

Fast-Track Pre-Lodgement Notification Response

Purpose - This document provides a response from DOC following notification in writing for an application under the Fast-track Approvals Act 2024.

Project Details

Project name:	Cannon Point Development
Engagement type:	Pre-Lodgement Notification Response
Response sought from DOC	Summary Response (20 working days)
Applicant/agent:	Applicant: Cannon Point Development Limited Agent: Charlie Hopkins (Derive Consulting Limited)
Proposal overview:	The project is for the development of a residential and commercial centre in Upper Hutt.
Location:	2, 4 and 61 Colorado Road, Tōtara Park, Upper Hutt - Lot 2001 DP 588162; - Lot 1000 DP 598401; - Lot 3 DP 306622; - Lot 4 DP 30622; - Lot 6 DP 46315; - Lot 301 DP 588162; - Lot 2 DP 52931; - Lot 1 DP 54694
Date pre-lodgement request received:	28 May 2026
Documents provided by the applicant:	- DOC Fast-track Pre-lodgement Notification form; - Architectural drawings entitled 'Cannon Point West Block, Totara Park; Upper Hutt', prepared by Aymac Architecture Limited dated the 9th of May 2026 - Architectural drawings entitled 'Cannon Point East Block, Totara Park, Upper Hutt' prepared by Aymac Architecture Limited dated the 14th of May 2026 - Memorandum with the subject 'Summary of Cannon Point Stage 3 ecological knowledge for Fast Track Referral Application', by Simon Zhang of Boffa Miskell, dated the 13th of May 2026 - Document Entitled 'Cannons Point Eastern Stage 4' by BlueGreen Ecology, dated 19 December 2024

	• Document entitled 'Referral Application, Cannon Point Development, Upper Hutt' by Derive Consulting Limited, dated 22 May 2026 • Document entitled 'Consultation Report, Referral Application for the Cannon Point Development' by Wikaira Consulting, dated 3 June 2026 • Site development map entitled 'Cannon Point Development Site Context' • Document Entitled 'Cannon Point Upper Hutt Fast-Track Economic Impact Assessment' by Property Economics, dated June 2026
Summary of pre-lodgement engagement: The applicant sought a summary response from DOC within 20 working days. The applicant requested that no meeting take place for the referral stage. This is a brief response further to the information provided within the timeframe requested by the applicant.	
Fast track project lead DOC:	Shawn Gardner – Consultant Fast-track Consents Advisor (Enspire)
DOC Permissions/ Approvals Identified by applicant in pre-lodgement request as potentially required:	Wildlife Act Approval (WAA) for lizards: copper skink, northern grass skink, raukawa gecko
DOC Commentary on Fast Track approvals and permissions identified:	It is the applicant's responsibility to comply with the Fast-track Approvals Act 2024 (FTAA) and ensure that the necessary approvals are identified and all required information is provided as part of the referral application. Section 13(4) sets out the information to be included in a referral application. Wildlife Act Approvals WAA authorise acts that would otherwise be an offense under the Wildlife Act (1953), including to: • Catch and handle wildlife onsite (including wildlife sampling and wildlife salvage) • Take samples from wildlife • Take or destroy the eggs of wildlife • Attach identification tags to wildlife • Mark, tag, or attach other scientific apparatus to wildlife • Catch and temporarily hold wildlife in captivity (less than 3 months) • Transfer captive wildlife from one holding facility to another holding facility • Kill wildlife • Hunt, disturb, kill or catch alive protected wildlife that are causing damage • Translocate wildlife If any of these activities are required for protected species, wildlife approvals for these activities in relation to that species will be required.

	DOC considers that adverse effects on conservation values, including indigenous biodiversity, that arise as a result of the project must be appropriately managed. This is of particular importance where the species affected are Threatened or At-Risk and where those effects may be cumulative. Complex Freshwater Fisheries Activity Approvals The applicant has not indicated the need to obtain Complex Freshwater Fisheries Activity Approvals (CFFA). DOC considers it likely that CFFA will be required for the replacement of existing culverts. The applicant should be aware of the approval requirements under the Freshwater Fisheries Regulations. The information requirements for CFFA are specified in clause 3 of Schedule 9 of the Act. The project will need to address this information requirement if CFFA are included in the application. We recommend, if there is a possibility CFFA is required, that this is included in the referral application. The applicant should be aware that any instream structures will need to adhere with the New Zealand Fish Passage Guidelines Earth Sciences New Zealand NIWA.
Treaty partners:	In the time available, DOC has not undertaken an assessment of the relevant Treaty partners. DOC encourages the applicant to reach out to the relevant Māori groups, as required by section 11(b)(ii) of the FTAA.
Treaty Settlement implications/considerations:	In the time available, DOC has not undertaken an assessment of the relevant conservation-related Treaty implications.
Potential Resource Management Act (RMA) considerations and effects: <i>Note: DOC's role in relation to 53(2)(m)(i) FTAA</i>	The pre-lodgement notification was primarily in relation to the wildlife approval being sought. Some primary RMA considerations for DOC include that relevant biodiversity and environmental effects are considered as part of the full and comprehensive AEE included in the substantive application, which should specifically address the management of any indigenous species and habitats onsite, including threatened plant species, and freshwater values including fishes, wetlands and streams. The AEE should include: • A clear description of all proposed activities and required approvals, including why each approval is required (what rule or standard is not met) and for each rule or standard that is met, a description of how this rule or standard is met • A summary of any mitigations proposed in expert reports • Proposed monitoring and adaptive management strategies, including ecological triggers and strategies for when triggers are tripped • An assessment against relevant plans and policies including the National Policy Statement for Indigenous Biodiversity and the National Policy Statement for Freshwater Management The applicant should carefully consider how to achieve no net loss in wetland values over the project.

	Conditions should be developed and presented to manage any effects on the above. DOC would like to see draft conditions prior to the submission of the substantive application. Further advice can be provided during any pre-lodgement consultation on the substantive application.
DOC Statutory Planning Document considerations in relation to site (e.g. CGP/CMS/CMP):	The following DOC Statutory Planning documents are relevant to the project: • Conservation General Policy 2005 • Wellington Conservation Management Strategy 2019 At a high level, no inconsistency with these documents has been identified, but the project will need to consider them if it proceeds to a substantive application. Consideration needs to be given to: • Conserving healthy freshwater ecosystems downstream of the site • Managing Threatened and At-Risk species that may be found on the site to ensure their persistence and minimise disturbance • Protecting freshwater ecosystems, fisheries, fish habitat and fish passage on site
Any specific information requests to applicant(s)/agent for pre-app engagement at this point:	Should the application be referred, the applicant is encouraged to engage with DOC prior to lodging a substantive application. Specific documents DOC would like to review include: • Assessment of Environmental Effects • Ecological report • Any wildlife management plans (including, but not limited to those required for any WAA) • Offsetting and compensation plan • Draft conditions The Ecological report should include: • Findings from surveys of existing ecology onsite, including surveys for any Threatened and At-Risk species, including indigenous flora and stocktake of any waterways, streams and wetlands onsite • Details of any proposed works within streams, wetlands or waterways (including enhancement activities) and how these activities are expected to impact any existing freshwater habitats onsite • Details of any proposed mitigations and how these will reduce any ecological impacts • For any unavoidable ecological impacts, a description of why they cannot be avoided and a reference to how they will be offset/compensated for It is noted that management plans should include (at a minimum) the following information: • Details of mitigation and minimisation strategies utilised to minimise impacts on wildlife and indigenous ecosystems

	- Any proposed exclusion periods (based on species present and any vulnerable periods for these species) - Salvage/relocation plans, including methodology and release locations (including at least one primary release location and one secondary release location) - Monitoring requirements and methodologies - Where no WAA is proposed, management plans should detail how impacts on indigenous species will be avoided such to comply with the requirements of the Wildlife Act (1953) Fish Management Plans should also include: - A Freshwater Monitoring Programme, including water quality, quantity, temperature, fish monitoring and habitat monitoring - A Baseflow Monitoring Programme, with the identification of limits/triggers and mitigations/remediation options should monitoring show reductions below triggers - Details on any proposed augmentation of stream flows If offsetting or compensation is proposed, an Offsetting and Compensation Plan should be provided. This should include, at a minimum: - A description of ecological values where effects cannot be avoided - A description of any methods employed to minimise impacts on relevant ecological values in the first instance - Identification of specific proposed offsetting, including locations and timeframes - For any temporary or permanent loss of freshwater values, Stream Ecological Valuation and Environmental Compensation Ratios - Any proposed long-term pest management and how it will be funded and actualised
Any further information/considerations:	It is noted that the following title is administered by the Upper Hutt City Council (UHCC) as a Local Purpose (Esplanade and River Protection) reserve under the Reserves Act 1977: Lot 2 Deposited Plan 52931 Lands administered under the Reserves Act 1977 fall under the definition of 'public conservation land' in the FTAA. Approvals under the Reserves Act 1977 may be obtained through Fast-track, and are treated as concessions under the same. In this case, the relevant administering agency is UHCC, and permission will need to be obtained from UHCC for any works within the reserve. The applicant is encouraged to reach out to the UHCC in relation to the proposed use on the identified title and any requirements applied to the same.
Additional Notes:	While DOC will assist applicants as much as we can when they engage in pre-lodgement consultation, it is the applicant's responsibility to comply with the FTAA and ensure they have applied for all approvals they need.

	Guidance for applying for a wildlife approval under the FTAA can be viewed here: Guidance for applying for a wildlife approval DOC encourages the applicant to share draft substantive application documents, including proposed draft conditions, should the application be referred. This enables DOC to provide feedback on how the draft documents align with the information requirements of the Act. Note that a Panel will invite the statutory bodies listed in clause 4 of Schedule 7 to comment on any wildlife approval as part of any substantive application (NZCA, conservation boards, Fish and Game Council, and Game Animal Council). We encourage applicants to engage with these bodies in advance of lodging a substantive application. For clarity of use and easy reading, DOC recommends that the application documents clearly address each of the requirements in the relevant schedule of the Act, with a separate section for each required approval. This enables the relevant authorities and the Panel to clearly understand the relevant issues for each approval. Surveys Prior to the preparation of the substantive application, the applicant should ensure that site surveys for species including birds, bats, lizards, indigenous flora and fishes are undertaken by a suitably qualified and experienced person. DOC would like to review all surveys, management and monitoring plans in relation to protected species prior to the submission of the substantive application.
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