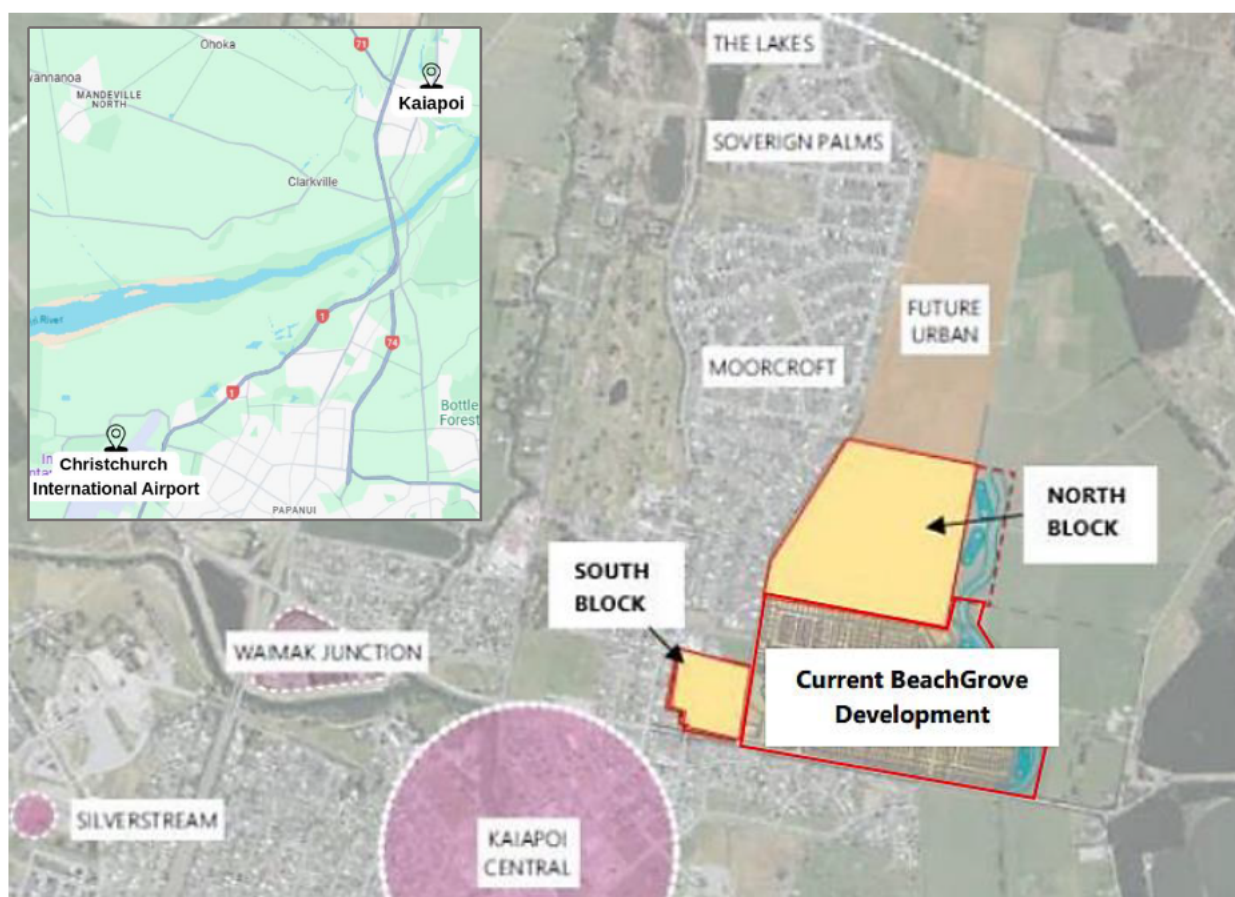


Image 1: The areas highlighted in yellow — designated as the North Block and South Block — indicate the proposed project area. The section marked “Current BeachGrove Development” refers to an already consented development and is not included within the scope of this project.

Key messages

1. This briefing seeks your initial decisions on an application from Momentum Land Limited to refer the Beachgrove Kaiapoi Expansion Project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. At this stage you can either decline an application for the reasons set out section 21, or provide the application to, and invite comments from, the parties identified in section 17. If you do not decline the application, you will receive a further briefing following receipt of comments, to support your final decision on whether to refer the project.
2. 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 a 300-unit retirement village, resulting in a combined total of around 950 to 1,200 homes. The project area is located less than 1 kilometre from central Kaiapoi and approximately 17 kilometres north of Christchurch.
3. The project comprises two main components being:
 - a. a housing development on a 37-hectare site (North Block), including:
 - i. approximately 650–900 residential units (with lot sizes ranging from 200–450m²). Details would be refined and finalised for submission of a substantive application, if referred.

- ii. a neighbourhood commercial centre at the intersection of primary connector roads
 - iii. 6–9 hectares of ecological restoration reserve, including wetlands, native planting, and public walkways
 - 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. a 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 care home with up to 60 care beds and 20 dementia beds
 - iv. a centrally located lodge building with communal amenities (including dining, lounge, indoor pool, gym, and library)
 - v. ground-level parking and landscaping
 - vi. stormwater management via a reticulated pipe network and proprietary treatment device
 - vii. wastewater and water servicing integrated with existing and planned Council infrastructure
4. The project will require the proposed approvals:
- a. resource consents under the specified Act – Resource Management Act 1991
 - b. wildlife authority under the specified Act – Wildlife Act 1953
 - c. archaeological authority under the specified Act – Heritage New Zealand Pouhere Taonga Act 2014
5. 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. Formal notification of the Council’s decision is expected on 14 July 2025, followed by a 30-day appeal period. It is noted that Christchurch International Airport may choose to appeal aspects of the plan, particularly those relating to airport noise contour provisions, which could influence the timing or outcome of that process.
6. We have undertaken an initial analysis of the referral application. This is presented along with our considerations and recommendations in Table A.
7. We have decided the application is complete and complies with section 14 of the Act, as the application complies with section 13 requirements, may be capable of satisfying the criteria in section 22, and does not appear to involve an ineligible activity. The applicable fee and levy have been paid.
8. We recommend you progress consideration of the referral application to the next stage of analysis (Stage 2) and invite written comments from the parties prescribed in section 17(1) of the Act being: local authorities, the Minister for the Environment and other relevant portfolio Ministers, relevant administering agencies, and identified Māori groups from section 18(2) of the Act (listed in Appendix 3).

9. We recommend that you invite written comments from the following additional persons under section 17(5) of the Act:
 - a. The Chief Executive of Christchurch International Airport (as the project area is within the 50dBA Airport Noise Contour under the Proposed & Operative Waimakariri District Plan)
 - b. The Minister for Regional Development
 - c. The Minister for Economic Growth
10. We recommend that under section 20 you request further information from the applicant and the relevant local authorities as detailed in Table A.

Action sought

11. Please indicate your decisions on the recommendations in Table A.

Signature

A handwritten signature in blue ink, appearing to read 'S. Frame', with a stylized flourish at the end.

Stephanie Frame
Acting General Manager – Delivery and Operations

Table A: Stage 1 analysis

Project details	Project Name		Applicant		Project Location		
	Beachgrove Kaiapoi Expansion Project		Momentum Land Limited c/- Saunders & Co (the agent) The applicant is a registered NZ limited company and is eligible to apply for resource consents.		Housing Development (North Block): 143, 147, & 151 Ferry Road, Kaiapoi Legal Description: <ul style="list-style-type: none">• 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)• (Part of) Existing paper road (Parcel ID 6589138)• (Part of) Lot 603 DP 586745• (Part of) Lot 1 DP 586745 (1114362)• (Part of) Lot 703 DP 586745 (1114361)• (Part of) Lot 603 DP 586745 (1114363) Retirement Village (South Block): 310 Beach Road, Kaiapoi Legal Description: <ul style="list-style-type: none">• Lot 2 DP 83191 (CB48A/608)		
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 a 300-unit retirement village, resulting in a combined total of around 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> <ul style="list-style-type: none">i. approximately 650-900 residential units (with lot sizes ranging from 200-450m²)ii. a neighbourhood commercial centre at the intersection of primary connector roadsiii. 6–9 hectares of ecological restoration reserve, including wetlands, native planting, and public walkwaysiv. new roading, pedestrian and open space networks integrated with surrounding areasv. stormwater management via a reticulated pipe network and stormwater basinsvi. wastewater servicing through the existing low-pressure network and a planned upgrade to a Council pumpstationvii. water supply supported by existing capacity in the Kaiapoi scheme and future Council upgrades <p>b. a 300-unit retirement village on a 6-hectare site (South Block), including:</p> <ul style="list-style-type: none">i. up to 180 villas (1-2 storey duplexes and standalone units)ii. up to 115 apartments and 10 care suites in centrally located buildingsiii. a care home with up to 60 care beds and 20 dementia bedsiv. a centrally located lodge building with communal amenities (including dining, lounge, indoor pool, gym, and library)v. ground-level parking and landscapingvi. stormwater management via a reticulated pipe network and proprietary treatment devicevii. wastewater and water servicing integrated with existing and planned Council infrastructure						
Consultation undertaken	As required by s11, the applicant has consulted with:						
	Relevant local authorities		Relevant iwi authorities, hapu and Treaty settlement entities	Relevant MACA groups	Ngā hapū o Ngāti Porou	Relevant administering agencies	Holder of land to be exchanged
	<ul style="list-style-type: none">• Waimakariri District Council• Canterbury Regional Council		<ul style="list-style-type: none">• Te Rūnanga o Ngāi Tahu• Te Ngāi Tūāhuriri Rūnanga• Mahaanui Kurataiao Ltd	N/A	N/A	<ul style="list-style-type: none">• Ministry for the Environment• Department of Conservation• Heritage New Zealand Pouhere Taonga	N/A
Section 22 assessment criteria							
Consideration of project staging	<p>The applicant has confirmed that the project will proceed in multiple stages, comprising seven stages for the housing development and ten stages for the retirement village, with the overall timeline spanning from 2026 to 2033. The final titles for the housing development are expected to be issued by mid-2029, while construction of the retirement village is anticipated to be completed by the end of 2033.</p> <p>The applicant has also confirmed that the substantive application will encompass all stages of the project. Under the Act, a "staged project" refers to one where the referral application specifies, under section 13(4)(f)(ii), that a separate substantive application will be submitted for each stage. As this is not the case, the application is not considered a staged project, and therefore, the assessment of the section 22 criteria below applies to the entire project.</p>						
The project is an infrastructure or	The Minister may consider any of the following matters, or any other matters the Minister considers relevant.						

<p>development project that would have significant regional or national benefits [section 22(1)(a)]</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 development 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> 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><i>Will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment [s22(2)(a)(iii)]</i> 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 application proposes approximately 650–900 residential units as well as a 300-unit retirement village, offering a range of housing typologies aligned with market demand.</p> <p>The applicant considers that the development 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.</p> <p>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. The application also outlines measures to support a competitive land market, reduce greenhouse gas emissions, and manage climate-related flood risks. The master-planned design is intended to ensure integration with surrounding areas and support compact urban growth.</p> <p><i>Will deliver significant economic benefits [s22(2)(a)(iv)]</i> 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><i>Will support climate change mitigation, including the reduction or removal of greenhouse gas emissions [s22(2)(a)(vii)]</i> 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. It promotes 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><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> 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><i>Will address significant environmental issues [s22(2)(a)(ix)]</i> The applicant states the project will address housing availability and affordability in the Waimakariri District by providing diverse housing typologies. They applicant also considers the project will enable ecological restoration and realignment of McIntosh Drain, contributing to a biodiversity net gain.</p> <p><i>Is consistent with local or regional planning documents, including spatial strategies [s22(2)(a)(x)]</i> The applicant considers the project is consistent with the relevant district and regional planning documents, including: the Canterbury Regional Policy Statement, the Proposed Waimakariri District Plan, 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><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 Minister's consideration. The assessment considers the following matters:</p> <ul style="list-style-type: none"> the strategic alignment and continuity with the existing Beachgrove development may reduce infrastructure duplication and planning complexity the retirement village addresses a demographic need in the region, potentially easing pressure on aged care services the applicant's proven delivery capacity may support timely housing supply in a high-growth area
<p>Referring the project to the fast-track approvals process [section 22(1)(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 Proposed 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 (currently on hold) and participation in the Waimakariri District Plan Review process. The applicant anticipates that the Plan Review may be subject to appeal by Christchurch International Airport, potentially extending the process by three years or more. Since the referral application was submitted to the Fast-track portal on 19 June 2025, the Waimakariri District Council has accepted all recommendations from the hearings panel on the Proposed District Plan. A key amendment includes a rezoning change intended to increase housing capacity in Kaiapoi, which may affect the project area. Formal notification of the Council's decision is expected on 14 July 2025, followed by a 30-day appeal period for submitters.</p> <p>The applicant would need to apply to the Waimakariri District Council, Canterbury Regional Council, Heritage New Zealand Pouhere Taonga, and the Department of Conservation 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. Based on the information provided by the applicant, the fast-track approvals process would likely facilitate the project, by enabling it to be processed in a more timely and cost-effective way than under normal processes.</p>

	<p><i>Is unlikely to materially affect the efficient operation of the fast-track approvals process [s22(1)(b)(ii)]</i></p> <p>The proposed housing and retirement village development is unlikely to materially affect the efficient operation of the fast-track approval process. The applicant states 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>		
Minister invites comments	<p><i>You must copy the application to, and invite written comments from [s17(1):</i></p> <p>a. Relevant local authorities:</p> <ul style="list-style-type: none"> Waimakariri District Council Canterbury Regional Council <p>b. The Minister for the Environment</p> <p>c. Other relevant portfolio Ministers (and their relevance to the project):</p> <ul style="list-style-type: none"> The Minister of Conservation – as the project seeks wildlife approvals under the Wildlife Act 1953. The Minister for Arts, Culture and Heritage – as the project seeks an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014. The Minister for Seniors – as the project involves additional housing for seniors in the form of a 300-unit retirement village. The Associate Minister of Housing, as delegated by the Minister of Housing – as the project involves additional housing supply in the form of a housing development and retirement village. <p>d. Relevant administering agencies:</p> <ul style="list-style-type: none"> Ministry for the Environment Department of Conservation Heritage New Zealand Pouhere Taonga <p>e. The Māori groups identified in Appendix 3</p>	<p><i>The Minister may also copy the application to, and invite written comments from, any other person [s17(5):</i></p> <p>We recommend you invite comments from the following additional persons (with their relevance to the project):</p> <ul style="list-style-type: none"> The Chief Executive of Christchurch International Airport – as the project area is within the 50dBA Airport Noise Contour under the Proposed & Operative Waimakariri District Plan. The Minister for Regional Development The Minister for Economic Growth 	<p><i>The Minister may request further information about a referral application from the applicant, the relevant local authorities, or the relevant administering agencies to be provided within the time frame specified in the request.</i></p> <p>We recommend you request the following further information from the following parties within a specified time frame of 20 working days (being the same time frame as comments invited under s17):</p> <ul style="list-style-type: none"> The applicant – copies of the Records of Title for the project area and confirmation on whether any interests/instruments on these titles would affect the applicant's ability to undertake the works Waimakariri District Council and Canterbury Regional Council – comments on whether they consider the project would have significant regional or national benefits, and in that context, whether they have any high-level comments on the project's alignment with their respective plans (including proposed plans), policies, and/or strategies
Recommendations			Minister's decision
a. Note that section 25 of the Act permits you to decline the referral application without inviting comments from the parties listed in section 17(1).			Noted
b. Note that you have not yet provided the application to, nor sought any comments on it from, the parties listed in section 17(1) but that you are required to do so if you do not decline the application under section 21 of the Act.			Noted
c. Note that section 17(5) of the Act permits you to forward an application to, and invite written comments from, any other person.			Noted
d. Note that if comments have been sought and provided within the required time frame you are required to consider it, along with the referral application, before deciding to decline the application.			Noted
e. Note that section 20 of the Act permits you to request further information from the applicant, relevant local authorities, or relevant administering agencies at any time before you decide whether to accept or decline an application.			Noted
f. Agree to progress the Beachgrove Kaiapoi Expansion Project to our Stage 2 analysis (invitation to comment and section 18 report stage).			Yes / No
<p>g. Agree to provide the application to, and invite comments from:</p> <ul style="list-style-type: none"> Waimakariri District Council and Canterbury Regional Council as the relevant local authorities under section 17(1)(a) The Minister for the Environment, the Minister of Conservation, the Minister for Arts, Culture and Heritage, the Minister for Seniors, and the Associate Minister of Housing as the other relevant portfolio Ministers under section 17(1)(b) The Ministry for the Environment, Department of Conservation, and Heritage New Zealand Pouhere Taonga as the relevant administering agencies under section 17(1)(c) Te Rūnanga o Ngāi Tahu, Te Ngāi Tūāhuriri Rūnanga, and Whitiara Centre Limited as the Māori groups identified in Appendix 3 under section 17(1)(d) 			Yes / No
<p>h. Agree to provide the application to and invite comments from the following additional persons under section 17(5):</p> <ul style="list-style-type: none"> The Chief Executive of Christchurch International Airport Limited The Minister for Regional Development The Minister for Economic Growth 			<p>Yes / No</p> <p>Yes / No</p> <p>Yes / No</p>
i. Agree to seek the following further information from the applicant and the relevant local authorities within a specified time frame of 20 working days:			

<ul style="list-style-type: none"> • The applicant – copies of the Records of Title for the project area and confirmation on whether any interests/instruments on these titles would affect the applicant's ability to undertake the works • Waimakariri District Council and Canterbury Regional Council – comments on whether they consider the project would have significant regional or national benefits, and in that context, whether they have any high-level comments on the project's alignment with their respective plans (including proposed plans), policies, and/or strategies 	<p>Yes / No</p> <p>Yes / No</p>
<p>j. Note that you have agreed to delegate to the Secretary for the Environment your responsibility to send all correspondence other than to Ministers.</p>	<p>Noted</p>

Signed:

Hon Chris Bishop
Minister for Infrastructure

Date:

Appendix 1: Statutory framework summary

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 s 17(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 this 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.

Appendix 2: Application documents for Beachgrove Kaiapoi Expansion Project

Appendix 3: List of the Māori groups referred to in section 18(2)

Name of group	Type of group (section of Act)
Te Rūnanga o Ngāi Tahu	Iwi authority (s18(2)(a)); Treaty settlement entity – Ngāi Tahu Claims Settlement Act 1998 (s18(2)(a))
Te Ngāi Tūāhuriri Rūnanga	Ngāi Tahu Papatipu Rūnanga – Treaty settlement entity (s18(2)(a))
Whitiora Centre Limited	Entity owned by Papatipu Rūnanga (s18(2)(k))