

July 2026

Use of Public Conservation Land Report (section 19)

For the referral application for Franco Farms FTAA-2604-1219



Department of
Conservation
Te Papa Atawhai

**Te Kāwanatanga
o Aotearoa**
New Zealand Government

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Introduction

This report has been prepared by the Department of Conservation (DOC / the Department) in accordance with section 19 of the Fast-track Approvals Act 2024 (the Act). It provides information for the Minister for Infrastructure (the Minister) in relation to the use of public conservation land as part of the consideration of the referral application for Franco Farms by Saby's 101 Limited.

Section 19 of the Act requires that the Minister must obtain and consider a report prepared by the Director-General of Conservation (D-G). Statutory delegations are in place for the Department of Conservation to provide the report on behalf of the D-G.

The Referral Application

The Project is for the development of a master-planned residential community consisting of residential and supporting commercial activities as an extension to the existing residential neighbourhood of Halswell. **Figure 1** shows the location of the Project.



Figure 1: Project Draft Conceptual Masterplan

The Project site includes two areas of Public Conservation Land (PCL) these are detailed below:

Halswell River Esplanade Reserve

The Halswell River Esplanade Reserve is a Local Purpose Reserve under section 23 of the Reserves Act 1977 (the Reserves Act) and is vested in Christchurch City Council (CCC). **Figure 2** shows the location of the Halswell River Esplanade Reserve.

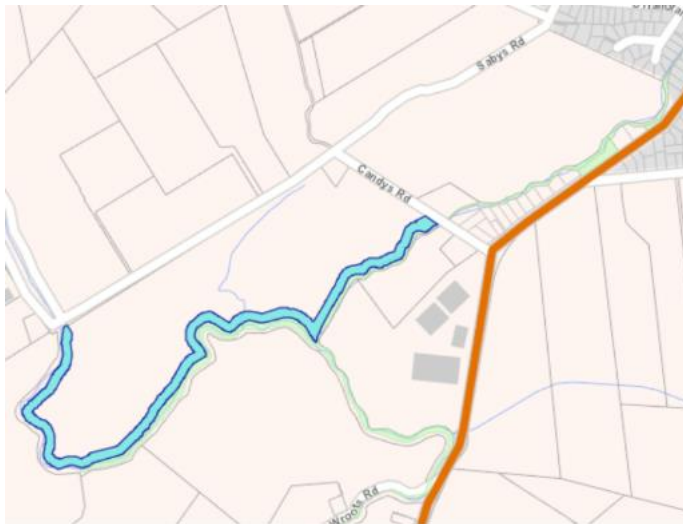


Figure 2: Location of the Halswell River Esplanade Reserve

Halswell River Endowment Area

The Halswell River Endowment Area is a Local Purpose Reserve under section 23 of the Reserves Act and is vested in Canterbury Regional Council (Environment Canterbury or ECan). **Figure 3** shows the location of the Halswell River Endowment Area.

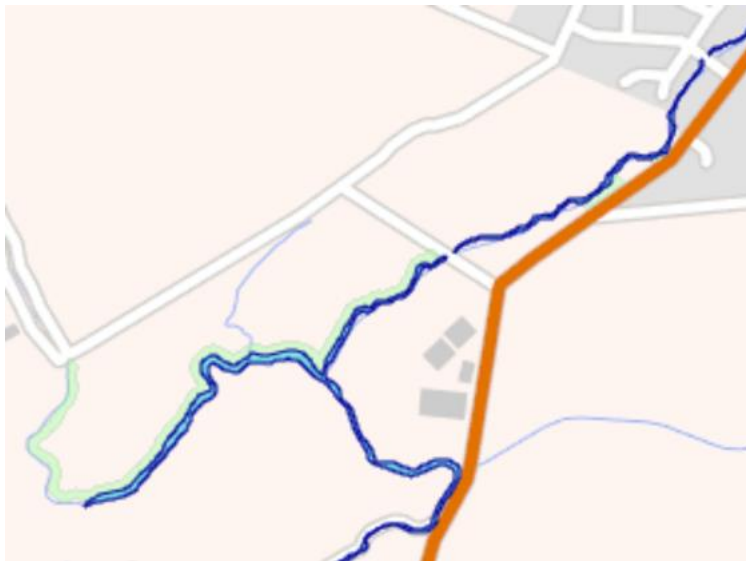


Figure 3: Halswell River Endowment Area

Summary of advice

- The Project site includes land administered under the Reserves Act.
- While the reserves are public conservation land, they are administered by CCC and ECan respectively.
- It appears from the draft masterplan that multiple crossings are proposed over the reserve area.
- Activities across land administered under the Reserves Act 1977 fall under the definition of a concession in Schedule 6, clause 1(b) of the Fast-track Approvals Act 2024 (FTAA).

- Section 4 of the referral application memo lists the approvals that are being applied for through the Fast-track process. DOC notes that concessions under the Reserves Act are not noted in this section.
- DOC considers it likely that approvals under the Reserves Act will be required to advance the Project. Any required approvals that are not obtained through the Fast-track process, will need to be obtained through the business-as-usual process from CCC and ECan (as the relevant administering agencies).
- DOC has consulted with CCC and ECan on the ownership, classification and use of the relevant reserves. CCC notes that the Halswell River Esplanade Reserve is not currently or actively being used by CCC, however is likely to be required for drainage or access with future development in the area. In terms of the Halswell River Endowment Area, ECan records that this area forms part of the operational footprint required to ensure that the land drainage and access to structures.

Assessment

DOC has used the requirements set out in section 19 of the Act as a framework for providing advice on this application.

Existing arrangements for the public conservation land (s19(2)(a))

Halswell River Esplanade Reserve

DOC reached out to CCC to better understand the use, administration, ownership and management of the Halswell River Esplanade Reserve on the 6th of July 2026. CCC responded to state that this reserve is not currently or actively being used by CCC. However, while the reserve is not currently being used, CCC noted that they wished to retain the reserve, if possible (pending a more detailed review), as it will likely be required for drainage or access with future development in the area.

Halswell River Endowment Area

DOC reached out to ECan to better understand the use, administration, ownership and management of the Halswell River Endowment Area on the 6th of July 2026. ECan responded noting that it manages the Halswell drainage system as part of its statutory responsibilities for flood protection, land drainage and the maintenance of scheme assets. Several reaches of the Halswell network traverse the reserve and these areas form part of the operational footprint required to ensure the network continues to function effectively.

ECan stated that the drainage channels, associated berms, access tracks and structures located within the reserve are existing scheme assets that require ongoing inspection, vegetation management, sediment removal and structural maintenance. Further, ECan stated that these activities are essential to maintaining conveyance capacity, reducing flood risk to adjacent properties and ensuring the wider Halswell catchment drainage system performs as intended. ECan undertakes works under its statutory mandate for flood protection and drainage and the presence of scheme assets within the reserve land does not alter the requirement to maintain them. As such, continued access to these areas is necessary to meet operational, safety and compliance obligations. ECan noted that the Flood Protection and Drainage Bylaw 2016 applies to all land where flood protection and drainage assets are located. The bylaw regulates activities that may affect the integrity, performance, or safe operation of these assets. ECan recorded that any proposed activities within the reserve that may affect the drainage network, including but not limited to planting, earthworks, recreational infrastructure and habitat enhancement, must be assessed under the Flood Protection and Drainage Bylaw to ensure they do not compromise flood protection or drainage outcomes.

Risks and potential liabilities to the Crown (s19(2)(b))

As the application indicates these reserves are not Crown-derived, DOC considers there is no risk or liability to the Crown posed by this application that wouldn't otherwise exist for any project on or off PCL.

Section 19(2)(c)

Section 19(2)(c) relates to information required to be provided under paragraph (q) or (r) of section 13(4). This is not relevant for this application.

Section 19(3) consultation

Section 19(3) of the FTAA requires that reporting on matters under sections 19(2)(a) and 19(2)(b) be prepared in consultation with every owner, administrator, or manager of the affected public conservation land who is not the Crown.

In accordance with this requirement, DOC has consulted with Christchurch City Council and Canterbury Regional Council, the relevant administrators of the land. The information they provided is summarised above.