



FTAA–2605–1243: Application received for referral of the project under the Fast-track Approvals Act 2024 – Stage 1 decisions

Project Name: Cannon Point Development

Date submitted	14 July 2026	Tracking	26-BRF-01908
Security level	In-Confidence	Priority	Urgent

To	Action sought	Response by
Hon Chris Bishop Minister for Infrastructure	Decisions on recommendations in Table A	21 July 2026

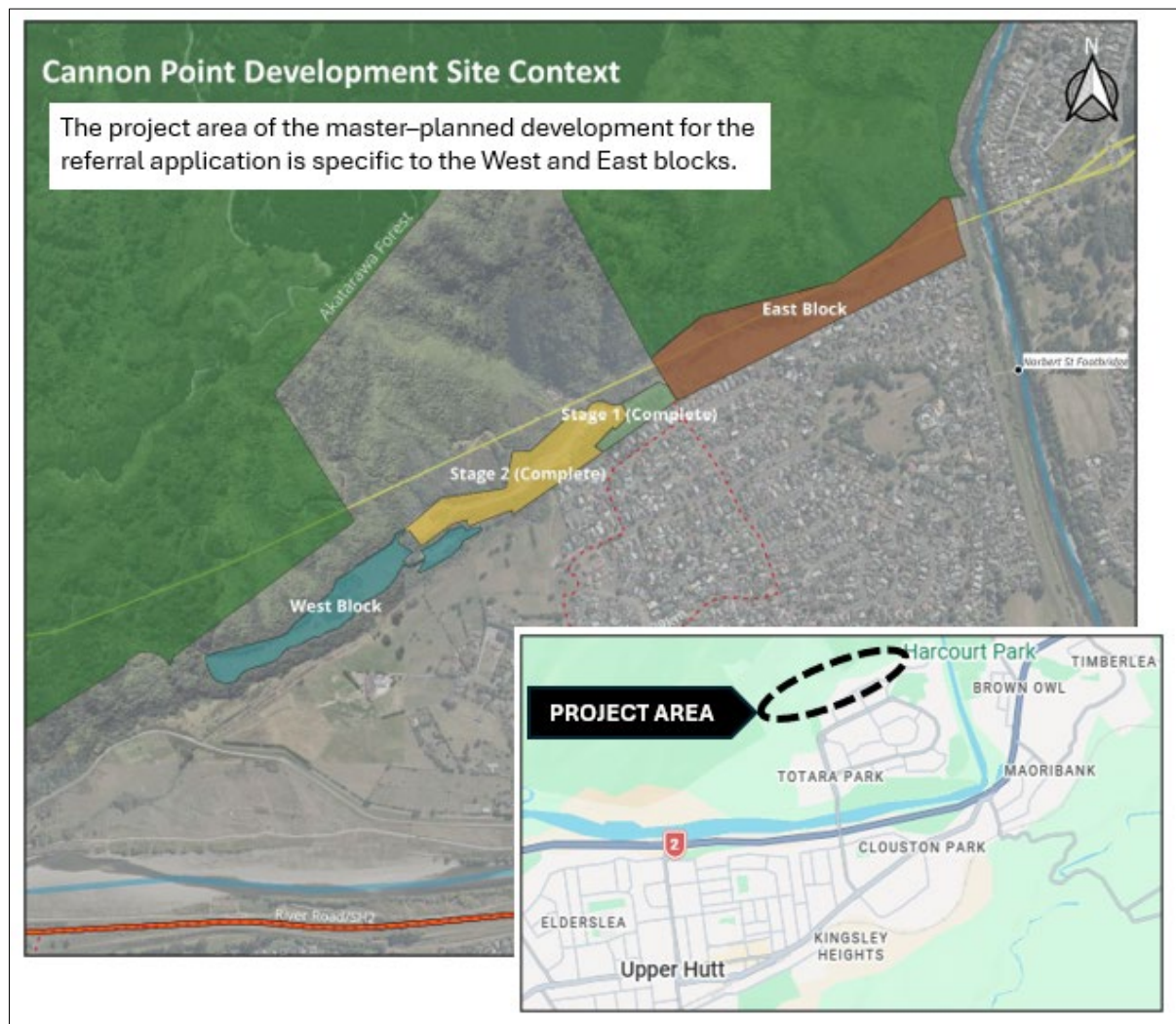
Actions for Minister's Office staff	Return the signed briefing to the Ministry for Cities, Environment, Regions & Transport – by email: FTArefferrals@mfe.govt.nz Send email to Ministers to invite written comments
Number of appendices: 3	Appendices: 1. Statutory framework summary 2. Application documents for Cannon Point Development project 3. List of the Māori groups referred to in section 18(2)

Ministry contacts

Name	Position	Telephone	1 st contact
Stephanie McNicholl	Principal Author		
Stephanie Frame	Manager	s 9(2)(a)	✓
Ilana Miller	General Manager	s 9(2)(a)	



Project area



Key messages

1. This briefing seeks your initial decisions on an application from Cannon Point Development Limited (the applicant) to refer the Cannon Point Development project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process.
2. At this stage you can either decline an application for the reasons set out section 21, or provide the application to, and invite comments from, the parties identified in section 17. If you do not decline the application, you will receive a further briefing following receipt of comments, to inform your final decision on whether to refer the project.
3. The project is to construct and establish a master-planned residential and commercial development on a greenfield project area of approximately 36.99 hectares, located across 8 land parcels near Akatarawa Forest and Haukāretu Stream in Upper Hutt, Wellington Region. The project area comprises two blocks (West Block site and East Block sites), which are separated by Stages 1 and 2 of the Cannon Point development which are already consented.



4. The project comprises approximately 162 residential lots and two commercial lots with supporting infrastructure including roading, three waters services, stormwater management, and reserves.
5. The project will require the following approvals under the fast-track approvals process:
 - a. resource consents (including change or cancellation of a resource consent conditions) under the Resource Management Act 1991
 - b. concessions under the Reserves Act 1977
 - c. wildlife permits under the Wildlife Act 1953
 - d. approvals under the Freshwater Fisheries Regulations 1983.
6. The project area includes four land parcels owned by Upper Hutt City Council (UHCC). The applicant states the infrastructure works on the parcels will be vested in UHCC. In addition, UHCC has resolved to dispose of one lot and agreed to enter into a road-stopping arrangement. The applicant states the land ownership/transfer arrangements will not impact the timely delivery of the project.
7. The applicant has been actively seeking to develop the project area since early 2020 and has attempted to progress it through a range of RMA consenting pathways (including in anticipation of UHCC's previous Plan Change 50 which was withdrawn in December 2025 due to the Plan Stop RMA changes).
8. We have undertaken initial analysis of the referral application, and this is presented along with our considerations and recommendations in Table A.
9. We have decided the application is complete and complies with section 14 of the Act, as the application complies with section 13 requirements, may be capable of satisfying the criteria in section 22 and does not appear to involve an ineligible activity. The applicable fee and levy have been paid.
10. We recommend you progress consideration of the referral application to the next stage of analysis (Stage 2) and invite written comments from the parties prescribed in section 17(1) of the Act being:
 - a. Greater Wellington Regional Council and Upper Hutt City Council as the relevant local authorities
 - b. the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development
 - c. the Associate Minister of Housing and the Minister of Conservation as the other relevant portfolio Ministers
 - d. the Department of Conservation as the relevant administering agency
 - e. the parties in Appendix 3 as the other identified Māori groups.
11. We recommend that you invite written comments from additional persons under section 17(5) of the Act (as detailed in Table A) being:
 - a. the Minister for Economic Growth
 - b. the Minister for Regional Development
 - c. the Chief Executive of NZ Transport Agency, Waka Kotahi
 - d. the Chief Executive of Transpower New Zealand Limited



- e. the Chief Executive of Tiaki Wai Limited.

Action sought

12. Please indicate your decisions on the recommendations in Table A.

Signature

Stephanie Frame
Manager – Fast-track Operations

Table A: Stage 1 analysis

	Project Name	Applicant		Project Area		
Project details	Cannon Point Development (the project)	Cannon Point Development Limited (the applicant)		The project area is approximately 36.99 hectares, located across eight parcels of land, near Akatarawa Forest and Haukāretu Stream, in the Upper Hutt District, Wellington Region.		
Project description	The project is to construct and establish a master–planned residential and commercial development on a project area of approximately 36.99 hectares, located across 8 land parcels near Akatarawa Forest and Haukāretu Stream in the Upper Hutt, Wellington Region. The project comprises approximately 162 residential lots and two commercial lots with supporting infrastructure including roading, three waters services, stormwater management, and reserves. The applicant seeks the proposed approvals under the fast-track approvals process: a. resource consents (including change or cancellation of a resource consent conditions) under the Resource Management Act 1991 b. concessions under the Reserves Act 1977 c. wildlife permits under the Wildlife Act 1953 d. approvals under the Freshwater Fisheries Regulations 1983.					
Notification and/or consultation undertaken	As required by section 11, the applicant has:					
	Notified the relevant local authorities	Notified the relevant iwi authorities, hapū and Treaty settlement entities	Consulted the relevant MACA groups	Consulted ngā hapū o Ngāti Porou	Notified the relevant administering agencies	Notified the holder of land to be exchanged
	a. Greater Wellington Regional Council b. Upper Hutt City Council	a. Taranaki Whānui ki te Upoko o Te Ika b. Te Rūnanga o Ngāti Toa Rangatira c. Te Āti Awa Nui Tonu d. Rangitāne Tū Mai Rā e. Muaūpoko Tribal Authority	N/A	N/A	a. Department of Conservation	N/A
Section 22 assessment criteria						
The project is an infrastructure or development project that would have significant regional or national benefits [section 22(1)(a)]	<i>The Minister <u>must</u> consider a relevant Government policy statement (GPS) [s22(1A)]</i> No GPS has been identified by the applicant as being relevant to the application.					
	You <u>may</u> consider any of the following matters, or any other matters the Minister considers relevant:					
	<i>Will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020) [s22(2)(a)(iii)]</i> The applicant considers the project will achieve this by delivering 162 dwelling units and 2 commercial lots of the master-planned development (the applicant has completed stages 1 and 2) and by being adjacent to an established urban environment (Totara Park). In addition, the project will be serviced by multiple transport modes, incorporate walking and cycling infrastructure, include a small commercial precinct, and provide a diverse mix of dwelling typologies to serve a wider demographic and range of housing needs. The applicant states this project “would rank among the most significant residential developments in Wellington Region” and contribute a portion of the identified realisable housing capacity identified in the Wairarapa-Wellington Horowhenua Region - Housing and Business Development Capacity Assessment (2023).					
	<i>Will deliver significant economic benefits [s22(2)(a)(iv)]</i> The applicant states the project will achieve this by supporting regional employment and improving labour utilisation across the construction sector and supporting industries. In addition, the project will generate approximately 261 full-time equivalent years (FTE years) of employment during the peak development year and 744 FTE years over the 5-year development period. Over the development period, total direct employment will be 352 FTE years, and total indirect/induced employment will be 392 FTE years. The applicant expects the project will deliver \$129.6 million in total GDP over a 5-year development period into the local economy.					
Referring the project to the fast-track approvals process [section 22(1)(b)]	<i>Is consistent with local or regional planning documents, including spatial strategies [s22(2)(a)(x)]</i> The application recognises the site is zoned rural lifestyle, open space, and general rural, and that the density of the Project is not anticipated by those zones, and to that extent it is not consistent with the operative District Plan. The application notes this is not a barrier to referral.					
	<i>Would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes [s22(1)(b)(i)]</i> The applicant considers referral of the project will facilitate an efficient and timely consenting pathway, while reducing unnecessary process duplication and associated costs. The applicant has been actively seeking to develop the project area since early 2020, and has attempted to progress it through a range of RMA planning pathways with the regional and city councils (including in anticipation of Upper Hutt City Council’s previous Plan Change 50 which was					

	withdrawn in December 2025 due to the ‘Plan Stop’ RMA changes). The applicant considers that continuing to pursue consents under the RMA 1991 would take a further two years or more to obtain a final decision accounting for public notification, hearings, and likely Environment Court appeal processes. The applicant states the fast-track pathway is materially more cost-effective than pursuing separate RMA consents and a private plan change. <i>Is unlikely to materially affect the efficient operation of the fast-track approvals process [s22(1)(b)(ii)]</i> The applicant states the project is a discrete, well-defined residential and infrastructure development of moderate scale relative to other projects already referred to under the FTAA or listed in Schedule 2 of the Act. In addition, the technical assessments are at an advanced stage, the project team is experienced with fast-track consenting, the consenting issues have been clearly identified through the prior RMA work, and the effects associated with the project are typical for a proposal of this scale. The applicant states the referral is unlikely to place a disproportionate demand on the EPA or an appointed panel, or to materially affect the efficient operation of the fast-track approvals process.		
Minister invites comments [section 17]	You must copy the application to, and invite written comments from [s17(1)]: - relevant local authorities: Greater Wellington Regional Council and Upper Hutt City Council - the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development - other relevant portfolio Ministers: the Associate Minister of Housing, and the Minister of Conservation - relevant administering agencies: the Department of Conservation - the Māori groups identified in Appendix 3	You may copy the application to, and invite written comments from, any other person [s17(5)]: We recommend you invite written comments from the following additional persons, for the specified reasons: - the Minister for Economic Growth – as the project proposes significant economic growth to the region - the Minister for Regional Development – as the project proposes significant benefits to the region - the Chief Executive of NZ Transport Agency, Waka Kotahi – regarding connection and impacts on the intersection with State Highway 2 - the Chief Executive of Transpower New Zealand Limited regarding whether any impacts on Transpower infrastructure within the project area will affect timely delivery of the project - the Chief Executive of Tiaki Wai Limited – as the project is proposed to connect to the existing public reticulated stormwater, wastewater and water supply network servicing Totara Park.	You may request further information about a referral application from the applicant, the relevant local authorities, or the relevant administering agencies to be provided within the time frame specified in the request [s20]: N/A
Recommendations			Minister's decision
a. Note that section 25 of the Act permits you to decline the referral application without inviting comments from the parties under section 17.			Noted
b. Note that you have not yet provided the application to, nor sought written comments on it from, the parties listed in section 17(1) but you are required to do so if you do not decline the application under section 21.			Noted
c. Note that section 17(5) of the Act permits you to forward an application to, and invite written comments from, any other person.			Noted
d. Note that if comments have been sought and provided within the required time frame you are required to consider it, along with the referral application, before deciding to decline the application.			Noted
e. Note that section 19(1) of the Act requires you to obtain and consider a report in relation to the use of public conservation land for the project from the Director-General of Conservation.			Noted
f. Note that section 20 of the Act permits you to request further information from the applicant or relevant local authorities or relevant administering agencies at any time before you decide whether to accept or decline an application.			Noted
g. Note that you have agreed to delegate to the Secretary for the Environment your responsibility to send all correspondence, other than to Ministers.			Noted
h. Agree to progress the Cannon Point Development project to our Stage 2 analysis (invite written comments and request section 18 Treaty report).			Yes / No
i. Agree to provide the application to, and invite written comments from:			
i. Greater Wellington Regional Council and Upper Hutt City Council as the relevant local authorities under section 17(1)(a)			Yes / No
ii. the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development under section 17(1)(b)(i)–(iii)			Yes / No
iii. the Associate Minister of Housing, and the Minister of Conservation as other relevant portfolio Ministers under section 17(1)(b)(iv)			Yes / No
iv. the Department of Conservation as the relevant administering agency under section 17(1)(c)			Yes / No
v. the parties in Appendix 3 as the identified Māori groups under section 17(1)(d)			Yes / No

vi. any parties you are required to invite comments from under section 17(1)(d) and (e) who may be subsequently identified	Yes / No
j. Agree to provide the application to and invite written comments from the following additional persons under section 17(5): i. the Minister for Economic Growth ii. the Minister for Regional Development iii. the Chief Executive of NZ Transport Agency, Waka Kotahi iv. the Chief Executive of Transpower New Zealand Limited v. the Chief Executive of Tiaki Wai Limited	 Yes / No Yes / No Yes / No Yes / No Yes / No
k. Agree to send the email to invite written comments from Ministers.	Yes / No

Signed:

Hon Chris Bishop
Minister for Infrastructure

Date:

Appendix 1: Statutory framework summary

1. You are the sole decision maker for referral applications. If you accept a referral application, then the whole or part of the project will be referred to the fast-track approvals process.
2. If a Treaty settlement, the Marine and Coastal Area (Takutai Moana) Act 2011, the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, a Mana Whakahono ā Rohe or a joint management agreement provides for consideration of any document or procedural requirements, you must, where relevant:
 - a. give the document the same or equivalent effect through this process as it would have under any specified Act; and
 - b. comply with any applicable procedural requirements.
3. You must decline a referral application if:
 - a. you are satisfied the project does not meet the referral criteria in s22
 - b. you are satisfied the project involves an ineligible activity (s5)
 - c. you consider you do not have adequate information to inform your decision.
4. You may decline an application for any other reason, including those set out in s21(5) and even if the application meets the s22 referral criteria.
5. You can decline an application before or after inviting comments under s17(1). However, if comments have been sought and provided within the required time frame, you must consider them, along with the referral application, before deciding to decline the application.
6. If you do not decline a referral application at this initial stage you must copy the application to, and invite written comments from:
 - a. the relevant local authorities
 - b. the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development
 - c. any other relevant portfolio Ministers
 - d. the relevant administering agencies
 - e. the Māori groups identified by the responsible agency
 - f. the owners of Māori land in the project area (if applicable)
 - g. you may provide the application to and invite comments from any other person.
7. You can request further information from an applicant, any relevant local authority or any relevant administering agency at any time before you decide to decline or accept a referral application (see section 20 of the Act).
8. However, if further information has been sought and provided within the required time frame you must consider it, along with the referral application, before deciding to decline the application.

Appendix 2: Application documents for Cannon Point Development project

Appendix 3: List of the Māori groups referred to in section 18(2)

Name of group	Type of group (section of Act)
Port Nicholson Block Settlement Trust	Iwi authority (s18(2)(a)); Treaty settlement entity – Port Nicholson Block (Taranaki Whānui ki Te Ūpoko o Te Ika) Claims Settlement Act 2009 (s18(2)(a))
Te Rūnanga o Toa Rangatira Incorporated	Iwi authority (s18(2)(a)); Treaty settlement entity – Ngati Toa Rangatira Claims Settlement Act 2014 (s18(2)(a))
Rangitāne Tū Mai Rā Trust	Treaty settlement entity – Rangitāne Tū Mai Rā (Wairarapa Tāmaki nui-ā-Rua) Claims Settlement Act 2017 (s18(2)(a))
Rangitāne o Wairarapa	Iwi authority (s18(2)(a))
Ngāti Tama ki Te Ūpoko o Te Ika Society Incorporated	Other Māori group with relevant interests (s18(2)(k))
Wellington Tenths Trust	Other Māori group with relevant interests (s18(2)(k))