

Fast-track Approvals Act 2024 – Treaty settlements and other obligations (Section 18) report

Project Name: FTAA-2506-1072 Beachgrove Kaiapoi Expansion Project

To:	Date:
Hon Shane Jones, Acting Minister for Infrastructure	7 November 2025

Number of attachments: 5	Attachments: <ol style="list-style-type: none"> Provisions of section 18 of the Fast-track Approvals Act 2024 Project location map List of relevant Māori groups Comments received from invited Māori groups Comments received from the Minister for Māori Development and/or Minister for Māori Crown Relations: Te Arawhiti
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Ministry for the Environment contacts:

Position	Name	Cell phone	1 st contact
Principal Author	Stephen Church		
Manager, Fast-track Operations	Stephanie Frame	s 9(2)(a)	✓
General Manager	Ilana Miller	s 9(2)(a)	

Key points

- The Ministry for the Environment (on behalf of the Secretary for the Environment) has prepared this report on Treaty settlements and other obligations under section 18 of the Fast-track Approvals Act 2024 (the Act), in relation to the FTAA-2506-1072 Beachgrove Kaiapoi Expansion Project referral application.
- The applicant, Momentum Land Limited, proposes to extend the current Beachgrove residential development at Kaiapoi, north of Christchurch, with an additional 650-900 lot housing development and a proposed 300-unit retirement village, over approximately 40 hectares in total. The project will involve approvals under the Resource Management Act 1991 (RMA), an archaeological authority under the Heritage NZ Pouhere Taonga Act 2014, and an approval under the Wildlife Act 1953.
- Section 18(2) of the Act requires that the report provide a list of relevant Māori groups, including relevant iwi authorities and Treaty settlement entities. We have identified Te Rūnanga o Ngāi Tahu, Te Ngāi Tūāhuriri Rūnanga, and Whitiara Centre Limited as the relevant groups.
- The relevant Treaty settlement is the Ngāi Tahu Claims Settlement Act 1998. No other obligations have been identified under section 18(2) as relevant to the project area.

5. In its acknowledgements and apology to Ngāi Tahu, the Crown recognised its failures to fulfil its Treaty obligations and commits to a new age of co-operation with Ngāi Tahu. The Crown also recognised Ngāi Tahu as holding rangatiratanga and mana within the Takiwā of Ngāi Tahu Whānui. We have not identified any other principles and provisions of the Treaty settlement, or other obligations under the Act, which may be relevant to this application.
6. You received comments on the application from Whitiara Centre Limited, on behalf of Ngāi Tūāhuriri Rūnanga, which noted the cultural and spiritual significance of the area in which the project is located. Should you accept the application for referral, Whitiara Centre Limited expect to receive more detailed information about the environmental effects of the project, and to see these risks addressed in the proposed conditions for matters such as earthworks, stormwater management, and protection of species.
7. The Minister for Māori Development/Minister for Māori Crown Relations: Te Arawhiti supports the application subject to the applicant providing further information on the environmental effects of the proposed land development to Whitiara Centre Limited (on behalf of Te Ngāi Tūāhuriri Rūnanga), and ongoing engagement to ensure that risks are understood and addressed.
8. We do not consider there are any matters raised in this report which make it more appropriate for the proposed approvals to be authorised under another Act or Acts.

Signature



Ilana Miller
General Manager – Investment Strategy & Operations

Introduction

9. Under section 18 of the Act, you must obtain and consider a report on Treaty settlements and other obligations for each referral application, prepared by the responsible agency (Secretary for the Environment).
10. The information which must be provided in this report includes:
 - a. relevant iwi authorities, Treaty settlement entities, applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011 (MACA), and other Māori groups with interests in the project area;
 - b. relevant principles and provisions in Treaty settlements and other arrangements;
 - c. a summary of comments and further information received from invited Māori groups; and
 - d. advice on whether it may be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.
11. This report is structured accordingly. We have provided a list of the relevant provisions of section 18 at **Attachment 1**.

Proposed project

12. The applicant, Momentum Land Limited, proposes to extend the current Beachgrove residential development at Kaiapoi, north of Christchurch, with an additional housing development (North Block), comprising 650-900 lots, and a proposed 300-unit retirement village (South Block), over approximately 40 hectares in total. The project will involve approvals under the RMA (subdivision, discharge, land use consents, water permit), an archaeological authority under the Heritage NZ Pouhere Taonga Act 2014, and an approval under the Wildlife Act 1953.
13. The project area is located at 143, 145, 151 Ferry Road and 310 Beach Road, Kaiapoi. We have provided a location map at **Attachment 2**.

Relevant iwi authorities, Treaty settlement entities, and other Māori groups

14. We note that some entities identified below may be included in more than one category. We have included a composite list of all groups at **Attachment 3**.

Iwi authorities

15. We consider the following groups to be the relevant iwi authorities for the project area:
 - a. Te Rūnanga o Ngāi Tahu, representing Ngāi Tahu.

Treaty settlement entities

16. Under section 4(1) of the Act, "Treaty settlement entity" means any of the following:
 - (a) a post-settlement governance entity (PSGE):
 - (b) a board, trust, committee, authority, or other body, incorporated or unincorporated, that is recognised in or established under any Treaty settlement Act:
 - (c) an entity or a person that is authorised by a Treaty settlement Act to act for a natural resource feature with legal personhood:

(d) Te Ohu Kai Moana or a mandated iwi organisation (as those terms are defined in section 5(1) of the Maori Fisheries Act 2004):

(e) an iwi aquaculture organisation (as defined in section 4 of the Maori Commercial Aquaculture Claims Settlement Act 2004).

17. We have identified the following relevant Treaty settlement entities for this project area:

- a. Te Rūnanga o Ngāi Tahu, PSGE for the Ngāi Tahu Claims Settlement Act 1998; and
- b. Te Ngāi Tūāhuriri Rūnanga, representing Ngāi Tūāhuriri, Papatipu Rūnanga of Ngāi Tahu Whānui as recognised in the Ngāi Tahu Claims Settlement Act 1998.

Groups mandated to negotiate Treaty settlements

18. There are no groups which have recognised mandates to negotiate a Treaty settlement over an area which may include the project area. All historical claims under te Tiriti o Waitangi / the Treaty of Waitangi have been settled in respect of the project area.

Takutai Moana groups and ngā hapū o Ngāti Porou

19. The project area does not include the common marine and coastal area, and accordingly there are no relevant applicant groups under MACA, and no court orders or agreements that recognise protected customary rights or customary marine title within the project area.
20. The project area is not within ngā rohe moana o ngā hapū o Ngāti Porou (as set out in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019).

Iwi or hapū whose practices are recognised under the Fisheries Act 1996 through regulation or bylaws

21. The project area does not include a taiāpure-local fisheries area, mātaihai reserve, or area subject to a bylaw or regulations made under Part 9 of the Fisheries Act 1996.

Owners of identified Māori land where electricity infrastructure or land transport infrastructure is proposed

22. Section 23 of the Act provides that, in making a decision on a referral application under section 21, the Minister may determine that, for the purposes of the project, an activity described in section 5(1)(a) is not an ineligible activity if it:
 - a. is the construction of electricity lines or land transport infrastructure by (or to be operated by) a network utility operator that is a requiring authority; and
 - b. would occur on identified Māori land that is Māori freehold land or General land owned by Māori that was previously Māori freehold land.
23. This project does not involve an activity described in section 23(1) (i.e. including both (a) and (b)) of the Act.

Iwi authorities and groups representing hapū who are party to relevant Mana Whakahono ā Rohe or joint management agreements

24. If the project area is within the boundaries of either a Mana Whakahono ā Rohe or joint management agreement, and the application includes a proposed RMA approval described in section 42(4)(a) to (d) (resource consent, certificate of compliance, or

designation), we are required to identify the relevant iwi authority/group that represent hapū that are parties to these arrangements.

25. We have not identified any Mana Whakahono ā Rohe or joint management agreements that are relevant to the project area, and accordingly there no parties to these arrangements to identify.

Any other Māori groups with relevant interests

26. We have identified Whitiara Centre Limited, owned by Te Ngāi Tūāhuriri Rūnanga and representing it on environmental and other matters, as another Māori group with relevant interests in the project area.
27. For your information, the applicant advises they have consulted with Te Rūnanga o Ngāi Tahu, Te Ngāi Tūāhuriri Rūnanga, Mahaanui Kurataiao Limited (owned by papatipu rūnanga in Canterbury), and Whitiara Centre Limited. Mahaanui Kurataiao Limited initially prepared a report on the project, but Te Ngāi Tūāhuriri Rūnanga subsequently confirmed to the applicant that Whitiara Centre Limited represented them.

Relevant principles and provisions in Treaty settlements and other arrangements

Treaty settlements

28. Under section 4(1) of the Act, a Treaty settlement includes both a Treaty settlement Act and a Treaty settlement deed which is signed by both the Crown and representatives of a group of Māori.
29. The following Treaty settlements relate to land, species of plants or animals, or other resources within the project area:
- a. Ngāi Tahu Claims Settlement Act 1998.

Relevant principles and provisions

30. Section 7 of the Act requires all persons exercising powers and functions under the Act to act in a manner consistent with Treaty settlements. The relevant principles and provisions for each of these settlements are set out below.

Crown acknowledgements and apologies

31. As part of the Ngāi Tahu Treaty settlement, the Crown apologised to Ngāi Tahu for its past failures to acknowledge Ngāi Tahu rangatiratanga and mana over the South Island lands within its boundaries, and, in fulfilment of its Treaty obligations, the Crown states that it recognises Ngāi Tahu as the tāngata whenua of, and as holding rangatiratanga within, the takiwā of Ngāi Tahu whānui.
32. Respect for Ngāi Tahu views on resource management matters and enabling effective involvement of Ngāi Tahu as a Treaty partner in resource management decision-making within the takiwā are important ways in which the Crown can give ongoing effect to these acknowledgements and uphold its relationship with Ngāi Tahu.

Taonga species

33. The Crown has also acknowledged the special association of Ngāi Tahu with certain taonga species of birds, plants and animals. The Ngāi Tahu Claims Settlement Act 1998 contains several other provisions relating to taonga species, including a requirement that the Minister of Conservation consult with, and have particular regard to, the views of, Te Rūnanga o Ngāi Tahu when making policy decisions concerning the protection, management, or conservation of a taonga species.
34. While the applicant is seeking an approval under the Wildlife Act 1953 for the relocation of any lizards found, there are no lizards named amongst the taonga species listed in the Ngāi Tahu settlement.
35. Ultimately, iwi and hapū, including papatipu rūnanga, are likely to have cultural associations with ancestral lands, water, sites, wāhi tapu, and other taonga beyond what is specifically identified in a Treaty settlement or other arrangements. Local tangata whenua and their representatives would be best placed to advise on such matters in the first instance. We note that the project area is within a significant area for Ngāi Tūāhuriri, centred in nearby Tuahiwi, and for Ngāi Tahu generally, including the former Kaiapoi Pā to the north.

Customary Marine Title/Protected Customary Rights

36. As noted above, the project area is not within a customary marine title area, protected customary rights area, or within or adjacent to ngā rohe moana o ngā hapū o Ngāti Porou.

Taiāpure-local fisheries/mātaitai reserves/areas subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996

37. As noted above, the project area does not include a taiāpure-local fishery, mātaitai reserve, or area subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996.

Mana Whakahono ā Rohe/Joint management agreement

38. As noted above, we have not identified any Mana Whakahono ā Rohe or joint management agreements that are relevant to the project area.

Summary of comments received and advice

Comments from invited Māori groups

39. Pursuant to section 17(1)(d) of the Act, on 14 August 2025 you invited written comments from the Māori groups identified above in paragraphs 14-27, from a list we previously provided you. These groups were provided with access to the application material and had 20 working days from receipt of the copy of the application to respond.
40. You received comments on the application from Whitiara Centre Limited, on behalf of Ngāi Tūāhuriri Rūnanga, which can be summarised as follows:
 - a. Whitiara Centre Limited notes that the proposed development is within an area of cultural and spiritual significance to Ngāi Tūāhuriri;
 - b. to address the environmental priorities of Ngāi Tūāhuriri, the project should be subject to conditions including: best practice erosion, sediment, and dust management control during earthworks; an accidental discovery protocol; and best practice methods for stormwater management;

- c. Whitiara Centre Limited expects to receive more detailed technical reports about the environmental effects should the application progress, including: effects on lizards, fish passage, and avifauna; the presence of springs or wetlands; and stormwater management;
- d. Whitiara Centre Limited acknowledges the realignment and restoration of McIntosh Drain as part of the first stage of the development, and supports the extension of the waterway into the proposed North Block; and
- e. Whitiara Centre Limited expects to receive a complete set of the proposed conditions of consent.

41. We have provided a copy of these comments at **Attachment 4**.

Consultation with departments and Ministers

42. In preparing this report, we are required to:

- a. consult relevant departments; and
- b. provide a draft of the report to the Minister for Māori Development and the Minister for Māori Crown Relations: Te Arawhiti (for response within 10 working days).

43. We sought advice from Te Puni Kōkiri and The Office of Treaty Settlements and Takutai Moana – Te Tari Whakatau regarding the relevant Māori groups, and have incorporated their views into this report.

44. The Minister for Māori Development/Minister for Māori Crown Relations: Te Arawhiti supports the application subject to:

- a. further information on the environmental effects of the proposed land development being provided, as the application progresses, to Whitiara Centre Limited (on behalf of Te Ngāi Tūāhuriri Rūnanga); and
- b. ongoing engagement between the applicant and Whitiara Centre Limited (on behalf of Te Ngāi Tūāhuriri Rūnanga) to ensure that risks addressed for the matters of earthworks, stormwater management and protection of species are understood and addressed.

45. We have provided a copy of these comments at **Attachment 5**.

Advice on whether it may be more appropriate to deal with the proposed approvals under another Act/s

46. Under section 18(2)(m), this report must include our advice on whether, due to any of the matters identified in section 18, it may be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.

47. We do not consider there are any matters raised in this report which make it more appropriate for the proposed approvals to be authorised under another Act or Acts.

Attachment 1: Provisions of section 18 of the Fast-track Approvals Act 2024

Section	Information required	Paragraph reference in this report
18(1)	The Minister must, for a referral application, obtain and consider a report that is prepared by the responsible agency in accordance with this section.	9-11
18(2)(a)	Any relevant iwi authorities and relevant Treaty settlement entities	15-17
18(2)(b)	Any Treaty settlements that relate to land, species of plants or animals, or other resources within the project area	28-29
18(2)(c)	The relevant principles and provisions in those Treaty settlements, including those that relate to the composition of a decision-making body for the purposes of the Resource Management Act 1991	30-35
18(2)(d)	Any recognised negotiation mandates for, or current negotiations for, Treaty settlements that relate to the project area.	18
18(2)(e)	Any court orders or agreements that recognise protected customary rights or customary marine title within the project area.	19, 36
18(2)(f)	Any applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011 that seek recognition of customary marine title or protected customary rights within the project area.	19, 36
18(2)(g)	Whether the project area would be within or adjacent to, or the project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou (and, if so, the relevant provisions of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019).	20, 36
18(2)(h)	Whether the project area includes any taiāpure-local fisheries, mātaihai reserves, or areas that are subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996 (and, if so, who the tangata whenua are).	21, 37
18(2)(i)	Whether the project involves an activity that could be the subject of a determination under 23 (and, if so, who the owners of the land are).	22-23
18(2)(j)	<p>If the proposed approvals include an approval described in any of section 42C(4)(a) to (d) (resource consent, certificate of compliance, or designation),</p> <p>(i) iwi authorities and groups that represent hapū that are parties to any relevant Mana Whakahono ā Rohe or joint management agreements.</p>	24-25, 38

	(ii) The relevant principles and provisions in those Mana Whakahono ā Rohe and joint management agreements.	
18(2)(k)	Any other Māori groups with relevant interests.	26-27
18(2)(l)	A summary of— (i) comments received by the Minister after inviting comments from Māori groups under section 17(1)(d) and (e); (ii) any further information received by the Minister from those groups	39-41
18(2)(m)	The responsible agency's advice on whether, due to any of the matters identified in this section, it may be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.	46-47
18(3)	In preparing the report required by this section, the responsible agency must— (a) consult relevant departments; and (b) provide a draft of the report to the Minister for Māori Development and the Minister for Māori Crown Relations: Te Arawhiti.	42-43
18(4)	Those Ministers must respond to the responsible agency within 10 working days after receiving the draft report	44-45

Attachment 2: Project location map

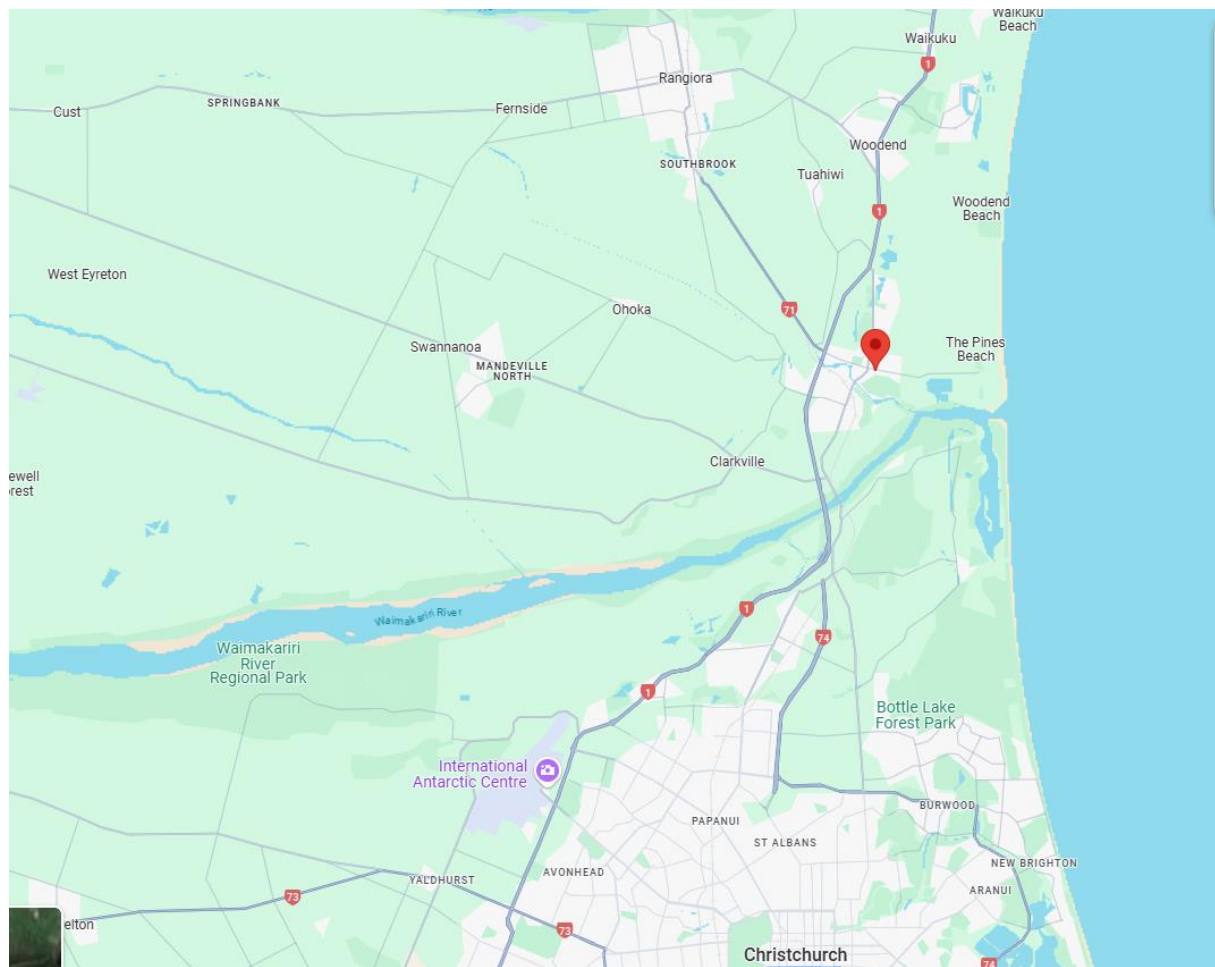
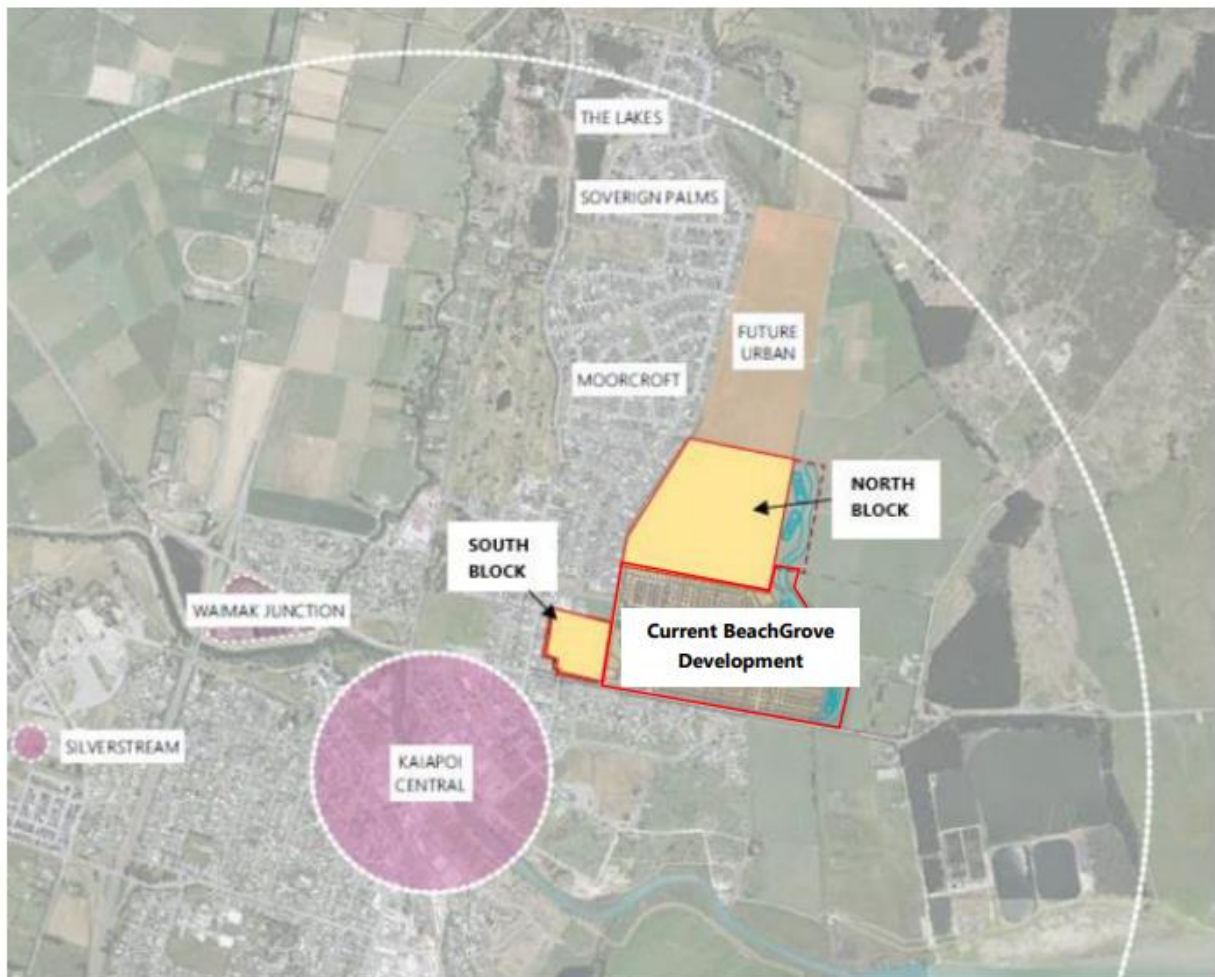


Figure 1: The Project Site (North Block and South Block) relative to Kaiapoi Township



Attachment 3: List of relevant Māori groups

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))

Attachment 4: Comments received from invited Māori groups



TO: The Panel Convenor

RE: Beachgrove Kaiapoi Expansion Project (FTAA-2506-1072)
Written Response to Invitation to Comment

DATE: 8 September 2025

PREPARED BY: Nicola Rykers for Whitiora Centre Limited

INTRODUCTION

Ngāi Tūāhuriri is a principal hapū of Ngāi Tahu, acknowledged in Te Rūnanga o Ngāi Tahu Act 1996 and the Ngāi Tahu Claims Settlement Act 1998 (Settlement Act). The takiwā of the hapū is centred at Tuahiwi, and extends from Hurunui to Hakatere, sharing an interest with Arowhenua Rūnanga northwards to Rakaia, and thence inland to the Main Divide. Within this area, Ngāi Tūāhuriri has maintained noho tūturu (ahi kā), meaning the tribe's 'fires' have been kept burning and that they actively exercise rangatiratanga.

Ngāi Tūāhuriri Rūnanga has mandated Whitiora Centre Limited (Whitiora) to provide advice and act on its behalf in respect of environmental policy, planning, and strategy matters. This includes representation on proposals being processed under the Fast-track Approvals Act 2024.

BACKGROUND

In June 2025 Ngāi Tūāhuriri Rūnanga wrote to the applicant advising it:

- supports development within its takiwā to create opportunities for whānau and the community – whilst noting that it also has an inherent responsibility to ensure that the whenua and moana are treated with respect and care; and
- recommended early and meaningful engagement to discuss the balance between development and environmental care and protection.

Whitiora confirms that it has reviewed the information contained in the Fast-track Approval for the Beachgrove project.

In addition, Whitiora notes that it has been provided with an Ecological Assessment for the Beachgrove Retirement Village, dated October 2024. This Ecological Assessment



is not included in the Fast-track Portal. Whitiora notes that the Assessment only concerns the Retirement Village and does not include the substantive area of residential expansion to the North.

COMMENTS

CULTURAL OVERLAYS

Whitiora advises that the application site is subject to two cultural overlays (Ngā Tūranga Tūpuna – SASM013 and Wāhi Tapu Overlay – SASM005). It is part of a wider area identified as having high cultural significance.

Ngā Tūranga Tūpuna SASM013 concerns a wide geographic area extending from the lower Rakahuri through to Kaiapoi. Its extent reflects the continuous occupation of this land by the hapū of Ngāi Tūhaitara, Ngāti Rakiāmoa and Ngāi Tūāhuriri for more than 47 generations. It includes the Waimakariri River, Kaiapoi Pā, Taerutu Stream and lagoon, Tuahiwi MR873, other Kaiapoi Māori Reserve lands, Tutaepatu Lagoon, Taranaki Stream, the Rakahuri Estuary, Saltwater Creek, and the physical connections between these places.

Within Ngā Tūranga Tūpuna there may be culturally significant sites along with environmental features and landscapes that hold cultural value. For example, archaeological sites, silent files, sites of ancestral Pā, kāinga, urupā along with streams, springs, and wetlands. The values within Ngā Tūranga Tūpuna are both historical and contemporary.

Wāhi Tapu are sites and places that are culturally and spiritually significant to Ngāi Tūāhuriri Rūnanga history and identity. They are generally places of particular significance because of sacredness or some type of restriction as a result of a specific event or person.

Whitiora acknowledges that the Ngā Tūranga Tūpuna and Wāhi Tapu are a highly significant area of land where urban expansion is proposed by the Partially Controlled Waimakariri District Plan and the Greater Christchurch Spatial Plan. Accordingly, the assessment of the application is not on the merits of the proposed land use, but how the proposed land use is to be managed to safeguard the environment and the implementation of the plan that benefits as part of the master plan.



COMPLEXITY OF LAND DEVELOPMENT

The proposed land development is primarily for the purpose of subdivision and does not involve any unusually complex issues. Whitiora expects that the land development will be undertaken in accordance with best practice and that this will be enforced through conditions of consent.

To address the environmental priorities and interests of Ngāi Tūāhuriri Rūnanga, conditions should:

- impose best practice erosion and sediment control during earthworks.
- impose best practice measures for dust management during earthworks.
- impose an Accidental Discovery Protocol during earthworks; and
- require best practice methods for stormwater management both during construction and operation.

INFORMATION GAPS

The information contained in the referral application in the Fast-track Portal is not sufficient for Whitiora to comment with confidence on the environmental effects of the proposed land development.

Whitiora expects further information to be provided as the application progresses, particularly on the following kaupapa:

- Ecological effects over the entirety of the development site. This should include effects on lizards, fish passage, and avifauna.
- The presence of springs or wetlands over the entirety of the development site.
- Stormwater management.

Whitiora would expect any impacts on lizards, fish, or avifauna to be subject to conditions of consent.

Whitiora expects to receive a complete version of the Assessment of Environmental Effects and the accompanying technical reports (not summaries) if the application is approved.



MCINTOSH DRAIN

Whitiora does wish to acknowledge the realignment and restoration of McIntosh Drain, which was completed in 2023 as part of the first stage of the Beachgrove development. This restoration has enhanced the waterway and ecological values. The extension of this waterway into the proposed North Block is supported.

SUMMARY

The focus of Whitiora's feedback is on how the proposed development can be managed to safeguard the environment and to ensure that these methods of management are subject to conditions of consent and monitoring.

Similarly, Whitiora wishes to see that environmental benefits, such as the restoration of McIntosh Drain, are subject to conditions of consent.

In any substantive application, Whitiora expects the following information to be supplied:

- A full Assessment of Environmental Effects.
- Complete technical reports covering earthworks management, erosion and sediment control, stormwater management, ecological effects, and landscape treatment.
- Complete set of proposed conditions of consent

Contact Details

Whitiora Centre Limited

351 Lincoln Road, Addington, Christchurch 8024

Contact person: Ruiha Johnson

Email: s 9(2)(a)

Phone: s 9(2)(a)

Attachment 5: Comments received from the Minister for Māori Development and/or Minister for Māori Crown Relations

Hon Tama Potaka - Saved

Feedback - FTA - Feedback

Portals-Fast Track Portal - ftaa-portal

Submitted Portal Status

General

Documents

Related

Feedback Details


Feedback ID

* FD8001491J4S2

Title

* Hon Tama Potaka

Regarding

 [Draft section 18 report for Minister comment](#)


Comments

I support the application subject to:

- further information on the environmental effects of the proposed land development being provided as the application progresses, to Whitiara Centre Limited (on behalf of Te Ngāi Tūāhuriri Rūnanga); and
- ongoing engagement between the applicant and Whitiara Centre Limited (on behalf of Te Ngāi Tūāhuriri Rūnanga) to ensure that risks addressed for the matters of earthworks, stormwater management and protection of species are understood and addressed.

Feedback Contacts


Created By (Contact)

 [Jaz Nathan](#)


Source

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Application

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