

FTAA-2608-1281

14 October 2026

Costco Wholesale New Zealand Limited and Miles Premises Limited

s 9(2)(a) OIA

Dear Jarette

Notice of Decisions on application for referral of the Costco Christchurch project under the Fast-track Approvals Act 2024

This notice of decisions is for an application received from Costco Wholesale New Zealand Limited and Miles Premises Limited (the applicant) for referral of the Costco Christchurch project (project) under the Fast-track Approvals Act 2024 (the Act) that has been accepted by the Minister for Infrastructure (the Minister) under section 21 and referred under section 26.

The project is to develop Costco's first South Island wholesale warehouse, on a 17.68-hectare site in Avonhead, Christchurch in the Canterbury Region. The project comprises the following:

- (a) Establishment of a new Costco Wholesale warehouse retail store, with ancillary tyre centre, food court and retail area, with an approximate gross floor area of 16,090m², together with associated signage and parking
- (b) Establishment of a members' fuel facility, including an associated data hut, signage and vehicle manoeuvring areas to service both cars and trucks
- (c) Establishment of approximately 7,900m² of complementary large format retail activities, together with associated signage and parking
- (d) Amendments to the approved subdivision boundaries and establishment of new and modified road connections and vehicle access points to support the development, including the removal and replacement of street trees
- (e) Enabling works, including site preparation, earthworks and the installation of supporting roading infrastructure and services including required upgrades.

The project can only be accepted if the Minister is satisfied the criteria in section 22 is met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes and is unlikely to materially affect the efficient operation of the fast-track approvals process.

Decision on referral application

The Minister has decided to accept the referral application for the whole project and is satisfied it meets the criteria in section 22 (s 21(1)(c)) and to refer the project to the fast-track approvals process under section 26(2)(a).

Reasons for accepting referral application

The Minister is satisfied the project:

- (a) is an infrastructure or development project that would have significant regional or national benefits; and
- (b) referring the project to the fast-track approvals process –
 - (i) would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
 - (ii) is unlikely to materially affect the efficient operation of the fast-track approvals process.

The Minister is satisfied the project is a development project that would have significant regional or national benefits as it:

- (a) involves the development of a new commercial retail complex, including a grocery retail operation that aligns with provisions of the Government Policy Statement on Grocery Competition
- (b) will deliver significant economic benefits (s22(2)(a)(ix)): by providing direct and indirect benefits of approximately \$63 million in gross domestic product (GDP) and approximately 350 full time equivalent (FTE)-years spread over the construction period, and ongoing direct and indirect benefits during operation of approximately \$57 million in GDP per year and approximately 486 FTE
- (c) will promote competition in the grocery industry by providing for development of the first Costco Warehouse retail development in the South Island, in a market that is currently highly concentrated (s22(2)(a)(ixa)).

The Minister is satisfied there is no reason they must decline the project under section 21(3) of the Act.

Specified matters for accepted referral application

- (a) Costco Wholesale New Zealand Limited and Miles Premises Limited who lodged the referral application are specified as the persons authorised to lodge a substantive application for the project under section 27(2).
- (b) In relation to a substantive application for the project, the following information must be submitted with the application lodged for the project – s27(3)(b)(ii):
 - (i) an Integrated Transport Assessment, including assessment of traffic impacts on Memorial Avenue, Avonhead Road, key intersections (including State Highway 1), and impacts at different times during weekdays and weekends

- (ii) an assessment of aviation safety, including any engagement with Christchurch International Airport Limited and proposed conditions.

Other matters (section 28):

A deadline for lodging the application applies under section 28 (3)(d)(ii), the application must be lodged by two years from the date of issue of this letter.

If you have any queries about this notice of decisions, please email referral@fasttrack.govt.nz and include the name of the lead contact – Oliver Sangster or phone 0800 FASTRK (0800 225 537).

Yours sincerely



Max Gander-Cooper

Acting Manager – Fast-track Operations

- cc: Written notice of decisions – s28(1):
 the applicant – Costco Wholesale New Zealand Limited and Miles Premises Limited
 anyone invited to comment – s17(1):
- relevant local authorities: Canterbury Regional Council and Christchurch City Council
 - Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development, Minister of Conservation and the Minister of Commerce and Consumer Affairs as relevant portfolio Ministers
 - relevant administering agency – Department of Conservation
 - Māori groups identified in the s18(2) list provided to the Minister:
 - Te Rūnanga o Ngāi Tahu
 - Te Ngāi Tūāhuriri Rūnanga
 - Whitiara Centre Limited
 - any other person:
 - The Minister for Economic Growth
 - The Minister for Regional Development
 - The Grocery Commissioner
 - The Chief Executive of NZ Transport Agency Waka Kotahi
 - The Chief Executive of Christchurch International Airport Limited

- cc: Written notice where the Minister accepts the application and refers the project – s28(2):
- the Panel Convener (including all the information received by the Minister – s28(4))
 - the EPA (including all the information received by the Minister – s28(4))
 - the relevant administering agency – Department of Conservation