

**BEFORE INDEPENDENT HEARING COMMISSIONERS APPOINTED BY THE  
WAIMAKARIRI DISTRICT COUNCIL**

**IN THE MATTER OF**

The Resource Management Act 1991 (**RMA** or  
**the Act**)

**AND**

**IN THE MATTER OF**

Hearing of Submissions and Further  
Submissions on the Proposed Waimakariri  
District Plan (**PWDP** or **the Proposed Plan**)

**AND**

**IN THE MATTER OF**

Hearing of Submissions and Further  
Submissions on Variations 1 and 2 to the  
Proposed Waimakariri District Plan

**AND**

**IN THE MATTER OF**

Submissions and Further Submissions on the  
Proposed Waimakariri District Plan by  
**Momentum Land Limited**

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**EVIDENCE OF ALEXANDER SHANE FAIRMAID  
ON BEHALF OF MOMENTUM LAND LIMITED  
REGARDING HEARING STREAM 12E**

DATED: 2 August 2024

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## **INTRODUCTION**

- 1 My name is Alexander Shane Fairmaid.
- 2 I am a director and shareholder of Momentum Land Limited.
- 3 I have 40 years' experience in property development in both management and governance capacities. I am a shareholder, director and the principal manager of the adjacent Beach Grove development.

## **SCOPE OF EVIDENCE**

- 4 In my evidence I address the following matters:
  - (a) My involvement in the rezoning proposal for Momentum Land Limited.
  - (b) My experience in undertaking land development projects.
  - (c) My support for the notified rezoning of the Momentum Land Site in northeast Kaiapoi from Rural Lifestyle Zone (**RLZ**) to Medium Density Residential Zone (**MDRZ**) under the PWDP; and
  - (d) My response to the s42A officers' report regarding the proposed rezoning of Momentum North Kaiapoi.

## **CONTEXT**

- 5 Momentum Land Limited (**Momentum**) are seeking to rezone approximately 35 ha of land in northeast Kaiapoi (**Site**) to MDRZ in the PWDP, with an Outline Development Plan (**ODP**) applied to the site.
- 6 The rezoning would enable an approximate yield of 1000 households.

## **INVOLVEMENT IN THE REZONING PROPOSAL FOR MOMENTUM LAND, NORTH KAIAPOI /**

- 7 Momentum purchased the land known as the North Block and the South Block (the **Site**) at northeast Kaiapoi in November 2021 with the intention of seeking a rezone that will enable the continued successful expansion of north

eastern Kaiapoi for residential living in a similar vein to the successful Beach Grove development to the south and Moorcroft Estate to the west.

- 8 Since the inception of the rezone process, I've been personally involved in Momentum's request to rezone the North Block and the South Block to MDRZ under the PDWP and Variation 1.
- 9 If successful with the rezone, it is Momentum's firm intention to continue to develop the Site in a similar style to the Beach Grove development.
- 10 In recent times, Kaiapoi has made big strides as an expanding contributor to the region with sound business investment in the town and people electing to live in Kaiapoi. The town has a prime location with convenient access to a multitude of recreational offerings nearby, easy access to Christchurch City and employment in the town and surrounding district.
- 11 If successful it is Momentum's firm intention to immediately move to work with the Waimakariri District Council towards securing the subdivision, landuse and environmental consents to enable these blocks to be offered to this regions expanding residential market.
- 12 I am confident Momentum has the experience and financial capability to undertake a high-quality residential development on the Site and we are looking forward to contributing to the region with this proven offering.

#### **EXPERIENCE IN UNDERTAKING LAND DEVELOPMENT PROJECTS**

- 13 Momentum Land Ltd is an associated company to Beach Road Estates Limited (BREL), the developers of the Beach Grove subdivision immediately bounding to the south and east of the subject sites. BREL & Momentum have similar shareholdings and identical board and management structures. Beach Grove totals 46 hectares and was rezoned in 2011 following the Canterbury earthquakes for circa 650 homes. Since 2013 Beach Grove has been under the ownership of BREL which has consistently delivered medium density residential housing solutions to market since mid-2014.
- 14 Since inception Beach Grove has focused on delivering affordable residential solutions and is considered a market leader in the Waimakariri District in developing medium density housing from circa 200 – 450m<sup>2</sup> lot sizes . Typically, Beach Grove has delivered yields in the order of 17 – 28 lots /

- hectare and by so doing has developed a proven market following for what has and continues to be a consistently affordable residential housing solution.
- 15 Coupled with this medium density living environment, Beach Grove incorporates three recreational areas within the development. The first is Wiabeea Reserve developed on the edge of Stage 1, second is a 9000m<sup>2</sup> central park within stage 3 and finally the development of McIntosh's Reserve, 6-hectare naturalized wetlands, waterways & recreational reserve located on the eastern boundary of Beach Grove. All these areas are now fully developed by BREL and are now available for the local Kaiapoi and Beach Grove residents to utilize and enjoy.
- 16 The Beach Grove development also builds in significant flood and earthquake resiliency as per; -
- a) Filling the land well above the modelled 1 in 200-year flood events and the 100-year sea level rise scenario.
  - b) Utilising pumped pressure sewer mains which are significantly more earthquake resistant than traditional gravity sewer solutions.
- 17 The Site will incorporate the same flooding, sea level rise and earthquake protections as Beach Grove and once completed will serve one of the region's most resilient residential offerings.
- 18 Following quieter market conditions from 2016 – 2019 the Waimakariri residential property market improved considerably following the 2020 completion of the northern motorway from Central Christchurch through to the Waimakariri District.
- 19 Since mid-2021 Beach Grove has delivered 317 lots to market and we have a further 181 lots remaining to complete the total development and sell down of Beach Grove. Marketing into a recently subdued recessionary market, Beach Grove has continued to sell throughout 2023 and 2024 which can be attributed to the affordable nature of the medium density Beach Grove product. Given the current sales rate of 90 – 100 lots per annum, we expect the final stages of Beach Grove to be completed by late 2026 and sold down by mid-2027.
- 20 Looking towards the development of the Site, I consider both Blocks represent a natural urban progression of the medium density development model which

has proven successful at Beach Grove. With the motorway now developed providing convenient access to Christchurch, coupled with growing business investment in both Kaiapoi and Rangiora, we fully expect demand for housing in Kaiapoi to escalate heading into the mid / late 2020's and that the proven medium density product offered by Momentum within the Moore and Beach Grove sites will continue to be an attractive and conveniently located alternative to other regional offerings further afield in Woodend and Rangiora.

- 21 Furthermore, Momentum is a proven capable developer who has secured a contractual agreement to purchase the Site. In my view, Momentum is well positioned to meet this growing demand offering affordable residential solutions into the Kaiapoi market through to the early / mid 2030's.

#### **RESPONSE TO THE S42A OFFICERS REPORT**

- 22 With regard to the section 42 Officer Report, I generally agree with the findings within the report but will defer to Momentums experts and legal counsel to discuss matters around finding a workable strategy for delivering an upgraded intersection at the corner of Beach Road and Williams Street.
- 23 The only other matter that I'd like to comment on is the proposal by the council to require an extra park located centrally within the North Block ODP. I consider that the Officer Report may have overlooked the existence of the paper road running the entire length of the western edge of the North Block totaling over 1 hectare of open space reserve. We have historically concurred with the Council that this paper road be retained as a predominately walking and cycling linkage but additionally will serve as open space, effectively recreational reserve. This coupled with the proposed 6-hectare McIntosh's reserve extension on the east, future reserve within the Ryan Block on the immediate northern boundary, Wiabeea Reserve to the south and Moorcroft reserve & school grounds to the southwest, means there is ample reserve and open space either currently developed or planned within close walking distance. In summary it is not immediately clear to me that an extra reserve is necessary, and I would suggest that perhaps more discussion with Council at subdivision stage might net a more considered outcome. In summary I do not foresee a need for an extra reserve in the North Block, however I also note

that in my experience such matters are typically determined at the time of subdivision.

24 Thank you for the opportunity to present my evidence.

Alexander Shane Fairmaid

2 August 2024