

From: [Infrastructure Portfolio](#)
To: [Nicola Willis \(MIN\)](#); [Paul Goldsmith \(MIN\)](#); [Tama Potaka \(MIN\)](#); [Penny Simmonds \(MIN\)](#); [Casey Costello \(MIN\)](#)
Cc: [FTAreferalls](#)
Subject: Invitation to comment on Fast-track referral application for the Beachgrove Kaiapoi Expansion Project under the Fast-track Approvals Act 2024 – FTAA-2506-1072
Date: Thursday, 14 August 2025 10:08:28 am

To:
Minister for Economic Growth
Minister for Arts, Culture and Heritage
Minister of Conservation
Associate Minister of Housing
Minister for the Environment
Minister for Seniors

PLEASE NOTE

Minister Bishop, as Minister for Infrastructure, has declared a conflict of interest with this application, and has therefore transferred decision-making to Minister Jones for this referral application. The Office of Minister Bishop will continue to process the application on behalf of Minister Jones' Office, however, the final decision on this application will rest with Minister Jones.

Dear Ministers,

Hon Shane Jones, the Acting Minister for Infrastructure (the Minister) for this project, has asked for me to write to you on his behalf.

The Minister has received an application from Momentum Land Limited for referral of the Beachgrove Kaiapoi Expansion Project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2506-1072).

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

Invitation to comment on referral application

I write in accordance with section 17 of the Act to invite you to provide written comments on the referral application. I have provided summary details of the project below.

If you wish to provide written comments, these must be received by **return email** within **20 working days** of receipt of this email. The Minister is not required to consider information received outside of this time frame. Any comments submitted will contribute to the Minister's decision on whether to accept the referral application and to refer the project.

If you do not wish to provide comments, please let us know as soon as possible so we can proceed with processing the application without delay.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Process

The application documents are accessible through the Fast-track portal. Please note that application documents may contain commercially sensitivity information and should not be shared widely. If you haven't used the portal before, you can request access by emailing ftareferalls@mfe.govt.nz. Once you are registered and have accepted the terms and conditions, you will receive a link to view the documents. Existing users will be able to see application documents via the request when logging into the portal. Should you need for your agency to provide any supplementary information, a

nominated person can be provided access to the portal, access can be requested by emailing ftareferrals@mfe.govt.nz.

To submit your comments on the application, you can either provide a letter or complete the attached template for written comments and return it by replying to this email, infrastructure.portfolio@parliament.govt.nz.

Before the due date, if you have any queries about this email or need assistance with using the portal, please email contact@fasttrack.govt.nz. Further information is available at <https://www.fasttrack.govt.nz/>.

Important Information

Please note that all comments received from Ministers invited to comment will be subject to the Official Information Act 1982. Comments received will be proactively released at the time the Acting Minister for Infrastructure makes a referral decision, unless the Minister providing comments advises the Office of Minister Bishop (as the administering office for this application) they are to be withheld, at the time they are submitted.

If a Conflict of Interest is identified by the Minister providing comments at any stage of providing comments, please inform the Office of Minister Bishop (as the administering office for this application) and the Cabinet Office immediately. The Cabinet Office will provide advice and, if appropriate, initiate a request to the Prime Minister to agree to a transfer of the project/portfolio invite to another Minister (a request to transfer a COI from one Minister to another can take 1-7 days).

Project summary

Project name	Beachgrove Kaiapoi Expansion Project
Applicant	Momentum Land Limited
Location	Kaiapoi, Christchurch
Project description	<p>The project comprises two main components being:</p> <ol style="list-style-type: none">1. A housing development on a 37-hectare site (North Block), including:<ol style="list-style-type: none">a. 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 referredb. a neighbourhood commercial centre at the intersection of primary connector roadsc. 6–9 hectares of ecological restoration reserve, including wetlands, native planting, and public walkwaysd. new roading, pedestrian and open space networks integrated with surrounding arease. stormwater management via a reticulated pipe network and stormwater basinsf. wastewater servicing through the existing low-pressure network and a planned upgrade to a Council pumpstationg. water supply supported by existing capacity in the Kaiapoi scheme and future Council upgrades2. A 300-unit retirement village on a 6-hectare site (South Block), including:<ol style="list-style-type: none">a. up to 180 villas (1–2 storey duplexes and standalone units)b. up to 115 apartments and 10 care suites in centrally located buildingsc. a care home with up to 60 care beds and 20 dementia bedsd. a centrally located lodge building with communal amenities (including dining, lounge, indoor pool, gym, and library)e. ground-level parking and landscapingf. stormwater management via a reticulated pipe network and proprietary treatment deviceg. wastewater and water servicing integrated with existing and planned Council infrastructure.

Kind regards,



Office of Hon Chris Bishop

Minister of Housing | Minister for Infrastructure | Minister Responsible for RMA Reform | Minister of Transport |
Associate Minister of Finance | Associate Minister for Sport & Recreation | Leader of the House | MP for Hutt South

Office: 04 817 6802 | EW 6.3
Email: c.bishop@ministers.govt.nz Website: www.Beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

Email disclaimer:

This email communication is confidential between the sender and the recipient. The intended recipient may not distribute it without the permission of the sender. If this email is received in error, it remains confidential and you may not copy, retain or distribute it in any manner. Please notify the sender immediately and erase all copies of the message and all attachments. Thank you.

Stefanie Rixecker
Chief Executive
Canterbury Regional Council

Email: s 9(2)(a)

Dear Stefanie

Invitation to provide written comments on an application for referral of the Beachgrove Kaiapoi Expansion Project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Momentum Land Limited (the applicant) for referral of the Beachgrove Kaiapoi Expansion Project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Canterbury Regional Council to provide written comments on the referral application. Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), Canterbury Regional Council **must** provide comments advising on the following matters:

- 1. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please provide written confirmation.*
- 2. In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please provide written confirmation.*

Under section 20(1) I also invite you to provide further information on the following matters:

- 3. Whether the project would have significant regional or national benefits (refer to section 22 of the Act for the criteria for assessing referral applications). Additionally, and in this context, provide any high-level commentary regarding the project's alignment with the Council's relevant plans, policies, and/or strategies (including any proposed plans).*

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence and should not be forwarded or comments sought from anyone outside of your organisation.

Written comments and the requested further information must be received within **20 working days** of receipt of this letter and a copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1. Alternatively, you are welcome to upload your comments via the portal using your own format or document, if preferred.

Before the due date, if you have any queries about this letter, please email referral@fasttrack.govt.nz and quote the name of the Application Lead – Ashiley Sycamore. If you need assistance with the application portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in dark ink, appearing to be 'Ilana Miller', with a stylized, flowing script.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

cc: Melanie Weaver – s 9(2)(a) [REDACTED]
CRC Fast-track Inbox – fasttrack@ecan.govt.nz

Appendix A – Project summary details

Application number	FTAA-2506-1072
Project name	Beachgrove Kaiapoi Expansion Project
Applicant name	Momentum Land Limited
Project summary details	<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. The project area is located less than one kilometre from central Kaiapoi and approximately 17 kilometres north of Christchurch.</p> <p>The project comprises two main components being:</p> <ol style="list-style-type: none"> 1. a housing development on a 37-hectare site (North Block), including: <ol style="list-style-type: none"> a. 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. b. a neighbourhood commercial centre at the intersection of primary connector roads c. 6–9 hectares of ecological restoration reserve, including wetlands, native planting, and public walkways d. new roading, pedestrian and open space networks integrated with surrounding areas e. stormwater management via a reticulated pipe network and stormwater basins f. wastewater servicing through the existing low-pressure network and a planned upgrade to a Council pumpstation g. water supply supported by existing capacity in the Kaiapoi scheme and future Council upgrades 2. a 300-unit retirement village on a 6-hectare site (South Block), including: <ol style="list-style-type: none"> a. up to 180 villas (1–2 storey duplexes and standalone units) b. up to 115 apartments and 10 care suites in centrally located buildings c. a care home with up to 60 care beds and 20 dementia beds d. a centrally located lodge building with communal amenities (including dining, lounge, indoor pool, gym, and library) e. ground-level parking and landscaping f. stormwater management via a reticulated pipe network and proprietary treatment device g. wastewater and water servicing integrated with existing and planned Council infrastructure

Justin Watson
Chief Executive
Christchurch International Airport Limited

Email: s 9(2)(a)

Dear Justin

Invitation to provide written comments on an application for referral of the Beachgrove Kaiapoi Expansion Project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Momentum Land Limited (the applicant) for referral of the Beachgrove Kaiapoi Expansion Project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(5) of the Act. I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence and should not be forwarded or discussed anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If the Minister decides to accept the application and to refer the project, the applicant will be required to complete any preliminary steps required under the Act and then be able to lodge their substantive application for the approvals they require. An expert panel will be appointed to decide the substantive application.

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Ministry for the Environment | PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1. Alternatively, you are welcome to upload your comments via the portal using your own format or document, if preferred.

Before the due date, if you have any queries about this letter, please email referral@fasttrack.govt.nz and quote the name of the Application Lead – Ashiley Sycamore. If you need assistance with the application portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal stroke that tapers to the right.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2506-1072
Project name	Beachgrove Kaiapoi Expansion Project
Applicant name	Momentum Land Limited
Project summary details	<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. The project area is located less than one kilometre from central Kaiapoi and approximately 17 kilometres north of Christchurch.</p> <p>The project comprises two main components being:</p> <ol style="list-style-type: none"> 1. a housing development on a 37-hectare site (North Block), including: <ol style="list-style-type: none"> a. 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. b. a neighbourhood commercial centre at the intersection of primary connector roads c. 6–9 hectares of ecological restoration reserve, including wetlands, native planting, and public walkways d. new roading, pedestrian and open space networks integrated with surrounding areas e. stormwater management via a reticulated pipe network and stormwater basins f. wastewater servicing through the existing low-pressure network and a planned upgrade to a Council pumpstation g. water supply supported by existing capacity in the Kaiapoi scheme and future Council upgrades 2. a 300-unit retirement village on a 6-hectare site (South Block), including: <ol style="list-style-type: none"> a. up to 180 villas (1–2 storey duplexes and standalone units) b. up to 115 apartments and 10 care suites in centrally located buildings c. a care home with up to 60 care beds and 20 dementia beds d. a centrally located lodge building with communal amenities (including dining, lounge, indoor pool, gym, and library) e. ground-level parking and landscaping f. stormwater management via a reticulated pipe network and proprietary treatment device g. wastewater and water servicing integrated with existing and planned Council infrastructure

Jenni Fitzgerald
Fast-track Manager
Department of Conservation

Email: s 9(2)(a)

Dear Jenni

Invitation to provide written comments on an application for referral of the Beachgrove Kaiapoi Expansion Project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Momentum Land Limited (the applicant) for referral of the Beachgrove Kaiapoi Expansion Project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to seek comments on a referral application from the relevant administering agencies). I invite the Department of Conservation to provide written comments on the referral application as the administering agency for approvals under the Wildlife Act 1953.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence and should not be forwarded or comments sought from anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

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If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1. Alternatively, you are welcome to upload your comments via the portal using your own format or document, if preferred.

Before the due date, if you have any queries about this letter, please email referral@fasttrack.govt.nz and quote the name of the Application Lead – Ashiley Sycamore. If you need assistance with the application portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal line that tapers to a point.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Cc: Fast-track team at DOC – Fast-track@doc.govt.nz

Appendix A – Project summary details

Application number	FTAA-2506-1072
Project name	Beachgrove Kaiapoi Expansion Project
Applicant name	Momentum Land Limited
Project summary details	<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. The project area is located less than one kilometre from central Kaipoi and approximately 17 kilometres north of Christchurch.</p> <p>The project comprises two main components being:</p> <ol style="list-style-type: none"> 1. a housing development on a 37-hectare site (North Block), including: <ol style="list-style-type: none"> a. 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. b. a neighbourhood commercial centre at the intersection of primary connector roads c. 6–9 hectares of ecological restoration reserve, including wetlands, native planting, and public walkways d. new roading, pedestrian and open space networks integrated with surrounding areas e. stormwater management via a reticulated pipe network and stormwater basins f. wastewater servicing through the existing low-pressure network and a planned upgrade to a Council pumpstation g. water supply supported by existing capacity in the Kaiapoi scheme and future Council upgrades 2. a 300-unit retirement village on a 6-hectare site (South Block), including: <ol style="list-style-type: none"> a. up to 180 villas (1–2 storey duplexes and standalone units) b. up to 115 apartments and 10 care suites in centrally located buildings c. a care home with up to 60 care beds and 20 dementia beds d. a centrally located lodge building with communal amenities (including dining, lounge, indoor pool, gym, and library) e. ground-level parking and landscaping f. stormwater management via a reticulated pipe network and proprietary treatment device g. wastewater and water servicing integrated with existing and planned Council infrastructure

Peter Richardson
Director Policy
Heritage New Zealand Pouhere Taonga

Email: s 9(2)(a)

Dear Peter

Invitation to provide written comments on an application for referral of the Beachgrove Kaiapoi Expansion Project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Momentum Land Limited (the applicant) for referral of the Beachgrove Kaiapoi Expansion Project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to seek comments on a referral application from the relevant administering agencies). I invite Heritage New Zealand Pouhere Taonga to provide written comments on the referral application as the administering agency for approvals under the Heritage New Zealand Pouhere Taonga Act 2014.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence and should not be forwarded or comments sought from anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

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If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1. Alternatively, you are welcome to upload your comments via the portal using your own format or document, if preferred.

Before the due date, if you have any queries about this letter, please email referral@fasttrack.govt.nz and quote the name of the Application Lead – Ashiley Sycamore. If you need assistance with the application portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Cc: HNZPT Fast-track team inbox – fasttrack@heritage.org.nz
Angelica Pablo – s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2506-1072
Project name	Beachgrove Kaiapoi Expansion Project
Applicant name	Momentum Land Limited
Project summary details	<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. The project area is located less than one kilometre from central Kaipoi and approximately 17 kilometres north of Christchurch.</p> <p>The project comprises two main components being:</p> <ol style="list-style-type: none"> 1. a housing development on a 37-hectare site (North Block), including: <ol style="list-style-type: none"> a. 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. b. a neighbourhood commercial centre at the intersection of primary connector roads c. 6–9 hectares of ecological restoration reserve, including wetlands, native planting, and public walkways d. new roading, pedestrian and open space networks integrated with surrounding areas e. stormwater management via a reticulated pipe network and stormwater basins f. wastewater servicing through the existing low-pressure network and a planned upgrade to a Council pumpstation g. water supply supported by existing capacity in the Kaiapoi scheme and future Council upgrades 2. a 300-unit retirement village on a 6-hectare site (South Block), including: <ol style="list-style-type: none"> a. up to 180 villas (1–2 storey duplexes and standalone units) b. up to 115 apartments and 10 care suites in centrally located buildings c. a care home with up to 60 care beds and 20 dementia beds d. a centrally located lodge building with communal amenities (including dining, lounge, indoor pool, gym, and library) e. ground-level parking and landscaping f. stormwater management via a reticulated pipe network and proprietary treatment device g. wastewater and water servicing integrated with existing and planned Council infrastructure

James Palmer
Secretary for the Environment
Ministry for the Environment

Email: s 9(2)(a)

Dear James

Invitation to provide written comments on an application for referral of the Beachgrove Kaiapoi Expansion Project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Momentum Land Limited (the applicant) for referral of the Beachgrove Kaiapoi Expansion Project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

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I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to seek comments on a referral application from the relevant administering agencies). I invite the Ministry for the Environment to provide written comments on the referral application as the administering agency for approvals under the Resource Management Act 1991.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence and should not be forwarded or comments sought from anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

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Yours sincerely

A handwritten signature in black ink, appearing to be 'Ilana Miller', with a stylized, flowing script.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Cc: Macaela Flanagan, Manager - s 9(2)(a)
MfE Administering Agency Mailbox - adminagencyftaa@mfe.govt.nz

Appendix A – Project summary details

Application number	FTAA-2506-1072
Project name	Beachgrove Kaiapoi Expansion Project
Applicant name	Momentum Land Limited
Project summary details	<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. The project area is located less than one kilometre from central Kaipoi and approximately 17 kilometres north of Christchurch.</p> <p>The project comprises two main components being:</p> <ol style="list-style-type: none"> 1. a housing development on a 37-hectare site (North Block), including: <ol style="list-style-type: none"> a. 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. b. a neighbourhood commercial centre at the intersection of primary connector roads c. 6–9 hectares of ecological restoration reserve, including wetlands, native planting, and public walkways d. new roading, pedestrian and open space networks integrated with surrounding areas e. stormwater management via a reticulated pipe network and stormwater basins f. wastewater servicing through the existing low-pressure network and a planned upgrade to a Council pumpstation g. water supply supported by existing capacity in the Kaiapoi scheme and future Council upgrades 2. a 300-unit retirement village on a 6-hectare site (South Block), including: <ol style="list-style-type: none"> a. up to 180 villas (1–2 storey duplexes and standalone units) b. up to 115 apartments and 10 care suites in centrally located buildings c. a care home with up to 60 care beds and 20 dementia beds d. a centrally located lodge building with communal amenities (including dining, lounge, indoor pool, gym, and library) e. ground-level parking and landscaping f. stormwater management via a reticulated pipe network and proprietary treatment device g. wastewater and water servicing integrated with existing and planned Council infrastructure

Tania Wati
Representative
Te Ngāi Tūāhuriri Rūnanga

Email: s 9(2)(a)

Tēnā koe Tania

Invitation to provide written comments on an application for referral of the Beachgrove Kaiapoi Expansion Project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Momentum Land Limited (the applicant) for referral of the Beachgrove Kaiapoi Expansion Project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence and should not be forwarded or comments sought from anyone outside of your organisation.

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If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

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Nāku noa, nā

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal line that tapers to a point.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2506-1072
Project name	Beachgrove Kaiapoi Expansion Project
Applicant name	Momentum Land Limited
Project summary details	<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. The project area is located less than one kilometre from central Kaiapoi and approximately 17 kilometres north of Christchurch.</p> <p>The project comprises two main components being:</p> <ol style="list-style-type: none"> 1. a housing development on a 37-hectare site (North Block), including: <ol style="list-style-type: none"> a. 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. b. a neighbourhood commercial centre at the intersection of primary connector roads c. 6–9 hectares of ecological restoration reserve, including wetlands, native planting, and public walkways d. new roading, pedestrian and open space networks integrated with surrounding areas e. stormwater management via a reticulated pipe network and stormwater basins f. wastewater servicing through the existing low-pressure network and a planned upgrade to a Council pumpstation g. water supply supported by existing capacity in the Kaiapoi scheme and future Council upgrades 2. a 300-unit retirement village on a 6-hectare site (South Block), including: <ol style="list-style-type: none"> a. up to 180 villas (1–2 storey duplexes and standalone units) b. up to 115 apartments and 10 care suites in centrally located buildings c. a care home with up to 60 care beds and 20 dementia beds d. a centrally located lodge building with communal amenities (including dining, lounge, indoor pool, gym, and library) e. ground-level parking and landscaping f. stormwater management via a reticulated pipe network and proprietary treatment device g. wastewater and water servicing integrated with existing and planned Council infrastructure

Justin Tipa
Chair
Te Rūnanga o Ngāi Tahu

Email: s 9(2)(a)

Tēnā koe Justin

Invitation to provide written comments on an application for referral of the Beachgrove Kaiapoi Expansion Project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Momentum Land Limited (the applicant) for referral of the Beachgrove Kaiapoi Expansion Project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Cc: Amy Beran - Senior Environmental Advisor: s 9(2)(a)
Lisa Mackenzie - Senior Environmental Advisor: s 9(2)(a)
Chris Ford – General Counsel: s 9(2)(a)
Te Rūnanga o Ngāi Tahu inbox: ttw@ngaitahu.iwi.nz

Appendix A – Project summary details

Application number	FTAA-2506-1072
Project name	Beachgrove Kaiapoi Expansion Project
Applicant name	Momentum Land Limited
Project summary details	<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. The project area is located less than one kilometre from central Kaiapoi and approximately 17 kilometres north of Christchurch.</p> <p>The project comprises two main components being:</p> <ol style="list-style-type: none"> 1. a housing development on a 37-hectare site (North Block), including: <ol style="list-style-type: none"> a. 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. b. a neighbourhood commercial centre at the intersection of primary connector roads c. 6–9 hectares of ecological restoration reserve, including wetlands, native planting, and public walkways d. new roading, pedestrian and open space networks integrated with surrounding areas e. stormwater management via a reticulated pipe network and stormwater basins f. wastewater servicing through the existing low-pressure network and a planned upgrade to a Council pumpstation g. water supply supported by existing capacity in the Kaiapoi scheme and future Council upgrades 2. a 300-unit retirement village on a 6-hectare site (South Block), including: <ol style="list-style-type: none"> a. up to 180 villas (1–2 storey duplexes and standalone units) b. up to 115 apartments and 10 care suites in centrally located buildings c. a care home with up to 60 care beds and 20 dementia beds d. a centrally located lodge building with communal amenities (including dining, lounge, indoor pool, gym, and library) e. ground-level parking and landscaping f. stormwater management via a reticulated pipe network and proprietary treatment device g. wastewater and water servicing integrated with existing and planned Council infrastructure

Jeff Millward
Chief Executive
Waimakariri District Council

Email: s 9(2)(a)

Dear Jeff

Invitation to provide written comments on an application for referral of the Beachgrove Kaiapoi Expansion Project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Momentum Land Limited (the applicant) for referral of the Beachgrove Kaiapoi Expansion Project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Waimakariri District Council to provide written comments on the referral application. Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), Waimakariri District Council **must** provide comments advising on the following matters:

- 1. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please provide written confirmation.*
- 2. In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please provide written confirmation.*

Under section 20(1) I also invite you to provide further information on the following matters:

- 3. Whether the project would have significant regional or national benefits (refer to section 22 of the Act for the criteria for assessing referral applications). Additionally, and in this context, provide any high-level commentary regarding the project's alignment with the Council's relevant plans, policies, and/or strategies (including any proposed plans).*

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence and should not be forwarded or comments sought from anyone outside of your organisation.

Written comments and the requested further information must be received within **20 working days** of receipt of this letter and a copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

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Yours sincerely

A handwritten signature in dark ink, consisting of a large, stylized 'I' followed by a horizontal stroke that tapers to a point.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2506-1072
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Applicant name	Momentum Land Limited
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Kyle Davis
Representative
Whitiora Centre Limited

Email: s 9(2)(a)

Tēnā koe Kyle

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

Cc: Whitiara Centre Limited inbox: admin@whitiara.org.nz

Appendix A – Project summary details

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Applicant name	Momentum Land Limited
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