

Response ID ANON-URZ4-5FTA-5

Submitted to Fast-track approval applications
Submitted on 2024-05-03 15:52:21

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:
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:

The site
Momentum Developments Limited (Momentum) is seeking to develop an area of rural land in Kaiapoi into a residential development. The site is located

in the north east of Kaiapoi in the Waimakariri District, and is approximately 28.5 ha.

Address of the site is: 143, 145 & 151 Ferry Road, Kaiapoi

Context

Kaiapoi is a well-established residential settlement, with a strong transport linkage to Christchurch City Centre. Most of the residential development is located on the eastern side of SH1, located in a north-south corridor.

The site is currently zoned Rural Lifestyle zone under the Operative Waimakariri District Plan. Under the Waimakariri Proposed District Plan (Proposed Plan), the land is being rezoned to Medium Density Residential Zone, subject to an Outline Development Plan (ODP). Momentum supports this rezoning and is currently involved in the hearings process of the Proposed Plan.

To the north and east of the North Block, the site is currently bordered by open rural farmland, characterised by open, flat, low-lying farmland with scattered rural residential dwellings and farm buildings to the east and northeast of the North Block. The landform is relatively flat, visually dominated by open pastureland. Existing vegetation is sparse, with a mixture of clusters of native amenity vegetation and exotic shelterbelts along property boundaries. This existing rural land to the north of the North Block, is within the Kaiapoi Development Area. Therefore, future development is anticipated.

To the south of the North Block, is a relatively new development by Momentum, known as Beach Grove. This land has been rezoned from Rural to MDRZ under the PWDP. This development is still under construction and consists of lot sizes between 160m² - 600m², with 1-2 storey residential dwellings.

Images attached in Appendix 1 include:

Figure 1: The location of the North Block ("the site") in Kaiapoi;

Figure 2: The site relative to Kaiapoi Township;

Figure 3: The site under the Operative Waimakariri District Plan zoning

Figure 4: The site under the Proposed Waimakariri District Plan zoning

Figure 5: Proposed Outline Development Plan for the site

Figure 6: Kaiapoi Development Area Outline Development Plan

Figure 7: The site 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 and Christchurch Districts

The site is legally described as: Lot 2 DP 4532, Lot 1 DP 5010 and Lot 5 DP 313322,

The Certificates of Title are attached at Appendix 2A-2C

File upload:

Appendix 1 - Site Images.pdf was uploaded

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

Yes

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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 are 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:

North Block, Kaiapoi

What is the project summary?

Please write your answer here:

The North Block of 28.5 hectares is designed to house approximately 650 residential lots ranging in area from 200m² to 450m², and a small neighbourhood commercial centre of mainly retail lots (see Commercial Centre section). A road network with associated footpaths and drainage etc. will be extended from the existing Beach Grove development, in this case connecting through to Magnolia Boulevard in Moorcroft Estate, branching out through the area to provide access for the proposed lots.

Key features of the project are summarised below:

- A new public road network connecting with existing roading in Beach Grove to the south, Magnolia Boulevard to the west and the balance of the Future Development Area to the north;
- A neighbourhood centre at the intersection of primary connector roads and in close proximity to Beach Grove;
- Stormwater management reserve area as an extension of the McIntosh's Reserve to the east of Beach Grove; and
- Recreational amenities (reserves, pedestrian / cycle links) that complement stormwater management areas and connect with the South Block (via paper road) to create integrated open space amenity.

Background

The Site is subject to flood hazard overlays in the Proposed Waimakariri District Plan (Non-Urban Flood Assessment, Urban Flood Assessment and Coastal Flood Assessment) and located within a High Hazard Area (flooding) as defined in the Canterbury Regional Policy Statement (CRPS), as described in the evidence of Mr Brunton (flooding) .

Part of the North Block lies within the 50dB Ldn airport noise contour as identified in the operative Waimakariri District Plan, the Proposed Plan and Map A of the CRPS.

What are the project details?

Please write your answer here:

The objective of the project is to contribute additional housing in an area experiencing significant demand and a scarcity of available land by introducing an additional 650 high-quality homes alongside essential supporting infrastructure.

The project will be developed through the implementation of an Outline Development Plan (ODP) and supporting provisions, aligning with the current approach taken for all new greenfield developments in Canterbury. The ODP has been developed and refined, by technical assessments commissioned by Momentum. These assessments address the environmental and geotechnical characteristics of the site, as well as the landscape and urban design considerations within the site and its broader context.

The project comprises several specific activities, including:

- Subdivision of the site into various section sizes to accommodate the area and its surroundings.
- Creation of open spaces, including those with dedicated stormwater or flood management functionality, and establishment of public reserves.
- Installation and construction of infrastructure or structures associated with the subdivision and development process, encompassing roading, pedestrian and cycleways, private accessways, driveways, parking areas, and three-waters infrastructure.
- Implementation of earthworks to reshape the site to accommodate the new residential housing.
- Removal of exotic vegetation, as well as landscaping and planting of indigenous vegetation initiatives throughout the site.

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

Please write your answer here:

The project will be developed at the rate of 100 – 150 lots per year.

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 under the following sections of the RMA.

From the Waimakariri District Council
Resource Consent Application includes:
s9 RMA land use
s11 RMA Subdivision
s13 RMA Land Use

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

Given the zoning of the site currently remains rural lifestyle, 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:

In the Proposed WDP and Variation 1, the proposed zoning of the site is Medium Density Residential zone (at 200m² per section) compared to the Rural Lifestyle zoning in the Operative WDP.

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 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: will be available from internal and external sources as required

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

The effects on all Direct Neighbours and other parties, including local Iwi, will be no more than minor.

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 and local Iwi have been consulted by MLL, and are well aware of the proposed rezoning. No submissions on the PWDP, by those parties, have been lodged in opposition to the proposed rezoning to MDRZ.

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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:

NA

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 effects on the environment is attached at Appendix 3

Upload file:

Appendix 3 - Assessment of environmental effects.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, the proposal is consistent with National Planning Standards, National Policy Statements and National Environmental Standards relevant to the project.

An assessment of the project against National Policy Statements and National Environmental Standards is attached as 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.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 additional housing 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 subdivision 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 provide more housing and help drive down the overall costs for housing 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
- The applicant 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:

The Site forms part of the Kaiapoi Development Area as described in Part 3 (New Development Areas) of the Proposed Plan, is located within a Greenfield Priority Area or Future Development Area on Map A of the CRPS, and identified for proposed residential growth in Figure 12 of the Waimakariri 2048 District Development Strategy and Map 14 of the Greater Christchurch Spatial Plan.

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 650 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 because:

The new development will enable up to 650 additional allotments increasing the development capacity of Rangiora and the region as a whole.

An Economics Assessment carried out for the project found that there should be an early release of land in the North East Rangiora Outline Development Area (NER-ODP) identified in the Proposed Plan. This is because there is a profound shortage of available residential land in and around Kaiapoi to absorb strong and sustained demand for additional dwellings in the area.

The assessment shows an estimated shortfall of housing to be approximately 4,000 over the medium term (next 10 years) if no development of the identified Future Urban Development Areas occurs. Within Momentum North a total of approximately 800 lots are proposed helping to address this shortfall, which will help the district meet its medium-term housing bottom line.

The project will address housing needs because:

The development of Momentum North responds to local need, helping to better meet the needs of an evolving population by enabling smaller homes to be built on more compact sections. Momentum North will deliver much smaller section sizes than have previously been provided in Rangiora over the previous 10 years reflecting that Rangiora locals are typically older and less likely to live with a partner, increasing demand for smaller dwellings than that previously provided for. The smaller section sizes, as provided by the rezoning, represents a significant step in the right direction towards higher density development at Rangiora and is appropriately located in proximity to the Rangiora Town Centre.

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

Momentum North will provide for future residential development in close proximity to the existing township of Rangiora. The site is considered walkable to community amenities, such as the nearby High School.

The proposed residential growth would be managed effectively through an ODP which ensures there is sufficient vehicular and pedestrian movement throughout the site, and that the site can be serviced efficiently and effectively.

Momentum North is a logical urban expansion for the township, as it is the only remaining quadrant encircling the town centre that has not been developed, and it is near the existing railway line, where a future transport hub is planned.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The development of Momentum North will generate significant one-off economic impacts, which include:

- Direct effects – which capture onsite activities directly enabled by the project, plus the impacts of businesses that supply goods and services directly to the project; plus

- Indirect effects – which arise when businesses working directly on the project source goods and services from their suppliers, who in turn may need to source good and services from their own suppliers, and so on.

Future construction activity enabled by the proposal could boost national GDP by \$121 million, including flow on effects, generate employment for 900 FTE-years, and generate \$59 million in household incomes. Assuming (say) a 7-year construction period, these translate to annual impacts of \$17.3 million in GDP, employment for 129 people, and \$8.4 million in household incomes.

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:

The project will support the reduction of greenhouse gas emissions by encouraging residents to use public transport, cycle or walk, instead of using a car. By encouraging these positive changes in people's behaviour, the design of the proposal will help reduce carbon emissions over the lifetime of the development.

Further details about these features of the proposal are as follows:

- Provision of an integrated cycle and pedestrian path network throughout the subdivision to provide good connectivity both internally and externally. The site has good interconnectivity with the surrounding environment, located in an area which provides for accessibility and connectivity with the Rangiora township; and
- The provision of a pedestrian crossing on Kippenberger Avenue directly in proximity to the public transport bus stops to encourage the use of public transport and ensure that access to the future commercial lot is suitably provided for.

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

Yes

Please explain your answer here:

Any flooding risk within Momentum North Block can be appropriately managed and designed for as part of the development of the land for residential use.

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.

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

Yes

Please explain your answer here:

In summary, the project is generally consistent with the local and regional planning documents.

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:

A further assessment against local and regional planning documents is contained in Appenedix 5 of 'Appendix 4&5' uploaded to 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, the site has a low natural hazard classification. The proposal will have comprehensive stormwater management (including utilising the proposed stormwater basin system, roading network and the northern flow channel), compliant with the district plan and building code requirements to appropriately manage the effects of flooding.

Overall, any flooding risk within Momentum North can be appropriately managed and designed for as part of the development of the land for residential use.

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, with the successful completion of stage 1 of the Momentum development, which has support from Kainga Ora and the Waimakariri District Council.

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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