

August 2026

# Use of Public Conservation Land Report (section 19)

For the referral application for Cannon Point Developments FTAA-  
2605-1243



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 Cannon Point Development.

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 proposal is for a residential and commercial land development project of 162 homes and commercial land in Upper Hutt, along with associated subdivision, roading and servicing infrastructure, parks, and earthworks.

The proposal involves works to be undertaken across 8 parcels of land; 4 of which are not owned by the applicant. Three of these parcels are vested in by Upper Hutt City Council (UHCC) and subject to the Reserves Act 1977, and one parcel is vested in UHCC but its reserve status has been revoked. It is noted that none of the public conservation land involved in the application is administered by DOC.

The referral application sets out that the applicant will seek concessions pursuant to the Reserves Act 1977 as part of the substantive application to undertake earthworks, install drainage, and walking-track enhancements on the abovementioned parcels.

Further detail on these parcels is set out below:

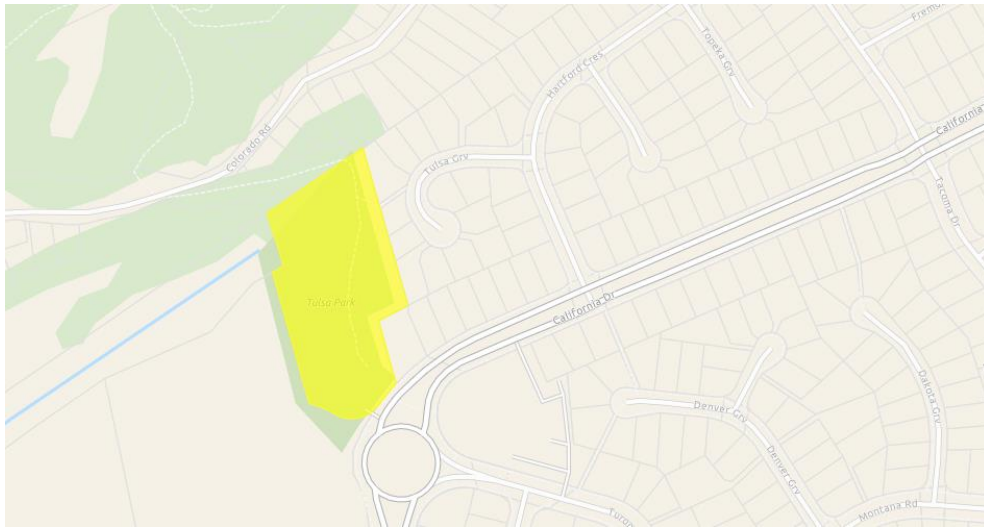
### Lot 2 DP 52931 - Local Purpose Reserve (Esplanade and River Protection)



**Figure 1**

Lot 2 DP 52931 is a Local Purpose Reserve (Esplanade and River Protection), vested in and administered by the UHCC, and is shown in **Figure 1** above. The application proposes undertaking earthworks to install a stormwater pipe and walking track on this parcel.

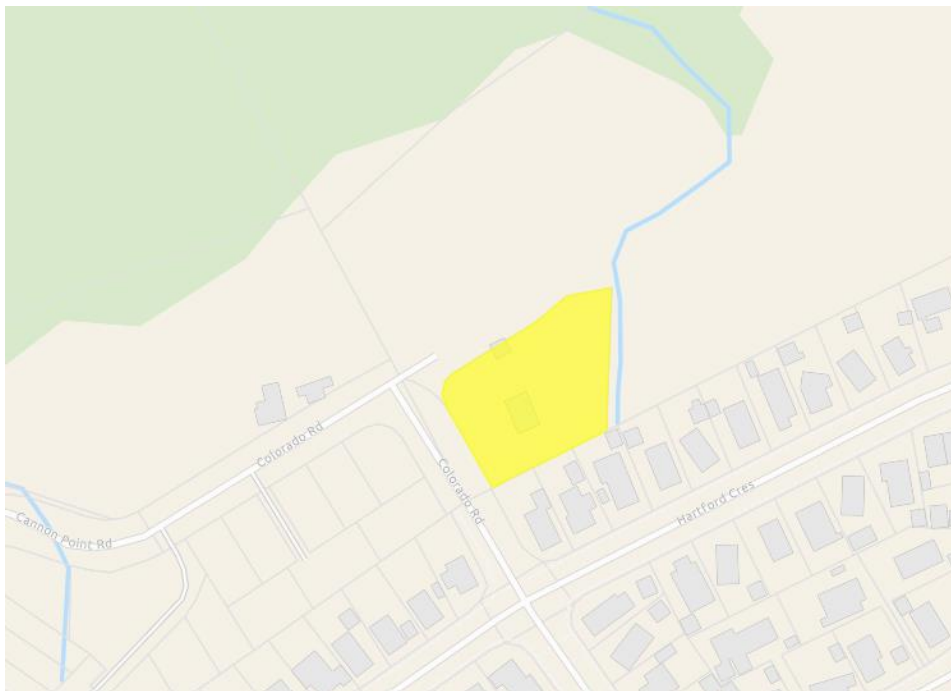
### **Lot 1 DP 54694 – Recreation Reserve**



**Figure 2**

Lot 1 DP 54694 is a Recreation Reserve vested in and administered by UHCC. The location of the reserve is shown in Figure 2. The applicant seeks to undertake earthworks to install a wastewater pipe on this allotment.

### **Lot 301 DP 588162 - Local Purpose Reserve**



**Figure 3**

Lot 301 DP 588162 is a Local Purpose Reserve. This Reserve is currently vested in Upper Hutt City Council. It is noted that it is intended that this parcel be vested in and managed by Tiaki Wai but at the time of writing this report, this has not occurred. This parcel is currently vacant. A resource consent granted in 2020 authorised the construction of a stormwater pond on this lot. At section 224 stage, this lot was vested in UHCC and the construction of the stormwater pond was bonded.

The applicant advises that part of the development proposed in the referral application will drain into the proposed stormwater pond.

#### **Lot 6 DP 46315 – Local Purpose (Road) Reserve**



**Figure 4**

Lot 6 DP 46315 is shown in Figure 4 above. While this allotment is identified in the referral application, UHCC has confirmed that its reserve status has been revoked and it is no longer subject to the Reserves Act 1977.

### **Summary of advice**

- The Project site includes land administered under the Reserves Act.
- 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).
- In preparing this advice, DOC has consulted with UHCC on the ownership, classification and use of the relevant reserves. While Tiaki Wai does not currently manage Lot 301 DP 588162 at the time of writing this report, it is noted that the management of the reserve will likely be transferred to Tiaki Wai in the future. For this reason, DOC has also consulted with Tiaki Wai.
- 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 UHCC (as the owner of the reserve).

### **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))**

#### **Lot 2 DP 52931 - Local Purpose Reserve (Esplanade and River Protection)**

UHCC advised that Lot 2 DP 52931 is managed as a Local Purpose Reserve. There is an existing walking track on this reserve (Hutt River Trail), and the reserve adjoins the Hutt River. UHCC notes that any proposed would need to be completed in such a way that it would not impact the river edge or existing land uses. Further assessment would be undertaken at the time a concession is applied for.

### **Lot 1 DP 54694 – Recreation Reserve**

UHCC advised that Lot 1 DP 54694 is managed as a public park (Tulsa Park) for informal recreation, walking tracks and bush areas. It is under UHCC management for mowing and maintenance. Any proposed works would need to be undertaken underground and grass will need to be reinstated. Further assessment would be undertaken at the time a concession is applied for.

### **Lot 301 DP 588162 - Local Purpose Reserve**

DOC consulted with Upper Hutt City Council and Tiaki Wai with respect to Lot 301 DP 588162. Both parties have confirmed that the management of the reserve currently sits with Upper Hutt City Council. The formal management transfer of this reserve to Tiaki Wai has not yet occurred as there is currently no infrastructure on the lot; i.e. there are limited management responsibilities.

The management status of the reserve is likely to change when Upper Hutt City Council and Tiaki Wai consider it appropriate, for example, once construction starts on the stormwater pond. Further assessment of the current proposal would be undertaken at the time a concession is applied for.

### **Lot 6 DP 46315 – Local Purpose (Road) Reserve**

UHCC advised that this land has had its reserve status revoked. As such, no further comments are required with respect to management under the Reserves Act 1977.

## **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.

## **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 UHCC, who is the relevant owner and administrator of the land. DOC has also consulted with Tiaki Wai. While Tiaki Wai is not the current administrator of Reserve land, Lot 301 DP 588162 is likely to be administered by Tiaki Wai in the future. DOC therefore considered it prudent to consult with this party. The information they provided is summarised above.