

Response ID ANON-URZ4-5FT4-R

Submitted to Fast-track approval applications  
Submitted on 2024-05-03 15:39:54

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:  
Momentum Land Limited

2 Contact person

Contact person name:  
Margo Perpick

3 What is your job title

Job title:  
Lawyer

4 What is your contact email address?

Email:  
s 9(2)(a)

5 What is your phone number?

Phone number:  
s 9(2)(a)

6 What is your postal address?

Postal address:  
  
Saunders & Co Lawyers  
s 9(2)(a)

7 Is your address for service different from your postal address?

No

Organisation:

Contact person:

Phone number:

Email address:

Job title:

Please enter your service address:

Section 1: Project location

Site address or location

Add the address or describe the location:

Address: 310 Beach Road, Kaiapoi

The site is less than 500m from the northern edge of Kaiapoi Town Centre. There are no relevant interests on the Title. The site comprises a total area of 6.04 hectares and is shown in Figures 1 and 2 of Appendix 1.

The site is generally flat (approximately 400mm fall from north to south) and was originally used as pastoral land from the 1940s to 1980s. There is an existing dwelling located in the south-eastern corner which was constructed during the early 1980s and a second, relocatable dwelling. Apart from some small-scale ancillary buildings (sheds and barns), no other development has occurred on the site.

There are two drains located directly adjacent to the road boundaries of the site. These are referred to throughout this assessment as the “Beach Road drain” and the “eastern drain”. The Beach Road drain is located within road reserve along the southern boundary and flows east. The eastern drain is also located in road reserve (unnamed paper road) and flows south to Beach Road.

The site is located within an existing urban area and is immediately bounded by Kaiapoi North School and Moorcroft Reserve to the north, residential properties to the south and west and the Beachgrove subdivision to the east. Within Beachgrove, the site adjoins the Active Explorers preschool, the Beachgrove sales office and a stormwater reserve.

The wider surrounding area is shown in Figure 3. The Kaiapoi Red Zone, being residential land that was subject to significant damage in the Canterbury Earthquakes and effectively ‘de-urbanised’, is located to the south-east of the site, on the southern side of Beach Road. Urbanisation has shifted to the north on account of the loss of this land for residential use.

Within the red-zoned land is Norman Kirk Park which features recreational amenity areas, including a nature reserve, dog walking areas, sports fields and trails along the Kaiapoi River. Other surrounding amenities include the Kaiapoi Golf Club, Domain and Park, and the Aquatic Centre.

#### Zoning

Under the Operative Waimakariri District Plan (OWDP), the site is in the Rural Zone. It is, however, surrounded by land in the Residential 1 and 2 Zones, as shown in Figure 4 of Appendix 1. Kaiapoi North School is also partially located in the Rural Zone.

Under the PWDP, including Variation 1, the site is in the Rural Lifestyle Zone, as shown in Figure 5 of Appendix 1. The adjoining residential properties and Kaiapoi North School are within the Medium Density Residential Zone, with the Beachgrove stormwater reserve located in the Open Space Zone.

Images attached as Appendix 1 include:

Figure 1: Aerial Photograph of the Application Site, showing the current land use of the site and residential areas close by

Figure 2: the Site (outlined in red) relative to Kaiapoi Township

Figure 3: The site (marked by a red circle) identified as within a Future Development Area in Map A of Chapter 6 of the Canterbury Regional Policy Statement, and showing the site in relation to other urban areas in the Waimakariri District

Figure 4: map of the site in the Operative Waimakariri District Plan

Figure 5: map of the site in the Proposed Waimakariri District Plan

Figure 6: Plan View of the proposed Retirement Village, showing the Indicative Site Development Plan

Figure 7: Proposed Outline Development Plan

Figure 8: Kaiapoi Development Area Outline Development Plan

The lot is legally described as Lot 2 DP 83191. The Certificates of Title are attached as Appendix 2.

File upload:

Appendix 1 - Site Images (Doc6576049).pdf was uploaded

Upload file here:

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Do you have a current copy of the relevant Record(s) of Title?

Yes

upload file:

Appendix 2 - Certificate of Title.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

David Colin Moore and Sandra Shirley Moore

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur

Please write your answer here:

**s 9(2)(b)(ii)** Provided that the appropriate consents and/or land zoning is given, the applicant will be able to undertake the work that is required for the project. The applicant has already undertaken substantial residential development on the neighbouring Beach Grove block of land.

## Section 2: Project details

What is the project name?

Please write your answer here:  
Beach Road Retirement Village

What is the project summary?

Please write your answer here:

The project is to construct and operate a retirement village in Kaiapoi, Waimakariri District. The retirement village will comprise:

- a. A lodge building
- b. Two apartment blocks (west block and east block) comprising a total of 115 apartments
- c. 10 care suites within the ground floor of the west apartment block
- d. An 80-bed care home with associated amenities
- e. 96 single level villas
- f. Access, car parking, loading and manoeuvring areas
- g. Entry signage
- h. Stormwater conveyance
- i. Associated earthworks and landscaping

#### Background

The site is in the Rural Zone in the Operative Waimakariri District Plan (OWDP) and in the Rural Lifestyle Zone in the Proposed Waimakariri District Plan (PWDP). The site is, however, identified as a Future Development Area (FDA) in the Canterbury Regional Policy Statement (CRPS), see Figure 10 in Appendix 1. Such areas have been identified as being required to address projected shortfalls in housing development capacity in Greater Christchurch. The PWDP includes a mechanism, via a certification process, to change the zoning of the site from rural to residential. The applicant has also lodged submissions on the PWDP and Variation 1: Housing Intensification to seek that the site is rezoned to Medium Density Residential.

What are the project details?

Please write your answer here:

A proposed Outline Development Plan is shown as Figure 7 in Appendix 1, which indicates the location of various transport networks, residential areas, landscaping, stormwater management area and stormwater collection routes, local purpose reserve.

An Indicative Site Development Plan for the proposed development is shown in Figure 6 in Appendix 1. The elements of the proposed site development are as follows:

#### Villas

The villas are located around the perimeter of the site, providing a low-level interface (single storey) with adjoining residential properties. They are arranged in duplexes and are a mix of two and three bedroom units. Each villa is provided with a private outdoor living area and landscaping.

#### Lodge Building

Onsite amenities for all retirement village residents will be provided within a single-storey lodge building. These amenities include:

- a. Lounge, dining and café/bar
- b. Indoor pool
- c. Library
- d. Gym
- e. Salon/wellness area

#### Apartment Blocks and Care Suites

Two apartment buildings are located central to the site. These are referred to as an “east block” and a “west block”. The buildings are arranged in two areas of four levels, and two areas of six levels.

A total of 115 apartments are proposed within the two buildings. These range from one to three bedrooms. All apartments are provided with balconies for outdoor amenity.

The east block has a ground floor parking area which residents can access internally.

The two apartment buildings and the lodge building are linked at ground floor level to provide for resident and staff circulation.

Ten care suites and associated lounge/dining areas and a nurse’s station are located on the ground floor, connecting through to the Care Home and Dementia Unit building.

#### Care Home and Dementia Unit

The Care Home and Dementia Unit comprises the highest level of care available at the retirement village. This is located within a two-storey building, closest to Beach Road, and will contain 60 care beds and 20 dementia beds.

#### Transport

The retirement village will have two access points. The main entry will be from Beach Road to the east of Meadow Street. A second access is proposed from the unnamed legal road adjoining the eastern boundary of the site. The formed section of the legal road currently terminates at the Beachgrove sales office. It is proposed to extend this approximately 90 metres to the north, terminating in an 8 metre radius cul-de-sac.

A total of 338 car parking spaces are proposed across the site.

An internal network of footpaths will be provided. These will be 1.5 metres wide and are largely located centrally around the main buildings.

#### Traffic generation

Traffic generated from the retirement village complex (including residents and staff) is anticipated to be 773 vehicle movements (two-way) per day and 102 movements in the commuter peak hour. The rates are “worst case scenario”, based on residents being largely independent. In reality, a number of residents will have lower independence, particularly those in the care home.

#### Stormwater Swale

A swale is proposed around the northern, western and southern boundaries of the site to convey the 200-year flood event.

The swale will discharge under the paper road and to the Beach Road north swale via a bubble up system. The swale has been designed to store approximately 1600m<sup>3</sup> for attenuation purposes.

The swale will comprise a trapezoidal channel section, with 1V:4H side slopes. The base will be a minimum of 0.5m wide and covered with rock to reduce base degradation.

#### Landscaping

The proposed landscape design seeks to achieve the following:

- a. Create connection to Kaiapoi township and the surrounding landscape;
- b. Integrate built environment with landscape and provide outdoor spaces that take into consideration privacy and outlook;
- c. Use a plant palette and materials that are drawn from local context.

The design package is comprehensive and includes:

- a. A planting strategy and plant palette;
- b. Pedestrian connectivity and paving;
- c. Wayfinding strategy;
- d. Fencing details;
- e. Furniture strategy;
- f. Lighting strategy;

Landscaping will be undertaken following the completion of each stage of the development.

#### Wastewater

Although Council has advised that the wastewater pump station adjacent to the site is at peak capacity and no further connections can be made, there is in fact sufficient sewer capacity in the treatment plant about 2 km away down Beach Road. That is, while the pump station may be at capacity, there is no issue with treatment capacity.

Nevertheless, Momentum will service the site by the low-pressure sewer (LPS) network that services the Beachgrove subdivision.

Wastewater will be discharged, via gravity, into a series of private LPS tanks and pumps, before being routed down Beach Road and connecting into the Beachgrove network at the Beach Road/Tuhoe Avenue intersection.

#### Water Supply

Water reticulation, including fire hydrant supply, will be provided by a network of private water mains to be laid within the site.

The reticulation is proposed to connect to the existing 300mm diameter distribution main which runs parallel to the eastern boundary of the site with the unformed legal road.

Firefighting water supply design will be determined in accordance with SNZ PAS 4509:2008 at detailed design stage.

#### Stormwater

A primary pipe reticulation network will collect and convey stormwater runoff from the site up to the 10% AEP event. The network will discharge into the proposed swale around the boundary of the site. The swale has been designed to accommodate peak runoff from a 0.5% AEP event.

Stormwater runoff within the internal road corridors will be collected by sumps, treated with proprietary devices and discharge directly into the reticulated stormwater system within the site. The sumps will be in the kerb and channels adjacent to the formed internal carriageway. The runoff will ultimately be discharged to the boundary swale.

Road corridors will also be used as secondary flow paths to direct stormwater runoff in the event there is a blockage of the sumps or during a larger rainfall event. Secondary flows will be directed to the swale.

Stormwater runoff from roofs will discharge via a series of downpipes to an internal piped network, discharging directly to the swale. This water is considered clean and therefore no treatment is proposed.

#### Upgrade Works with Road Reserve

There is a short section of open drain on the northern side of Beach Road, between two sections of piped reticulation. This open drain is proposed to be filled in and the existing pipe extended to connect to the culvert under the paper road to the east of the site. These works will allow the road frontage to be upgraded with kerb and channel and the existing footpath (which currently terminates outside 332 Beach Road) to be extended.

As previously stated, the unnamed legal road will be extended approximately 90 metres to the north, terminating in an 8 metre radius cul-de-sac which

will be contained within the legal road boundaries. There is an existing shared path along this road which will be realigned along the formed portion of the road.

#### Earthworks

Bulk earthworks are proposed to prepare the site for residential development. A total of approximately 18,000m<sup>3</sup> of topsoil will be stripped, to a depth of 300mm. Of this, 7,000m<sup>3</sup> will be respread and 11,000m<sup>3</sup> will be removed and disposed of at a facility authorised to receive the material.

Approximately 3,000m<sup>3</sup> of excavation will be undertaken to create the swale around the outside of the site. Cut depths will be up to 1.25m and retained by retaining walls in places.

A Construction Management Plan (CMP) will be prepared prior to works occurring at the site. This Plan will detail the methodology of works and the environmental controls in place to mitigate issues such as silt and sediment runoff, dust, noise and discharges. As part of the CMP, a detailed site-specific Erosion and Sediment Control Plan (ECSP) will be created by the project engineer and in conjunction with the contractor for the project. This will be prepared in accordance with ECan's Erosion and Sediment Control Toolbox for Canterbury and will be submitted to Council for approval prior to commencement of works.

#### Acoustic Fencing

The applicant proposed to install acoustic fencing along the boundary of Beach Road.

Describe the staging of the project, including the nature and timing of the staging

Please write your answer here:

The development will be constructed in the following stages:

#### Stage Works to be undertaken

- 1 16 villas
- 2 16 villas
- 3 22 villas and the lodge building
- 4 26 villas
- 5 16 villas
- 6 39 apartments and extension to the lodge building
- 7 18 apartments, 10 care suites and reception
- 8 37 apartments
- 9 21 apartments
- 10 Care home building

What are the details of the regime under which approval is being sought?

Please write your answer here:

The regime under which approval is being sought is the Resource Management Act (RMA) 1991.

Momentum is seeking approval for a resource consent for a non-complying activity

The applicant is seeking approval under the following sections of the RMA:

From the Waimakariri District Council  
Resource Consent Application includes:  
s9 RMA land use

From Environment Canterbury  
Resource Consent Application includes:  
s 9 RMA Land use permit  
s 14 RMA Water permit  
s 15 RMA Discharge permit to subdivide

Given the zoning of the site currently remains rural, resource consent is required for a non-complying activity under the OWDP. Under the PWDP, resource consent is required for a restricted discretionary activity as the site is within a Ngā Tūranga Tūpuna Overlay and rules relating to this overlay have immediate legal effect on notification.

Consent is also required for a discretionary activity under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS). This is because there is potential for site contamination and a Detailed Site Investigation (DSI) cannot be undertaken until the site is cleared of buildings.

If you seeking approval under the Resource Management Act, who are the relevant local authorities?

Please write your answer here:

Waimakariri District Council and Environment Canterbury

What applications have you already made for approvals on the same or a similar project?

Please write your answer here:

A Resource Consent Application was lodged with the Waimakariri District Council on 9 December 2022 for the same activity and is ongoing, although it has been put on hold pending resolution of Momentum's submission to the PWDP seeking rezoning of the subject site.

The applicant acknowledges that, should it be selected as a project to be listed on Schedule 2, it may be required to withdraw any resource consent applications currently lodged for the same activity.

The applicant is also seeking rezoning of the subject land as part of the plan review process for the Waimakariri District Plan, and has lodged a submission seeking that the subject land be shown as Greenfields Residential on the Greater Christchurch Spatial Plan.

The applicant also made a submission on the Fast Track Bill, as a member of the Canterbury Housing Supply Group. That submission asked for approval powers to be inserted into the Bill to change provisions in Regional and District Plans.

If such powers are inserted into the Bill, the applicant hereby applies for a decision to amend:

- a. The Greater Christchurch Spatial Plan to show the subject land as Greenfields Residential and otherwise within the Greater Christchurch urban boundary; and
- b. The Canterbury Regional Policy Statement to show the subject land as within the urban boundary on Map A of Chapter 6 of the CRPS; and
- c. The operative and proposed Waimakariri District Plans to rezone the Momentum land to Medium Density Residential Zone.

Is approval required for the project by someone other than the applicant?

No

Please explain your answer here:

**s 9(2)(b)(ii)** . Provided that the appropriate consents and/or land zoning is given, the applicant will be able to undertake the work that is required for the project.

If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed?

Please write your answer here:

The project is shovel ready. As soon as approvals are granted, the project is ready to begin.

From start to finish, the project is expected to take 5 – 8 years, depending on the market conditions.

Detailed design is already underway. A Civil infrastructure Report has been prepared, and provides detail about the development staging, layout, earthworks, erosion & sediment control, roads, three waters and utilities.

Funding: From internal and external sources as required

### Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Any effects on persons will be no more than minor. The properties adjoining the western boundary of the site may have no more than minor effects associated with the height of the apartment buildings, and flood displacement of up to 30mm. The affected person written approval of the project has not as yet been obtained.

Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.

Please write your answer here:

Direct neighbours on the west and north boundaries, including the Kaiapoi North School and the local Iwi, have been consulted by Momentum and are well aware of the proposed retirement village development. On the eastern boundary, the land is owned by Beach Road Estates Limited, a sister company to Momentum and under similar ownership to Momentum, so has effectively been consulted with regard to the proposed retirement village development. The site bounds directly with Beach Road on the southern boundary, with no direct neighbours.

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Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

not applicable

## Section 4: Iwi authorities and Treaty settlements

What treaty settlements apply to the geographical location of the project?

Please write your answer here:

The Waimakariri District's territorial area sits within the takiwā (territory) of Ngāi Tūāhuriri which is one of eighteen Ngāi Tahu regional papatipu rūnanga, constituted under the Te Runanga o Ngai Tahu Act 1996. Ngai Tahu's treaty claim was settled in 1998, by the Ngai Tahu Claims Settlement Act 1998.

Ngai Tahu's treaty settlement does not directly relate to the applicant's land, but to the wider Canterbury area.

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

NA

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

NA

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

No

Has the applicant has secured the relevant landowners' consent?

Yes

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

NA

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

NA

Upload your assessment if necessary:

No file uploaded

## Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

In summary, there are no more than minor adverse effects on the environment anticipated to happen as a result of the development, and the land is well suited to residential development.

An assessment of the effects on the environment is attached at Appendix 3.

Upload file:

Appendix 3 - Assessment of Environmental Effects (Doc6569237).pdf was uploaded

## Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

In summary,

Assessment of the project against National Policy Statements and National Environmental Standards is attached at Appendix 4 (Appendix 4 also contains Appendix 5 within the same document and is therefore named appendix 4 & 5).

File upload:

Appendix 4 & 5- Assessment against NPS & NES and assessment against local and regional planning documents (Doc6569092).pdf was uploaded

## Section 7: Eligibility

Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

Yes

Please explain your answer here:

Yes. Momentum has been trying to enable residential development of the site and provide aged care facilities in Kaiapoi through the normal RMA process. However, under this normal process the project may have to wait 3 to 4 years until all the approvals are obtained to allow the development to go ahead.

The normal RMA process involves rezoning the land through plan change processes and applying for a resource consent to subdivide. Momentum is currently involved in the Waimakariri District Plan Review to rezone the land from Rural Lifestyle Zone to Medium Density Residential Zone.

For this rezoning process to occur the Proposed Waimakariri District Plan (Proposed Plan) must become operative. We are currently in the hearings process on the Proposed Plan. The last hearing is scheduled for September 2024. In addition, all possible appeals on the Proposed Plan must be concluded, before the Proposed Plan is operative. This process could easily take another 2-3 years.

Once the Proposed Plan is operative, Momentum needs to apply to the Waimakariri District Council and Environment Canterbury for a resource consent to subdivide the land, and all other necessary land use and site development approvals to allow for the development of the site. This approval process could potentially take another two years to complete.

In summary, under the normal RMA process, the project would not get approval until 3 to 4 years into the future. In that time it is assumed inflation will affect costs for materials and labour, along with costs related to financing. Developing the site sooner, rather than later, will help mitigate the effects of these rise in costs.

The development of the site on the short term will also met the need for suitable homes for people in the later stages of their life and help drive down the overall costs for aged care facilities in the Waimakariri District.

What is the impact referring this project will have on the efficient operation of the fast-track process?

Please write your answer here:

The project is anticipated to allow for the efficient operation of the fast-track process for the following reasons:

- There are no significant environment effects associated with the project
- Momentum can compile a comprehensive subdivision consent application at short notice
- The project is generally supported by the District Council and planning instruments
- Momentum has the appropriate inhouse knowledge and funding to progress the application through the fast-track process.

Has the project been identified as a priority project in a:

Local government plan or strategy

Please explain your answer here:

Since 1999 the site has been identified as an area providing opportunity for residential growth. In the Urban Development Strategy 2007, Kaiapoi North was identified as an Indicative Growth Area. The Land use Recovery Plan 2013 prepared under the Canterbury Earthquake Recovery Act 2011 included the site within the Projected Infrastructure Boundary (PIB). The PIB identifies the planned extent of urban development un greater Christchurch after 2028.

The Waimakariri Proposed District Plan (Proposed Plan) was notified in September 2021. As previously stated, the site is in the Rural Lifestyle Zone in the Proposed Plan. The site is also in the Kaiapoi Development Area which covers the Future Development Areas (FDAs) in Kaiapoi, as shown on Map A in the Canterbury Regional Policy Statement.

The Proposed Plan states that the FDAs will be required to respond to population growth. An Outline Development Plan (ODP) has been included in submission on the Proposed Plan and identifies the site for residential activities. The ODP identifies the application site for residential activities. An image of the ODP is in the images in Appendix 1 of the application.

In response to the changing planning environment and anticipated future residential land use, there has been a gradual urbanisation of the receiving environment surrounding the site in recent years. An aerial photograph showing the urbanisation of the areas surrounding the subject site is attached in Figure 1 of Appendix 1.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

Yes. Within the Canterbury Region, and particularly within the Greater Christchurch sub-Region, the addition of a further 220+ housing units will be extremely significant in terms of housing infrastructure. This development will also deliver significant benefits in terms of employment opportunities and well-functioning urban environments.

Will the project:

increase the supply of housing, address housing needs, contribute to a well-functioning urban environment

Please explain your answer here:

The project will increase the supply of housing and meet housing needs because:

An Economic Assessment has been prepared by Insight Economics. This advises that the district's population has grown rapidly in recent years, with this rapid growth is set to continue well into the foreseeable future. In particular, the number of people aged 70-plus is anticipated to increase by 170% over the next 30 years, to become more than a quarter of the district's population. As such, there is a pressing need to provide new housing options that cater directly to the unique needs of this rapidly growing demographic. Doing so will enable the 70-plus demographic to leave their homes if they choose to, which will provide extra housing capacity for younger people / families.

The district is unlikely to meet its obligations under the National Policy Statement for Urban Development to provide "at least" sufficient capacity "at all times" to meet ongoing growth in housing demand.

Currently, there is little greenfield land available for development in Kaiapoi. The only significant undeveloped residential land left is the remainder of Beachgrove. Even then, this is limited to approximately 200 lots. As such, to meet ongoing growth in housing demand, new greenfield locations need to be opened up.

An analysis of alternative sites has determined that there are only nine sites within Kaiapoi, inside the PIB, that are large enough to accommodate the proposed retirement village. None of these, however, are available for purchase and the majority contain existing land uses. As such, the application site is the only site in Kaiapoi that is suitably located and is available for the proposed development at this time.

The project will contribute to a well-functioning urban environment because:

- a. The site is well suited to urban intensification due to its size, shape, and proximity to the Kaiapoi Town Centre and associated services, key arterial routes, amenities and wider recreational opportunities.
- b. The proposal delivers an appropriate urban pattern and built form with a range of unit types and styles to suit the retirement village market, providing a full continuum of aged care.
- c. The development will improve the visual quality of the streetscape which is presently not maintained well, with ageing machinery and vehicle storage clearly visible.
- d. The central location of the apartment complex means that any adverse effects on both adjacent neighbours and the surrounding environment, due to the increased height, will be minimal.
- e. The buildings will promote passive surveillance of Moorcroft Reserve and the paper road and associated shared path, increasing sense of safety for public users and enhancing CPTED outcomes generally.
- f. The buildings have been differentiated, articulated and modulated, with varying use of materials and colours, and deliver a cohesive design outcome.
- g. The proposal represents a sensible and desirable urban design solution to Kaiapoi's ageing population which will have benefits for the town centre and surrounding community.
- h. The development will be integrated cohesively with the surrounding urban environment, with residents being able to walk, bike or mobility scooter safely to the town centre and other amenities.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The proposal will provide a substantial, direct boost in the district's dwelling capacity, particularly for the relatively large percentage of its population that are moving into retirement age, thereby helping to narrow the gap between likely future supply and demand.

The following summarises the findings of the Economic Assessment prepared by Insight Economics. The report advises:

Policy 1 of the NPSUD requires the provision of a range of housing typologies to meet a wide range of needs and preferences. The proposal gives effect to this by catering for a specific demographic which is projected to grow. Within the proposed retirement village development, there are also a range of unit and apartment sizes to cater for everyone.

The proposal provides an opportunity for existing Kaiapoi residents to “age in place”, thereby retaining important social connections.

By providing housing options to the ageing population, this frees up older, larger dwellings for families or first home buyers.

Development of the land will provide significant commercial support for Kaiapoi businesses, as retirement village residents travel significantly less than younger people, on average. This means that the residents will be more likely to shop and access services in Kaiapoi itself, rather than in Christchurch City.

The proposal seeks to enable a high-density, high-quality master-planned retirement village that puts the land to its highest and best economic use. In doing so, it maximises economic efficiency in the underlying land market.

The proposal will generate employment, both in the construction phase and for ongoing operation of the retirement village, thereby adding to the economic benefits of the development.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

NA

Will the project support development of natural resources, including minerals and petroleum?

No

Please explain your answer here:

NA

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

Yes

Please explain your answer here:

Yes, by locating new residential development so close to the existing Kaiapoi Town Centre, and enabling trips on foot, cycle and by mobility scooter, the project will support climate change mitigation, including the reduction or removal of greenhouse gas emissions.

Will the project support adaptation, resilience, and recovery from natural hazards?

Yes

Please explain your answer here:

Yes. The project has been engineered to ensure that all natural hazard effects will be mitigated or removed, to support adaptation and resilience for the residents and community.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

The project will address the urgent need for additional housing supply in the Waimakariri District and Greater Christchurch sub-region.

Is the project consistent with local or regional planning documents, including spatial strategies?

Yes

Please explain your answer here:

Greater Christchurch Spatial Plan and Canterbury Regional Policy Statement

The proposal is consistent with the Greater Christchurch Spatial Plan, and with the CRPS as a whole. Although Policy 6.3.5 of the CRPS seeks to “avoid” noise sensitive within the 50dB Ldn airport noise contour for Christchurch International Airport, the more recently decided GCSP seeks only that such development be “carefully managed”. At any rate, Policy 6.3.5(4) contains an exception regarding residential greenfield areas identified on Map A for Kaiapoi (known as the ‘Kaiapoi exception’) which has provided offset for the displacement of residences as a result of the 2010/2011 Canterbury Earthquakes and also to allow for contiguous and consolidated development of Kaiapoi.

Policy 6.3.3 of the CRPS provides for development in FDAs in accordance with an ODP, and so enables development within the Kaiapoi FDA, including the

subject site. The Kaiapoi ODP (included in the PWDP) indicates that the site is for residential use and illustrates that the proposal will provide for contiguous and consolidated residential development of North Kaiapoi. Consequently, the proposal is consistent with the overall policy setting of the CRPS in providing for residential growth within FDAs at Kaiapoi. Also, the Acoustic Assessment demonstrates that the retirement village development will not affect airport operations, due to mitigating factors.

#### Operative Waimakariri District Plan

Because the land is currently zoned Rural, in spite of the fact that it is surrounded by urban development and is only 500m away from the Kaiapoi Town Centre, the proposal could be seen as contrary or inconsistent to some objectives and policies of the OWDP, particularly those relating to the rural zone. Given the OWDP was made operative in 2005, it is inconsistent, in parts, with more recent higher order documents, including the NPS-UD, Change 1 to the CRPS, and the Greater Christchurch Spatial Plan.

Looking at the OWDP overall, the proposal is generally consistent with the relevant objectives and policies. The zoning anomaly does, however, result in some inconsistencies on face value, as follows:

- a. The proposal may be considered inconsistent with Objective 14.1.1 and Policies 12.1.1.5 and 14.1.1.2. This is because the density of the development is greater than what is provided for in the Rural Zone, and that rural activities will not be undertaken.
- b. The proposal may be considered contrary to Policy 14.3.1.1, which requires “avoidance” of noise sensitive activities in the Rural Zone beneath the 50 dB Ldn airport noise contour. However, this policy is clearly inconsistent with the recently decided Greater Christchurch Spatial Plan, which only requires “careful management” of such activities.

On balance, when considering the objectives and policies as a whole, and taking into consideration that the site does not exhibit rural character, the proposal is largely consistent with, and certainly not contrary to, the OWDP.

#### Proposed Waimakariri District Plan and Variation 1

The site is located in the Rural Lifestyle Zone and the Kaiapoi Development Area. The Development Area is covered by the Kaiapoi Outline Development Plan.

The ODP contained in Figure 7 of Appendix 1 was notified in September 2021. This shows the site as largely General Residential Density, with a Medium Residential Density along the northern and eastern boundary. Variation 1 proposes that the entire site becomes Medium Density Residential, however the ODP is yet to be updated.

The site is also subject to the following overlays:

- a. Urban Flood Assessment Area
- b. Coastal Flood Assessment Area
- c. Liquefaction
- d. Kaiapoi Fixed Minimum Finished Floor Overlay (RL2)
- e. Plains Geographic Area
- f. Low Plains Ecological District
- g. Ngā Tūranga Tūpuna Cultural Landscape
- h. Christchurch International Airport (CIA) 50dB noise contour

Some rules in the PWDP and Variation 1 have immediate legal effect from the date of notification. The only rule which affects this application is SASM-R4 which relates to earthworks and land disturbance in sites and areas of significance to Maori. The site is within a Ngā Tūranga Tūpuna Overlay, where earthworks are restricted.

The proposed earthworks are a restricted discretionary activity under the PWDP.

Assessment of the project against regional and district planning documents is attached at Appendix 5 (Appendix 5 is contained within the document titled 'Appendix 4 & 5')

Anything else?

Please write your answer here:

Furhter details regarding an assessment against regional and local planning documents is contained in 'Appendix 4 &5' filed in Section 6.

Does the project includes an activity which would make it ineligible?

No

If yes, please explain:

No, the project does not trigger any of the other provisions set out in clause 18 of the Fast-Track Approvals Bill.

## Section 8: Climate change and natural hazards

Will the project be affected by climate change and natural hazards?

No

If yes, please explain:

No, as the site will be designed to engineering standards to ensure that any natural hazards or effects of climate change will be mitigated or removed.

## Section 9: Track record

Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.

Please write your answer here:

Momentum has never been subject to an abatement notice, compliance or enforcement actions under the RMA. Furthermore, they have an excellent track record in carrying out residential development projects in this area.

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## Declaration

Do you acknowledge your submission will be published on environment.govt.nz if required

Yes

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Please write your name here:

Margo Perpick

Important notes