

Penny Nelson
Director-General of Conservation
Department of Conservation

Email: s 9(2)(a)

Dear Penny

Request for report in relation to the use of Public Conservation Land under Section 19 of the Fast-track Approvals Act 2024 for the Beachgrove Kaiapoi Expansion project (FTAA-2506-1072)

An application has been received by the Acting Minister for Infrastructure, Hon Shane Jones (the Acting 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 project includes public conservation land within its project area and requires the following proposed approvals under specified Acts:

- resource consents under the Resource Management Act 1991
- wildlife authority under the Wildlife Act 1953
- approval in respect of a complex freshwater fisheries activity under the Freshwater Fisheries Regulations 1983 (included by the applicant on a precautionary basis).

The project area includes the following reserves subject to the Reserves Act 1977 that meet the definition of public conservation land under the Act:

- Lot 3005 DP 342273 – Local Purpose (Utilities) Reserve – Registered Owners: Waimakariri District Council (WDC)
- Lot 703 DP 586745 – Local Purpose Reserve (Utility Reserve) – Registered Owners: WDC
- Lot 603 DP 586745 – Recreation Reserve – Registered Owners: WDC

The applicant provided further information that confirmed the project area includes public conservation land in their section 20 responses, submitted on 5 September 2025 and 8 October 2025. Copies of these responses can be accessed via the portal with the other application documents. The Department of Conservation was previously invited to comment on the project under section 17(1)(c) of the Act, and its comments were received on 11 September 2025.

I write under delegation from the Acting Minister and in accordance with section 19(1) of the Act to request and obtain a report in relation to the use of public conservation land that is prepared by the Director-General of Conservation.

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As specified under section 19 of the Act, the report must include the following:

1. the existing arrangements (whether formal or informal) for the administration, access to, or use of public conservation land within the project area.
2. advice on the risks to, and potential liabilities of, the Crown that relate to any proposed approvals of the kind described in [section 42\(4\)\(e\), \(f\), \(l\), or \(m\)](#) (concession, land exchange, or access arrangement).
3. if the referral application was required to include information under [paragraph \(q\) or \(r\) of section 13\(4\)](#), advice on the matters set out in the applicable paragraph.

Please note, as required under section 19(3), the report content related to the existing arrangements and advice on risks and liabilities must be prepared in consultation with every owner, administrator, or manager of the land who is not the Crown. The relevant public conservation land is owned by WDC, who can be contacted at planning.admin@wmk.govt.nz for consultation purposes.

Please provide the section 19 report no later than **10 working days** from receipt of this letter via the portal. If you do not consider the report can be prepared by that date, please contact ftareferrals@mfe.govt.nz.

If the Acting 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.

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

Yours sincerely



Ilana Miller

General Manager – Investment Strategy and Operations

Appendix A: Project summary details

Cc: FT Team at DOC - Fast-track@doc.govt.nz
Jenni Fitzgerald (FT Manager) – [s 9\(2\)\(a\)](#)

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Appendix A – Project summary details

Project name	Beachgrove Kaiapoi Expansion Project
Application number	FTAA-2506-1072
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 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.

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