

19 June 2025

Email: referral@fasttrack.govt.nz

Fast-track Referral Team

By Email

Dear Fast-track team

BEACHGROVE KAIAPOI EXPANSION PROJECT - REFERRAL APPLICATION UNDER THE FAST-TRACK APPROVALS ACT 2024

1. We act for Momentum Land Limited (**Momentum**).
2. On 3 March 2025, Momentum filed a referral application for the Beachgrove Kaiapoi Expansion Project (**Original Application**) for approvals under the Fast-track Approvals Act 2024 (**FTA Act**). The fees, charges and levies payable in respect of the Original Application were paid on 5 March 2025.
3. On 19 March 2025 Momentum received a decision on compliance of the Original Application under s14(2) of the FTA Act (**Decision**). The Decision was that the Original Application did not comply with the requirements in s14(2) for the following reasons:
 - Section 13(4)(k) – requirement to consult on the project with relevant administering agencies. This includes consulting with the Ministry for the Environment as the relevant administering agency for approvals under the Resource Management Act 1991.
 - Section 13(4)(k) – requirement to consult on the project with relevant iwi authorities and Treaty settlement entities. This includes consulting with Te Rūnanga o Ngāi Tahu.
 - Section 13(4)(l) – requirement to list any Treaty settlements that apply to the project area, and a summary of the relevant principles and provisions in those settlements.
4. In light of the Decision, Momentum has amended the Original Application to account for the non-compliances (**Amended Application**).
5. Momentum has also amended the Original Application to account for Housing Development and Retirement Village design changes, as well as to make some minor corrections to the Original Application. We note that these amendments were not identified by the EPA as information necessary for the Original Application to be deemed complete.
6. Each of the amendments to the Original Application are identified in **Table 1** at **Appendix A** to this letter. Table 1 identifies the location of each amendment to the Original Application and provides a brief explanation of each amendment. Amendments to the Original Application are also summarised below.

Response to Ministry for the Environment feedback letter regarding compliance

Consultation with the Ministry for the Environment

7. Following receipt of the Decision, Momentum made a request for consultation with the Ministry for the Environment (**MfE**) on 24 March 2025, MfE confirmed receipt of this request on 26 March 2025. On 27

March 2025 MfE sent a pre-consultation letter to Momentum and provided a summary on the national direction under the Resource Management Act 1991 (**RMA**) for the applicant's consideration (**MfE Feedback**).

8. The Original Application has been amended to include a summary of this consultation with MfE and an explanation of how the MfE Feedback has informed the project. For completeness the Amended Application now includes an assessment of the Project against the National Policy Statement for Highly Productive Land (**NPS-HPL**) demonstrating that the NPS-HPL is not relevant to the Project.

Consultation with Te Rūnanga o Ngāi Tahu

9. Following receipt of the Decision, Momentum initiated consultation with and provided the Original Application to Te Runanga o Ngai Tahu, as the relevant iwi authority and Treaty Settlement entity, on 28 March 2025.
10. On 5 June 2025, Chris Ford, Ngāi Tahu Group General Counsel, confirmed on behalf of Te Rūnanga o Ngāi Tahu that the appropriate Ngāi Tahu entity for Momentum to engage with is Ngāi Tūāhuriri/Whitiora Centre. On 17 June 2025, Momentum received a letter from Tania Wati, Chair at Te Rūnanga o Ngāi Tūāhuriri Rūnanga, confirming initial engagement by Momentum and advising that engagement with mana whenua is to be solely with Whitiora Centre as representative of Te Ngāi Tūāhuriri Rūnanga.
11. The Original Application has been amended to include a summary of this consultation with Te Rūnanga Ngāi Tahu and Te Rūnanga o Ngāi Tūāhuriri/Whitiora Centre.

Consideration of Treaty Settlements applicable to the project area and the relevant principles and provisions in those settlements

12. Following receipt of the Decision, Momentum has amended the Original Application to include consideration of the relevant Treaty Settlement (Ngai Tahu Claims Settlement Act 1998) that applies to the project area and a summary of the relevant principles and provisions in that Settlement.

Housing Development and Retirement Village design changes

Housing Development design changes

13. Following lodgment of the Original Application Momentum has received specialist advice that increasing the size of the McIntosh Drain Ecological Restoration Area would provide more design flexibility for the stormwater detention ponds required to serve the Housing Development.
14. Momentum has accepted this advice, and the Original Application has been amended to show enlargement of the McIntosh Drain Ecological Restoration Area.

Retirement Village design changes

15. Following lodgment of the Original Application Momentum has received specialist advice that the Retirement Village may need to include more villas and less apartments, whilst still achieving 300 units overall.
16. Momentum has accepted this advice, and the Original Application has been amended to provide greater flexibility regarding configuration of villas and apartments, and other built elements within the Retirement Village. Configuration of villas and apartments will be finalised through further Project design and specialist assessments.

Minor corrections to the Original Application

17. The Original Application has also been amended to include a small number of minor corrections.
18. For further avoidance of doubt, aside from the changes specified in Table 1, Momentum confirms that no further changes have been made and the Amended Application remains the same as in the Original Application. Momentum can provide a tracked-change version of the Amended Application and the appendices referenced in Table 1 if it is useful to confirm this.
19. We look forward to receiving a decision on completeness on the Amended Application shortly.

Yours faithfully
SAUNDERS & CO



Chris Fowler
Partner

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APPENDIX A

Table 1 – Details of Amendments to Original Application

Location of amendment		Explanation of amendment
Response to Fast-track Team Decision on compliance dated 19 March 2024		
1.	<u>Consultation with MfE</u> (a) Section 3.5.1 at page 26 (b) Appendix 7 at page 3 (c) Appendix 8 at page 23 (d) Appendix 9 at page 5 (e) Section 3.8.1.1 at page 30	(a) Section 3.5.1 has been amended to include reference to the Ministry for the Environment (in respect of approvals required under Resource Management Act 1991) as a relevant administering agency. (b) Appendix 7 has been amended to provide a summary of the consultation with MfE and an explanation of how it informed the project. The Project was assessed against the relevant NPS and NES in the Original Application filed on 3 March 2025 at Appendix 9 Part A. (c) Appendix 8 has been amended to include the MfE Feedback letter in full. (d) For completeness, Appendix 9 Part A has been amended to include an assessment of the Project against the NPS-HPL. Appendix 9 Part A remains identical to that which was lodged as part of the Original Application, except for the addition of the NPS-HPL commentary and a minor change regarding McIntosh Drain (see below). (e) Section 3.8.1.1 has been amended to include reference to the NPS-HPL and confirmation that there are no other National Policy Statements or National Environmental Standards relevant to the Project.
2.	<u>Consultation with Ngāi Tahu</u> (a) Section 3.5.1 at page 25 and 26 (b) Appendix 7 at page 2 (c) Appendix 8 at page 27-30	(a) Section 3.5.1 has been amended to include reference to Te Rūnanga o Ngāi Tahu as a relevant iwi authority on page 25 and as a relevant Treaty Settlement entity on page 26. (b) Appendix 7 has been updated to include a summary of the consultation undertaken with Te Rūnanga o Ngāi Tahu, who have confirmed (via Chris Ford – Ngāi Tahu Legal Counsel) that engagement with mana

		<p>whenua is to be solely with Whitiara Centre as the representative of Te Ngāi Tūāhuriri Rūnanga.</p> <p>(c) Appendix 8 has been updated to include a record of the consultation with Whitiara Centre as the representative of Te Ngāi Tūāhuriri Rūnanga. Appendix 8 has also been updated to include confirmation from Te Runanga o Ngāi Tahu that engagement with mana whenua is to be solely with Whitiara Centre as the representative of Te Ngāi Tūāhuriri Rūnanga.</p>
3.	<p><u>Summary of relevant Treaty Settlements</u></p> <p>(a) Section 3.5.3 at page 26</p>	<p>(a) Section 3.5.3 has been amended to list the relevant Treaty Settlement (Ngai Tahu Claims Settlement Act 1998) that applies to the project area and to provide a summary of the relevant principles and provisions in that settlement.</p>
Housing Development and Retirement Village design changes		
4.	<p><u>Housing Development design changes</u></p> <p>(a) Appendix 1 Masterplan</p> <p>(b) Section 2.2.1 at page 5 and page 6</p> <p>(c) Section 2.2.2 at page 7</p> <p>(d) 2.6.2.9 at page 18</p> <p>(e) Section 2.6.2.10 at page 19</p> <p>(f) Section 3.6.1 at page 27</p> <p>(g) New Appendix 8A</p> <p>(h) Appendix 9 Part A at paragraph 6</p> <p>(i) Section 5: Attachments table at page 38</p>	<p>(a) Appendix 1 Masterplan has been amended to show enlargement of the McIntosh Drain area to 9ha.</p> <p>(b) Section 2.2.1 at page 5 has been amended to reflect the change to the overall area of the Housing Development to 37ha, and page 6 has been amended to reflect enlargement of the McIntosh Drain area to 9ha.</p> <p>(c) Section 2.2.2 at page 7 has been amended to reflect the change to the overall area of the Housing Development to 37ha. Section 2.2.2 at page 7 has also been amended to include the Title references for the additional land.</p> <p>(d) Section 2.6.2.9 at page 18 has been amended to reflect the enlargement of the McIntosh Drain area from to 6-9ha.</p> <p>(e) Section 2.6.2.10 at page 19 has been amended to reflect the enlargement of the McIntosh Drain combined with the existing ecological restoration already undertaken at Beachgrove.</p>

		<p>(f) Section 3.6.1 has been amended to include a description of the additional land within the McIntosh Drain Ecological Restoration and Realignment area and the additional land within the completed McIntosh Drain Restoration Area that may be needed for a temporary stormwater drain.</p> <p>(g) New Appendix 8A – Additional legal interests plan to show the location of additional land for the McIntosh Drain Ecological Area and the additional land within the completed McIntosh Drain Restoration Area that may be needed for a temporary stormwater drain.</p> <p>(h) Appendix 9 Part A at paragraph 6 has been amended to reflect the enlargement of the McIntosh Drain area.</p> <p>(i) Appendix 8A is now listed in the section 5: Attachments table at page 38 of the Amended Application.</p>
5.	<u>Retirement Village design changes</u> (a) Section 2.2.1 at page 6 and 7 (b) Appendix 2 at Figure 6 (c) Appendix 6 at paragraph 10	<p>(a) Section 2.2.1 at page 6 and 7 has been amended to update the description of the Retirement Village.</p> <p>(b) The Indicative Site Development Plan at Figure 6 of Appendix 2 has been replaced by three updated Indicative Site Development Plans (Option 1, Option 2 and Option 3).</p> <p>(c) Appendix 6 at paragraph 10 has been amended to include an updated description of the Retirement Village.</p>
Minor corrections		
6.	(a) Section 2.6.2.3 at page 17 (b) Section 3.5.2 at page 26	<p>(a) Section 2.6.2.3 has been amended to correct the reference number for Figures within Appendix 2.</p> <p>(b) Section 3.5.2 has been amended to add reference Appendix 8 which contains a record of consultation completed.</p>