

November 2025

Use of Public Conservation Land Report (section 19)

For the referral application for Beachgrove Kaiapoi Expansion Project
FTAA-2506-1072



Department of
Conservation
Te Papa Atawhai

**Te Kāwanatanga
o Aotearoa**
New Zealand Government

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 Beachgrove Kaiapoi Expansion Project by Momentum Land Limited.

As this project includes the use of public conservation land, 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 to provide the report on behalf of the D-G.

The Referral Application

The project involves the expansion of the Beachgrove residential development in Kaiapoi within the Waimakariri District. It will deliver approximately 650-900 new residential units alongside a 300-unit retirement village, resulting in a combined total of around 950 to 1,200 homes. The project area is located less than one kilometre from central Kaiapoi and approximately 17 kilometres north of Christchurch.

The proposal includes the use of land administered under the Reserves Act 1977 for construction of lots. These reserves, vested in Waimakariri District Council, were not derived from the Crown. This land falls within the definition of “public conservation land” in section 2 of the Act.

Lot 3005 DP 342273 and **Lot 703 DP 586745** are both Local Purpose (Utility) Reserves and are managed under the Reserves Act. Local Purpose Reserves are designated to provide and retain areas for specific local purposes, as outlined in the reserves’ classification. In the case of utility reserves, this includes supporting essential infrastructure such as water supply, stormwater management, electricity, telecommunications, or other public services that benefit the local community. These parcels are administered by Waimakariri District Council.

Lot 603 DP 586745 is a Recreation Reserve and is managed under the Reserves Act. Recreation Reserves are designated to provide areas for recreation and sporting activities, and for the physical welfare and enjoyment of the public. This classification supports the protection of the natural environment and open space, while enabling public access and use for leisure and community events, as set out in section 17 of the Reserves Act 1977. This parcel is also administered by Waimakariri District Council.

Summary of advice

- While the reserves are public conservation land within the definition in the Act, they are all administered by Waimakariri District Council.
- The proposed activity is a Reserves Act approval which falls under the definition of a concession in Schedule 6, clause 1 of the Fast-track Approvals Act.
- Waimakariri District Council confirmed that the reserves have existing interests including land covenants and utility infrastructure. While there is no significant recreational use or third-party agreements identified for the utility reserves, the recreation reserve contains infrastructure like paths and seating.

Assessment

The Department has used the information points set out in section 19 of the Act as a framework for providing advice on this application.

Existing arrangements for the public conservation land

The reserves involved are administered by Waimakariri District Council.

Waimakariri District Council has provided the below information with regards to the use of land.

Lot 3005 DP 342273

Waimakariri District Council confirmed that Lot 3005 DP 342273 is held as a Local Purpose (Utility) Reserve under the Reserves Act 1977. The land is currently utilised as a stormwater retention basin and accommodates an on-site sewer pump station. The area is secured by fencing and includes a gated access point for Council operations. The title is vested in the Council and is not derived from the Crown. No easements or covenants were noted in relation to this parcel.

Lot 703 DP 586745

Lot 703 DP 586745 is held as a Local Purpose (Utility) Reserve under the Reserves Act 1977. Waimakariri District Council holds legal title to the land, which is vested in the Council and not derived from the Crown. The parcel is subject to various land covenants, as detailed in the relevant title instruments. No specific information was provided regarding current use or physical access arrangements.

Lot 603 DP 586745

Lot 603 DP 586745 is classified as a Recreation Reserve under the Reserves Act 1977. Waimakariri District Council confirmed that the land contains associated infrastructure, including pathways and outdoor seating. There are no physical barriers restricting public access to the reserve. The title is vested in the Council and is subject to various land covenants, as outlined in the relevant title documentation.

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 won'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

In accordance with the requirement at section 19(3) of the Act (that this report be prepared in consultation with every owner, administrator, or manager of the affected public conservation land who is not the Crown), DOC has consulted with Waimakariri District Council, the relevant owner of the land. The information they provided is above.