

Email: referral@fasttrack.govt.nz

The Ministry for the Environment
PO Box 1036
Wellington 6143

By Email

Attention: Fast Track Application Team

BEACHGROVE KAIAPOI EXPANSION PROJECT REFERRAL APPLICATION – FURTHER INFORMATION REQUEST

1. We act for Momentum Land Limited (**Momentum**). On 19 June 2025 Momentum lodged an application for referral for the Beachgrove Kaiapoi Expansion Project (**Referral Application**) under the Fast-track Approvals Act 2024 (**FTAA**).
2. The purpose of this letter is to provide further information / clarification in relation to the approvals required to authorise the Beachgrove Kaiapoi Expansion Project (**Project**), both via the fast-track approvals process and any that are sought outside the fast-track approvals process.
3. This letter sets out Momentum's response to each of the three matters raised by the Ministry for the Environment (**MfE**) in a further information request sent via email dated 29 September 2025.

Matter 1: Other approvals required to authorise the project

1. *The section 20 further information response received on 5 September 2025 (attached) noted that the following other approvals are required to authorise the project:*
 - *Lot 3005 DP 342273 – subject to the Reserves Act 1977 and comprises the existing Moorcroft Stormwater Reserve and wastewater pump station (Local Purpose (Utilities) Reserve, Waimakariri District Council), which is proposed to be partially revoked and new land vested.*
 - *Lot 5 DP 313322 – a portion of the paper road adjacent to this parcel is proposed to be stopped. This will be described in the substantive consent application as requiring / being subject to a separate road stopping process under either the Local Government Act or Public Works Act.*
 - *Lot 603 DP 586745 – subject to the Reserves Act 1977 and comprises the western portion of the existing McIntosh Drain (Local Purpose (Utilities) Reserve, Waimakariri District Council). The northern extent may need to be modified to align with the proposed drain realignment.*

In relation to the three proposed works/approvals above, please clarify/confirm:

- *The relevant section of the applicable Act/legislation that these approvals will be sought under (or will likely be sought under)*
- *Confirmation that the approvals will be sought outside of the fast-track approvals process (or via the fast-track approvals process, if applicable)*
- *The anticipated timing for seeking and obtaining these approvals (e.g. before, during, or after any decision issued for the approvals sought via the fast-track approvals process)*
- *The extent of any consultation or agreement reached with Waimakariri District Council in relation to these approvals, as the registered landowner of these reserves.*

4. We deal with each of the abovementioned lots and related approvals in turn below.

Lot 3005 DP 342273 – subject to the Reserves Act 1977

5. Lot 3005 DP 342273 is subject to the Reserves Act 1977 (**Reserves Act**) and comprises the existing Moorcroft Stormwater Reserve and wastewater pump station (Local Purpose (Utilities) Reserve, Waimakariri District Council), which is proposed to be partially revoked and new land vested to accommodate the planned extension of Magnolia Boulevard (in accordance with the Kaiapoi Development Area Outline Development Plan, Partially Operative Waimakariri District Plan (**PODP**)). The proposed works will not decrease the size of the reserve; as shown in Figure 1 below the total area of the land to be vested matches the area of land to be revoked.



Figure 1 - proposed changes to the Moorcroft utility reserve

6. Approval for the partial revocation of the reserve will be sought under section 24 of the Reserves Act and approval for the vesting of the new land will be sought under section 26 of the Reserves Act. These approvals will be sought from the Waimakariri District Council (**WDC**) outside of the fast-track approvals process.
7. These approvals will be sought while the Project is going through the substantive fast-track approvals process so that after a decision is issued under the FTAA, the approvals can be implemented at the same time as under the FTAA (assuming approval is granted).
8. We note that the works related to the Moorcroft Stormwater Reserve area will likely be happening at a later stage of the Project, therefore development of stages 1-3 of the Project can advance before these works occur (refer **Appendix A** for staging plan included in the Referral Order application at Appendix 4).

Lot 5 DP 313322 – subject to the Local Government Act or Public Works Act

9. A portion of the paper road adjacent to Lot 5 DP 313322, shown in Figure 2 below, will be subject to a separate road stopping process under either section 342 and Schedule 10 of the Local Government Act or section 116 of the Public Works Act 1981.

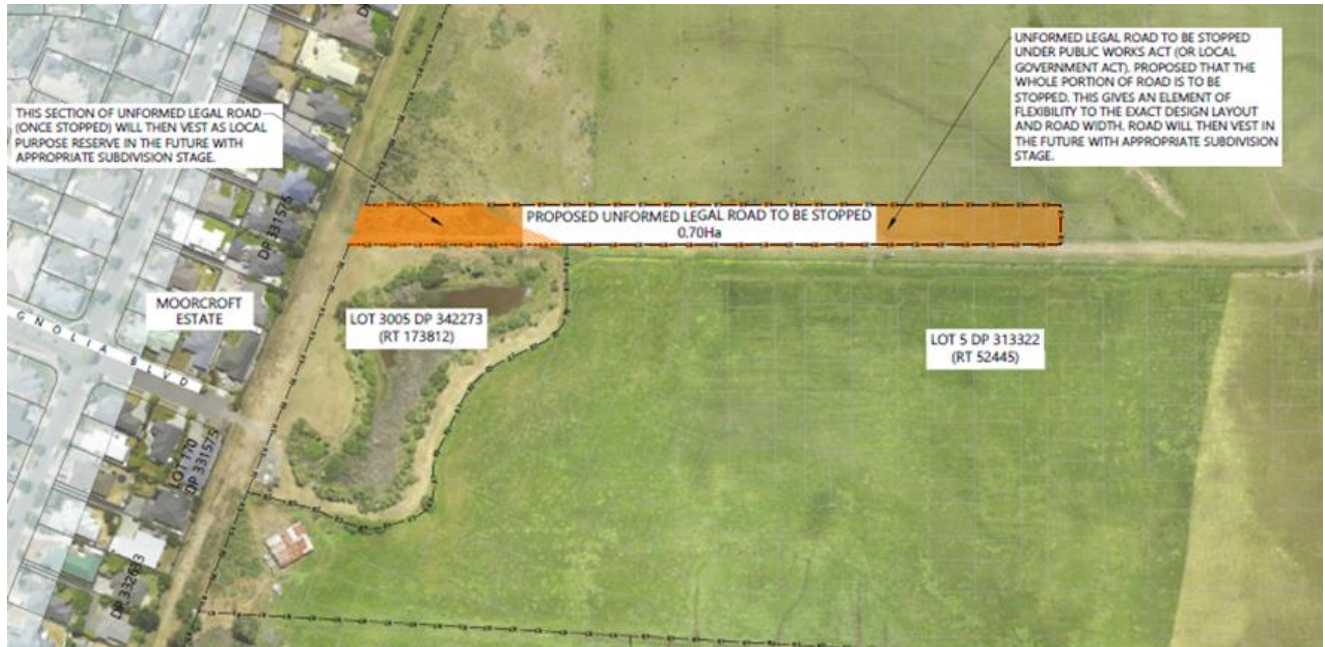


Figure 2 – proposed partial road-stopping

10. The road stopping approval will be sought from WDC outside of the fast-track approvals process, but at the same time that the Project is going through the substantive fast-track approvals process. In this way, after a decision is issued under the FTAA, the approvals can be implemented at the same time as the works authorised under the FTAA (assuming approval is granted).
11. However, we note that the works related to the partial road stopping will be happening at a later stage, therefore development of stages 1-3 of the Project can advance before these works occur (refer **Appendix A** for staging plan included in the Referral Order application at Appendix 4).

Lot 603 DP 586745 – subject to the Reserves Act

12. Lot 603 DP 586745 is subject to the Reserves Act and comprises the western portion of the existing McIntosh Drain (Local Purpose (Utilities) Reserve, Waimakariri District Council). The northern extent may need to be modified to align with the proposed McIntosh Drain Reserve extension, as shown in Figure 3 below. The proposed works would increase the size of the reserve. We note that this modification will most likely not be required, however for completeness, we are raising this as a potential modification.

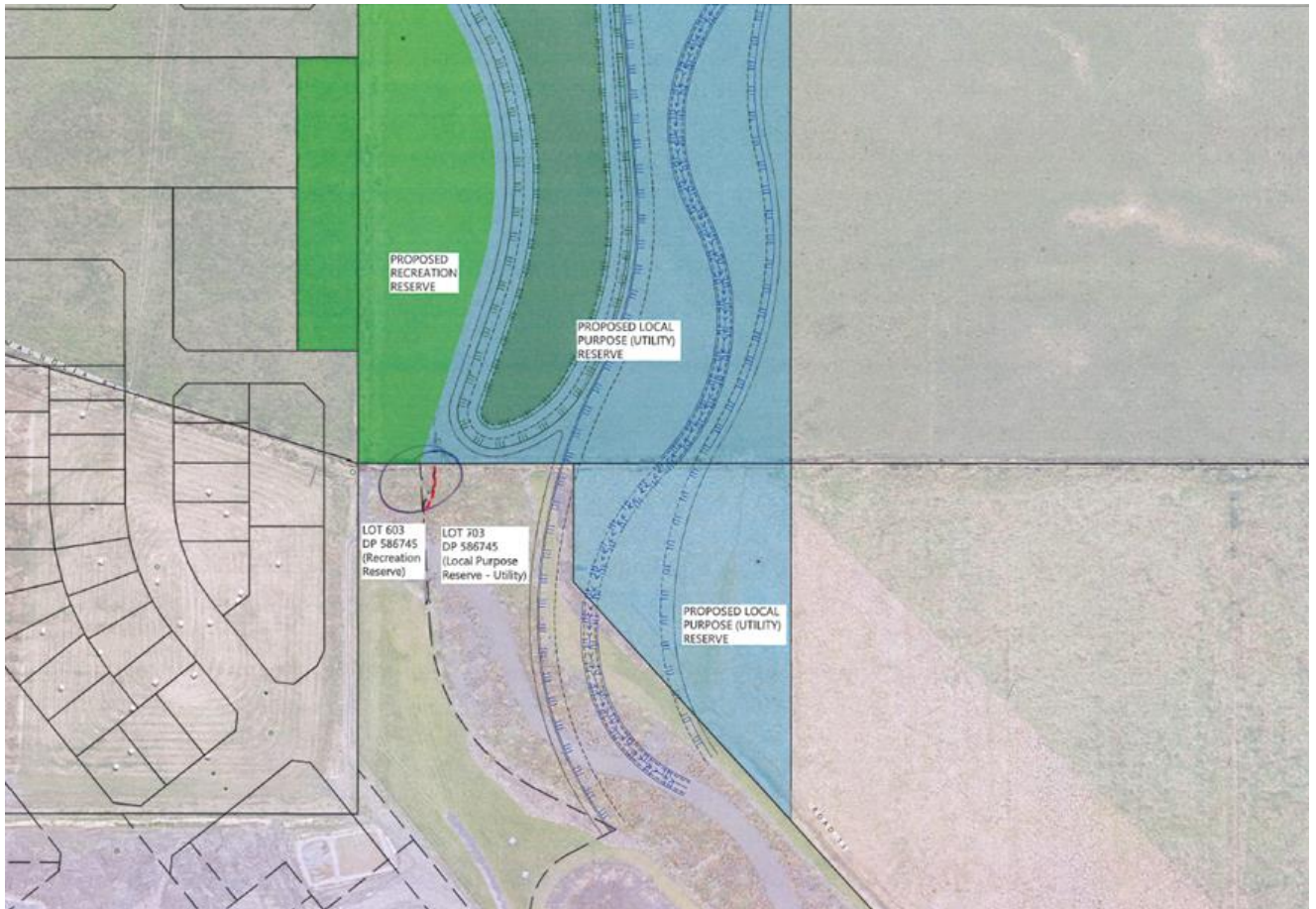


Figure 3 - The part of the existing McIntosh Drain Reserve boundary that may need to be modified to align with the proposed McIntosh Drain Reserve extension (circled in blue). The red line indicates where the boundary of Lot 603 DP 586745 may need to be realigned.

13. If required, approval for this work will be sought under section 24 and / or section 26 of the Reserves Act. This approval will be sought from WDC outside of the fast-track approvals process.
14. This approval will be sought while the Project is going through the substantive fast-track approvals process so that after a decision is issued under the FTAA, the approvals can be implemented at the same time as the works authorised under the FTAA (assuming approval is granted).
15. If these works are to occur, they will happen during the first stage of the Project (refer **Appendix A** for staging plan included in the Referral Order application at Appendix 4).

Consultation with WDC

16. Momentum has been discussing the above matters with WDC since February 2025 during monthly meetings concerning the Project. This is confirmed in a letter from WDC dated 2 October 2025 (refer **Appendix B**).

Timely, cost-effective and efficient operation of the fast-track process

17. We consider that the other approvals discussed above that are or may be required to authorise the Project outside of the fast-track approvals process will not detract from either of the matters referred to at section 22(1)(b)(i) and (ii) of the FTAA. In particular, the need for these other approvals:

- a. Will not impede or adversely affect the fast-track approvals process facilitating the Project, by enabling the Project to be processed in a more timely and cost-effective way than under normal processes, and
- b. Will not materially affect the efficient operation of the fast-track approvals process.

Matter 2: any other approvals sought outside of the fast-track approvals process to authorise the project

2. *Under section 3.1.13 of the application form for the project, the applicant answered N/A to the following question – Are there any other types of consents, certificates, designations, concessions, and other legal authorisations (other than contractual authorisations or the proposed approvals) that you consider are needed to authorise the project (including any that may be needed by someone other than you as the applicant).*

This question covers any other approvals sought outside of the fast-track approvals process to authorise the project. Please confirm if there are any other approvals needed to authorise this project, aside from those already noted under question 1 above. If any other approvals are needed to authorise the project, please provide an outline of these approvals.

- 18. As described in the Referral Application, the Project involves the establishment of a Care Home facility as part of the Retirement Village on the South Block (310 Beach Road, Lot 2 DP 83191. Refer to *Figure 6: Indicative Site Development Plans, Kaiapoi Retirement Village*, at Appendix 2 of Referral Application for details.
- 19. Since lodgement, Momentum have been reviewing the indicative concept design following further market research into preferred accommodation typologies. As a result, the mix / proportion of villa and apartment typologies within the Retirement Village has been refined, with fewer apartments and more villas, but still well within the 300-unit capacity described in the Referral Application.
- 20. The indicative reconfiguration includes relocating the Care Home facility to the adjacent 302 Beach Road (Lot 113 DP 498086), immediately east of the paper road adjoining the South Block. 302 Beach Road is owned by Beach Road Estates Limited (the directors of which are also the directors of Momentum) and is currently occupied by the Beachgrove sales office and associated carparking.
- 21. Figure 4 shows the location of 302 Beach Road in the context of the South Block. Figure 5 shows the indicative layout of the Care Home on 302 Beach Road in the context of the Retirement Village.



Figure 4: Location of the South Block (Retirement Village, 310 Beach Road) and paper road included in the Referral Application, and 302 Beach Road on which the Care Home is now proposed (subject to approvals required under the RMA outside of the fast-track approvals process)

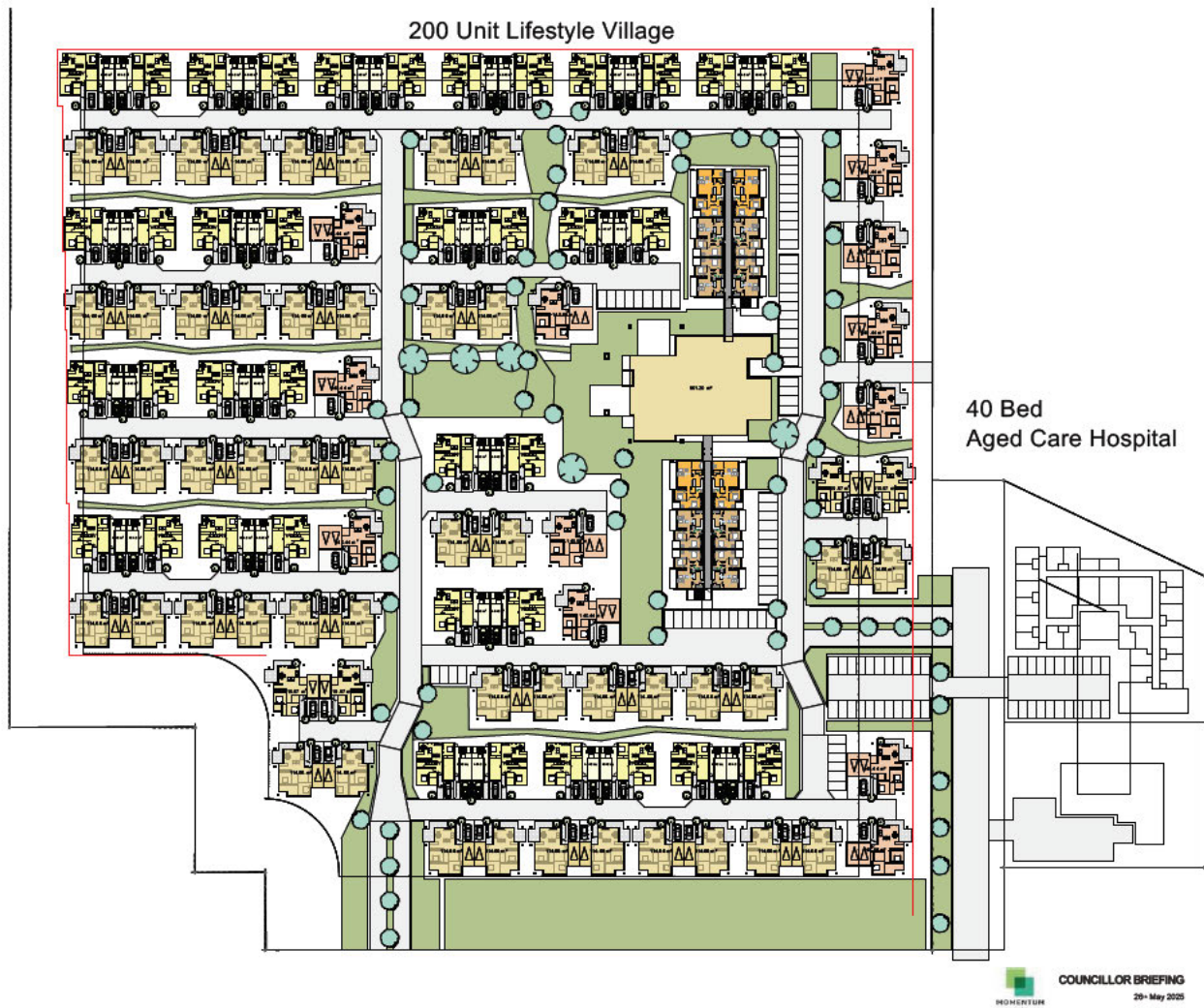


Figure 5: Indicative Site Development Layout for South Block (Retirement Village, 310 Beach Road) as part of Referral Application, and for Aged Care Hospital on 302 Beach Road (subject to separate resource consent process outside of the fast-track approvals process)

22. While the Care Home on 302 Beach Road would be integrated with the Retirement Village (as indicated in Figure 5), it is not critical to the Project that the Care Home is included in the Referral Application, or that the Project needs to proceed with the Care Home. While integrated, the Retirement Village and the Care Home can be treated as separate components.
23. 302 Beach Road is located within the Residential 2 Zone under the Operative Waimakariri District Plan (**ODP**) and Medium Density Residential Zone (**MRZ**) under the PODP. By comparison, 310 Beach Road is within the General Rural Zone under the ODP (it is also MRZ under the PODP). In this regard, the zoning of 302 Beach Road under the ODP is more enabling of residential development, including retirement villages.
24. The Care Home on 302 Beach Road would require similar RMA approvals from WDC and the Canterbury Regional Council as those required for the Retirement Village on 310 Beach Road. All approvals for the Care Home on 302 Beach Road would be sought from the respective authorities by Momentum outside of the fast-track approvals process.
25. For historical context, 302 Beach Road was created as part of the existing Beachgrove development. Subdivision consent (RC145503) granted by WDC in December 2014 authorised Stage 2 of Beachgrove, which included the creation of Lot 401, a balance lot (refer Figure 6).

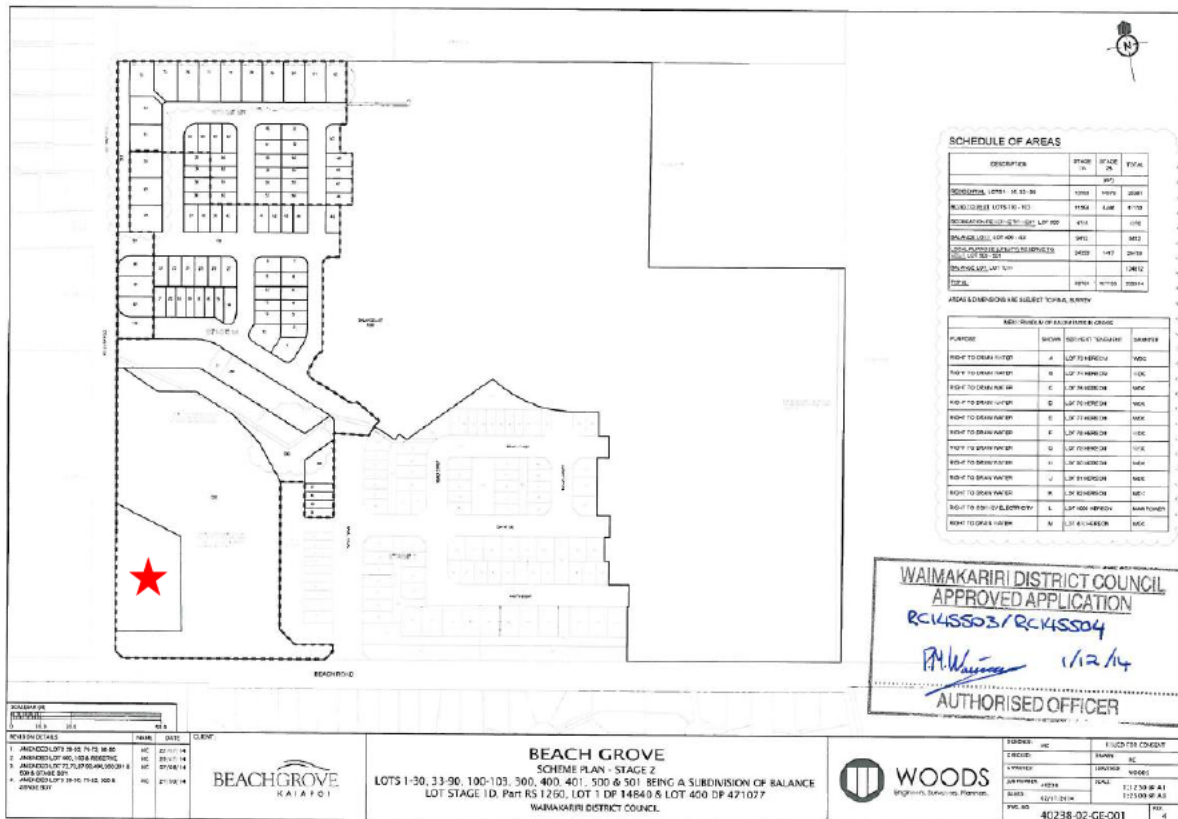


Figure 6: Approved subdivision plan (RC145503, December 2014) showing Lot 401 (red star) – subsequently further subdivided to create 302 Beach Road (Lot 112 DP 498086) and 306 Beach Road (Lot 113 DP 498086)

26. RC145503 included the following condition in relation to Lot 401:
 30. **Development of Lots 400 & 401**
 - 30.1 No building shall be established on Lots 400 or 401 until the required connections to the reticulated services have been provided, and the minimum land levels attained so to be in accordance with the requirements of the Waimakariri District Plan.
 - 30.2 Condition 30.1 as it applies to Lot 400 and Lot 401 shall be subject to a Consent Notice pursuant to section 221 of the Resource Management Act (1991) to be registered on the computer freehold register for Lot 400 and Lot 401.
27. Lot 401 was subsequently subdivided to create two separate lots, being the subject 302 Beach Road and 306 Beach Road. As can be seen from Figure 4 above, the Beachgrove sales office has been established on 302 Beach Road and a childcare facility has been established on 306 Beach Road.
28. The above conditions were effectively rescinded upon the subsequent subdivision that created 302 and 306 Beach Road, and the establishment of the sales office and childcare centre on the same. There are no enduring requirements from RC145503 or subsequent subdivision and/or land use consents, or encumbrances on the record of title (1225496, **Appendix C**), that would impact the proposed establishment of the Care Home on 302 Beach Road.

Timely, cost-effective and efficient operation of the fast-track process

29. We consider that the RMA approvals for the Care Home required to authorise this part of the Project outside the fast-track approvals process will not detract from either of the matters referred to at section 22(1)(b)(i) and (ii) of the FTAA. In particular, the need for these other approvals:
- a. Will not impede or adversely affect the fast-track approvals process facilitating the Project, by enabling the Project to be processed in a more timely and cost-effective way than under normal processes, and
 - b. Will not materially affect the efficient operation of the fast-track approvals process.

Matter 3: Approvals under the Freshwater Fisheries Regulations 1983 (FFR)

3. *The section 17 comments received from the Department of Conservation (DOC) for the project acknowledged that it is proposed to undertake works in McIntosh Drain, and to potentially temporarily or permanently install culverts in the drain. DOC also acknowledged that resource consents (under the National Environmental Standards for Freshwater) may be required for activities associated with the diversion and reclamation of onsite farm drains as part of works to establish the retirement village. In light of this, DOC requested clarification on whether any activities proposed in natural rivers, streams, or water meet the criteria for complex freshwater fisheries activities and, if so, whether the applicant is also seeking these approvals under the fast-track approvals process, or intends to instead obtain approval separately outside of this process.*

Please confirm whether the project includes any works that meet the criteria for complex freshwater fisheries activities under the Freshwater Fisheries Regulations 1983, and if so, how these will be obtained.

30. A "complex freshwater fisheries activity approval" means an approval that would otherwise be applied for under regulation 42 and 43 of the FFR. This includes the construction of any culvert or ford in any natural river, stream or water in such a way that the passage of fish would be impeded, and the construction of dams and diversion structures.
31. Based on the information and advice currently available, we consider it is unlikely that the Project includes any works that meet the criteria for complex freshwater fisheries activities under the FFR. However, Momentum cannot entirely rule out the possibility that an approval under the FFR will be required.
32. Accordingly, and for the avoidance of doubt, we confirm that Momentum is also seeking approval under the fast-track approvals process for any works that meet the criteria for complex freshwater fisheries activities that would otherwise be applied for under regulation 42 or 43 of the FFR, for the whole Project site.
33. Momentum anticipates that pre-lodgement consultation with the Department of Conservation (**DOC**) during the substantive stage of the FTAA process will be important to further inform this part of the Project.
34. For completeness, we outline below the works that could potentially trigger the need for approvals under regulations 42 and 43 of the FFR.

McIntosh Drain realignment

35. Instream structures are proposed to be installed in the McIntosh Drain as part of the ecological restoration and realignment of McIntosh Drain. Instream structures will likely be temporary or permanent culverts. These culverts will not impede fish passage.
36. Momentum confirm that no fish salvage activities or other complex freshwater fisheries activities are proposed as part of the Project.

37. Overall, the Project is not expected to result in detrimental effects on ecological values. On the contrary, it is likely to enhance ecological values through increased botanical values, indigenous vegetation cover and habitat for native fauna.

Retirement Village onsite farm drains

38. As part of the work to establish the Retirement Village on the South Block, there will be activities associated with the diversion and reclamation of onsite farm drains. The instream structures that will be installed as part of this work will not impede fish passage.
39. The farm drains provide no habitat for fish, the current water level means fish passage into the drain is not possible, and the ecological values of the farm drain are considered negligible.
40. For completeness, there is no "natural river, stream or water" on 302 Beach Road, meaning works to establish the Care Home on this site would not require approval under the FFR.

Conclusion

41. We trust that the above information addresses your queries, however please do not hesitate to contact us should you require any further information.

Yours faithfully

SAUNDERS & CO



Chris Fowler

Partner

Email: s 9(2)(a)



Gabi Newman

Lawyer

Email: s 9(2)(a)