
Invitation to comment on Fast-track referral application for the Cannon Point Development project under the Fast-track Approvals Act 2024 – FTAA-2605-1243

From Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>

Date Thu 23/07/2026 2:54 PM

To Nicola Willis (MIN) <N.Willis@ministers.govt.nz>; Shane Jones (MIN) <S.Jones@ministers.govt.nz>; Nicola Grigg (MIN) <N.Grigg@ministers.govt.nz>; Tama Potaka (MIN) <T.Potaka@ministers.govt.nz>

Cc FTAreferalls <FTAreferalls@mfe.govt.nz>

 1 attachment (56 KB)

Comments Form for Invited Ministers.docx;

To:

- Minister for Economic Growth
- Minister for Regional Development
- Minister for the Environment
- Minister for Māori Crown Relations: Te Arawhiti
- Minister for Māori Development
- Minister of Conservation
- Associate Minister of Housing

Dear Ministers,

Hon Chris Bishop, the Minister for Infrastructure (the Minister), has asked for me to write to you on his behalf.

The Minister has received an application from Cannon Point Development Limited for referral of Cannon Point Development project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2605-1243).

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

Invitation to comment on referral application

I write in accordance with section 17 of the Act to invite you to provide written comments on the referral application. I have provided summary details of the project below.

If you wish to provide written comments, these must be received by **return email** within **15 working days** of receipt of this email, being **13 August 2026**. The Minister is not required to consider information received outside of this time frame. Any comments submitted will contribute to the Minister's decision on whether to accept the referral application and to refer the project.

If you do not wish to provide comments, please let us know as soon as possible so we can proceed with processing the application without delay.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Process

The application documents are accessible through the Fast-track portal. Please note that application documents may contain commercially sensitivity information and should not be shared widely. If you haven't used the portal before, you can request access by emailing ftareferrals@mfe.govt.nz. Once you are registered and have accepted the terms and conditions, you will receive a link to view the documents. Existing users will be able to see application documents via the request when logging into the portal. Should you need for your agency to provide any supplementary information, a nominated person can be provided access to the portal, access can be requested by emailing ftareferrals@mfe.govt.nz.

To submit your comments on the application, you can either provide a letter or complete the attached template for written comments and return it by replying to this email, infrastructure.portfolio@parliament.govt.nz.

Before the due date, if you have any queries about this email or need assistance with using the portal, please email contact@fasttrack.govt.nz. Further information is available at <https://www.fasttrack.govt.nz/>.

Important Information

Please note that all comments received from Ministers invited to comment will be subject to the Official Information Act 1982. Comments received will be proactively released at the time the Minister for Infrastructure makes a referral decision, unless the Minister providing comments advises the Minister for Infrastructure's office they are to be withheld, at the time they are submitted.

If a Conflict of Interest is identified by the Minister providing comments at any stage of providing comments, please inform my office and the Cabinet Office immediately. The Cabinet Office will provide advice and, if appropriate, initiate a request to the Prime Minister to agree to a transfer of the project/portfolio invite to another Minister (a request to transfer a COI from one Minister to another can take 1-7 days).

Project summary

Project name	Cannon Point Development
Applicant	Cannon Point Development Limited
Location	Upper Hutt, Wellington
Project description	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.

	The project comprises approximately 162 residential lots and two commercial lots with supporting infrastructure including roading, three waters services, stormwater management, and reserves.
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23 July 2026

FTAA-2605-1243

Brett Gliddon
Chief Executive Officer
New Zealand Transport Agency Waka Kotahi

s 9(2)(a)

Dear Brett

Invitation to provide written comments on the referral application for the Cannon Point Development project under the Fast-track Approvals Act 2024

Note: Comments must be received by **13 August 2026, 11.59PM**.

A referral application has been received by the Minister for Infrastructure (the Minister) from Cannon Point Development Limited (the applicant) for the Cannon Point Development project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(5) of the Act. You have been identified as “any other person” for the purposes of this section. I invite you to provide written comments on the referral application, regarding whether there will be any impacts on the intersection with State Highway 2 that will affect timely delivery of the project. A copy is available via the applications portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed or forwarded to, and comments should not be sought from, anyone outside of your organisation.

Any written comments you provide, must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in [Section 22](#) of the Act will guide the Minister’s decision-making on whether to refer the project to the fast-track approvals process.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the approvals sought.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Stephanie McNicholl.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Cc: Nicola Foran - s 9(2)(a)
Lauren Barnett - s 9(2)(a)
Kate Bonifacio - s 9(2)(a)
Waka Kotahi inbox - environmentalplanning@nzta.govt.nz

Appendix A – Project summary details

Application number	FTAA-2605-1243
Project name	Cannon Point Development
Applicant name	Cannon Point Development Limited
Project summary details	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: • resource consents (including change or cancellation of a resource consent conditions) under the Resource Management Act 1991 • concessions under the Reserves Act 1977 • wildlife permits under the Wildlife Act 1953 • approvals under the Freshwater Fisheries Regulations 1983.

23 July 2026

FTAA-2605-1243

Michael Brewster
Chief Executive
Tiaki Wai Metro Water Limited

info@tiakiwai.co.nz

Dear Michael

Invitation to provide written comments on the referral application for the Cannon Point Development project under the Fast-track Approvals Act 2024

Note: Comments must be received by **13 August 2026, 11.59PM**.

A referral application has been received by the Minister for Infrastructure (the Minister) from Cannon Point Development Limited (the applicant) for the Cannon Point Development project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(5) of the Act. You have been identified as an “any other person” for the purposes of this section. I invite you to provide written comments on the referral application:

- as the project is proposed to connect to the existing public reticulated stormwater, wastewater and water supply network servicing Totara Park
- regarding whether there will be any impacts in terms of these services that will affect timely delivery of the project.

A copy of is available via the applications portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed or forwarded to, and comments should not be sought from, anyone outside of your organisation.

Any written comments you provide, must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Secretary for the Environment
NZBN: 9429053601643

Comments received will help inform the Minister and the criteria in [Section 22](#) of the Act will guide the Minister's decision-making on whether to refer the project to the fast-track approvals process.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the approvals sought.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Stephanie McNicholl.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S. Frame', is positioned above the printed name and title.

Stephanie Frame

Manager – Fast-track Operations

Appendix A: Project summary details

Cc: Bradley Blucher – [s 9\(2\)\(a\)](#)
Angela Penfold – [s 9\(2\)\(a\)](#)
Land Development inbox – land.development@tiakiwai.co.nz

Appendix A – Project summary details

Application number	FTAA-2605-1243
Project name	Cannon Point Development
Applicant name	Cannon Point Development Limited
Project summary details	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: • resource consents (including change or cancellation of a resource consent conditions) under the Resource Management Act 1991 • concessions under the Reserves Act 1977 • wildlife permits under the Wildlife Act 1953 • approvals under the Freshwater Fisheries Regulations 1983.

23 July 2026

FTAA-2605-1243

James Kilty
Chief Executive
Transpower New Zealand Limited

s 9(2)(a)

Dear James

Invitation to provide written comments on the referral application for the Cannon Point Development project under the Fast-track Approvals Act 2024

Note: Comments must be received by **13 August 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Cannon Point Development Limited (the applicant) for the Cannon Point Development project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(5) of the Act. You have been identified as “any other person” for the purposes of this section. I invite you to provide written comments on the referral application, regarding whether any impacts on Transpower infrastructure within the project area will affect timely delivery of the project, a copy is available via the applications portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed or forwarded to, and comments should not be sought from, anyone outside of your organisation.

Any written comments you provide, must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in [Section 22](#) of the Act will guide the Minister’s decision-making on whether to refer the project to the fast-track approvals process.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the approvals sought.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email: referral@fasttrack.govt.nz and include the name of the lead contact – Stephanie McNicholl.

For assistance with the application portal or to update your account details, please email: contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S Frame', is positioned above a faint rectangular border.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Cc: Joanne Mooar – s 9(2)(a)
Ramu Naidoo – s 9(2)(a)
Andy Eccleshall – s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2605-1243
Project name	Cannon Point Development
Applicant name	Cannon Point Development Limited
Project summary details	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: • resource consents (including change or cancellation of a resource consent conditions) under the Resource Management Act 1991 • concessions under the Reserves Act 1977 • wildlife permits under the Wildlife Act 1953 • approvals under the Freshwater Fisheries Regulations 1983.

23 July 2026

FTAA-2605-1243

Kate Thomson
Acting Chief Executive
Upper Hutt City Council

s 9(2)(a)

Dear Kate

Invitation to provide written comments on the referral application for the Cannon Point Development project under the Fast-track Approvals Act 2024

Note: Comments must be received by **13 August 2026, 11.59PM**.

A referral application has been received by the Minister for Infrastructure (the Minister) from Cannon Point Development Limited (the applicant) for the Cannon Point Development project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

Under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Upper Hutt City Council as a relevant local authority to provide written comments on the referral application, a copy is available via the applications portal.

Written comments must be received within **15 working days** of receipt of this letter and a copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Under section 17(3) of the Act, a relevant local authority **must** provide comments advising on the following matters:

- 1. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please provide written confirmation.*

In addition, under section 17(3)(b), a relevant local authority **may** also provide other comments, however any such comments must be **relevant** to the referral application and the decisions that the Minister is required to make under section 21 of the Act. This requirement is made through the Fast-track Approvals Amendment Act 2025 and is to ensure comments from organisations that recover costs from applicants are focused on relevant matters that are material to the Minister's decision on whether to accept and refer the project.

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Secretary for the Environment
NZBN: 9429053601643

For a referral application, the focus is limited to the criteria in [Section 22](#) of the Act, compared to the substantive application stage which requires comprehensive technical reports and detail. If the project is referred to the fast-track process, there may be an opportunity to provide detailed comment on a substantive application.

In considering the criteria, I invite you to provide comments on the following matters:

2. *The project area is located (in part) across land owned by the Upper Hutt City Council (UHCC) as well as being a relevant local authority for this application. With this context, are there any land ownership matters that UHCC consider may affect the delivery of the project?*
3. *Whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
4. *Whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed or forwarded to, and comments should not be sought from, anyone outside of your organisation.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete and within scope, an expert panel will be appointed to make final decisions on the approvals sought.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email: referral@fasttrack.govt.nz and include the name of the lead contact – Stephanie McNicholl.

For assistance with the application portal or to update your account details, please email: contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Cc: resourceconsents@uhcc.govt.nz

Appendix A – Project summary details

Application number	FTAA-2605-1243
Project name	Cannon Point Development
Applicant name	Cannon Point Development Limited
Project summary details	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: • resource consents (including change or cancellation of a resource consent conditions) under the Resource Management Act 1991 • concessions under the Reserves Act 1977 • wildlife permits under the Wildlife Act 1953 • approvals under the Freshwater Fisheries Regulations 1983.

23 July 2026

FTAA-2605-1243

Nigel Corry
Chief Executive
Wellington Regional Council

info@gw.govt.nz

Dear Nigel

Invitation to provide written comments on the referral application for the Cannon Point Development project under the Fast-track Approvals Act 2024

Note: Comments must be received by **13 August 2026, 11.59PM**.

A referral application has been received by the Minister for Infrastructure (the Minister) from Cannon Point Development Limited (the applicant) for the Cannon Point Development project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

Under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Wellington Regional Council as a relevant local authority to provide written comments on the referral application, a copy is available via the applications portal.

Written comments must be received within **15 working days** of receipt of this letter and a copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Under section 17(3) of the Act, a relevant local authority **must** provide comments advising on the following matters:

- 1. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please provide written confirmation.*
- 2. In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please provide written confirmation.*

In addition, under section 17(3)(b), a relevant local authority **may** also provide other comments, however any such comments must be **relevant** to the referral application and the decisions the Minister is required to make under section 21 of the Act. This requirement is made through the Fast-track Approvals Amendment Act 2025 and is to ensure comments from organisations that recover costs from applicants are focused on relevant matters that are material to the Minister's decision on whether to accept and refer the project.

For a referral application, the focus is limited to the criteria in [Section 22](#) of the Act, compared to the substantive application stage which requires comprehensive technical reports and detail. If the project is referred to the fast-track process, there may be an opportunity to provide detailed comment on a substantive application.

In considering the criteria, I invite you to provide comments on the following matters:

3. *Whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
4. *Whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed or forwarded to, and comments should not be sought from, anyone outside of your organisation.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete and within scope, an expert panel will be appointed to make final decisions on the approvals sought.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email: referral@fasttrack.govt.nz and include the name of the lead contact – Stephanie McNicholl.

For assistance with the application portal or to update your account details, please email: contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S. McNicholl', is positioned below the 'Yours sincerely' text.

Stephanie Frame

Manager – Fast-track Operations

Appendix A: Project summary details

Cc: Simon Hunt – s 9(2)(a)
Andrew Banks – s 9(2)(a)
Katherine Greenway – s 9(2)(a)
Jessica Davidson – s 9(2)(a)
GW group inbox – notifications@gw.govt.nz

Appendix A – Project summary details

Application number	FTAA-2605-1243
Project name	Cannon Point Development
Applicant name	Cannon Point Development Limited
Project summary details	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: • resource consents (including change or cancellation of a resource consent conditions) under the Resource Management Act 1991 • concessions under the Reserves Act 1977 • wildlife permits under the Wildlife Act 1953 • approvals under the Freshwater Fisheries Regulations 1983.

23 July 2026

FTAA-2605-1243

Peter Chrisp
Director-General of Conservation
Department of Conservation

s 9(2)(a)

Dear Peter

Invitation to provide written comments on the referral application for the Cannon Point Development project under the Fast-track Approvals Act 2024

Note: Comments must be received by **13 August 2026, 11.59PM**.

A referral application has been received by the Minister for Infrastructure (the Minister) from Cannon Point Development Limited (the applicant) for the Cannon Point Development project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to invite written comments on a referral application from the relevant administering agencies). I invite the Department of Conservation as the administering agency for the Reserves Act 1977, Wildlife Act 1953 and Freshwater Fisheries Regulations 1983 to provide written comments on the referral application, a copy is available via the applications portal.

If you wish to provide written comments, these must be received within **15 working days** of receipt of this letter and copy of the application (refer to due date above). The Minister is not required to consider information received outside of the specified time frame.

Under section 17(3A) of the Act, any comments made by an administering agency must be **relevant** to the application and decisions that the Minister is required to make under section 21 of the Act.

The requirement is made through the Fast-track Approvals Amendment Act 2025 to ensure comments from organisations that recover costs from applicants are focused on relevant matters that are material to the Minister's decisions on whether to accept and refer the project.

For a referral application, the focus is limited to the criteria in [Section 22](#) of the Act, compared to the substantive application stage which requires comprehensive technical reports and detail. If the project is referred to the fast-track process, there may be an opportunity to provide detailed comment on a substantive application.

In considering the criteria, I invite you to provide comments on the following matters:

- 1. Whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
- 2. Whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed or forwarded to, and comments should not be sought from, anyone outside of your organisation.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete and within scope, an expert panel will be appointed to make a final decision on the approvals sought.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Stephanie McNicholl.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S Frame', is positioned above a horizontal line.

Stephanie Frame
Manager – Fast-track Operations

Cc: Linda Kirk - s 9(2)(a)
Amelia Taaka - s 9(2)(a)
Grace Masterton - s 9(2)(a)
DOC Fast-track inbox - fast-track@doc.govt.nz

Appendix A – Project summary details

Application number	FTAA-2605-1243
Project name	Cannon Point Development
Applicant name	Cannon Point Development Limited
Project summary details	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: • resource consents (including change or cancellation of a resource consent conditions) under the Resource Management Act 1991 • concessions under the Reserves Act 1977 • wildlife permits under the Wildlife Act 1953 • approvals under the Freshwater Fisheries Regulations 1983.

23 July 2026

FTAA-2605-1243

Joseph Kelly (Co-Chair)
s 9(2)(a)

Liz Kelly (Co-Chair)
s 9(2)(a)

Ngāti Tama ki Te Ūpoko o Te Ika Society Incorporated

Tēnā koe Joseph and Liz

Invitation to provide written comments on the referral application for the Cannon Point Development project under the Fast-track Approvals Act 2024

Note: Comments must be received by **13 August 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Cannon Point Development Limited (the applicant) for the Cannon Point Development project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (requiring consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application, a copy is available via the applications portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed or forwarded to, and comments should not be sought from, anyone outside of your organisation.

Any written comments you provide, must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in [Section 22](#) of the Act will guide the Minister's decision-making on whether to refer the project to the fast-track approvals process and may assist in determining information that must be submitted with the substantive application.

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Secretary for the Environment
NZBN: 9429053601643

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpages: [Cost recovery for agencies](#) and [Applying for a contribution fee payment](#).

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make decisions on the approvals sought.

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For assistance with the application portal or to update your account details, please email: contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in blue ink, appearing to read 'S Frame', is positioned above a faint, light blue rectangular stamp.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2605-1243
Project name	Cannon Point Development
Applicant name	Cannon Point Development Limited
Project summary details	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: • resource consents (including change or cancellation of a resource consent conditions) under the Resource Management Act 1991 • concessions under the Reserves Act 1977 • wildlife permits under the Wildlife Act 1953 • approvals under the Freshwater Fisheries Regulations 1983.

23 July 2026

FTAA-2605-1243

Kara Puketapu-Dentice
Chief Executive
Port Nicholson Block Settlement Trust

s 9(2)(a)

Tēnā koe Kara

Invitation to provide written comments on the referral application for the Cannon Point Development project under the Fast-track Approvals Act 2024

Note: Comments must be received by **13 August 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Cannon Point Development Limited (the applicant) for the Cannon Point Development project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (requiring consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application, a copy is available via the applications portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed or forwarded to, and comments should not be sought from, anyone outside of your organisation.

Any written comments you provide, must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in [Section 22](#) of the Act will guide the Minister's decision-making on whether to refer the project to the fast-track approvals process and may assist in determining information that must be submitted with the substantive application.

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Nāku noa, nā

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Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Cc: reception@portnicholson.org.nz

Appendix A – Project summary details

Application number	FTAA-2605-1243
Project name	Cannon Point Development
Applicant name	Cannon Point Development Limited
Project summary details	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: • resource consents (including change or cancellation of a resource consent conditions) under the Resource Management Act 1991 • concessions under the Reserves Act 1977 • wildlife permits under the Wildlife Act 1953 • approvals under the Freshwater Fisheries Regulations 1983.

23 July 2026

FTAA-2605-1243

Horipo Rimene
RMA Representative
Rangitāne o Wairarapa

s 9(2)(a)

Tēnā koe Horipo

Invitation to provide written comments on the referral application for the Cannon Point Development project under the Fast-track Approvals Act 2024

Note: Comments must be received by **13 August 2026, 11.59PM.**

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Nāku noa, nā

A handwritten signature in blue ink, appearing to read 'S Frame', is positioned above the printed name and title.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Cc: info@rangitane.iwi.nz

Appendix A – Project summary details

Application number	FTAA-2605-1243
Project name	Cannon Point Development
Applicant name	Cannon Point Development Limited
Project summary details	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: • resource consents (including change or cancellation of a resource consent conditions) under the Resource Management Act 1991 • concessions under the Reserves Act 1977 • wildlife permits under the Wildlife Act 1953 • approvals under the Freshwater Fisheries Regulations 1983.

23 July 2026

FTAA-2605-1243

Sonya Rimene
Chairperson
Rangitāne Tū Mai Rā Trust

s 9(2)(a)

Tēnā koe Sonya

Invitation to provide written comments on the referral application for the Cannon Point Development project under the Fast-track Approvals Act 2024

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Nāku noa, nā

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Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Cc: Darrin Apanui - s 9(2)(a)
Hineirangi Pearse - s 9(2)(a)
Elaine Durie - s 9(2)(a)
General email - info@tumaira.nz

Appendix A – Project summary details

Application number	FTAA-2605-1243
Project name	Cannon Point Development
Applicant name	Cannon Point Development Limited
Project summary details	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: • resource consents (including change or cancellation of a resource consent conditions) under the Resource Management Act 1991 • concessions under the Reserves Act 1977 • wildlife permits under the Wildlife Act 1953 • approvals under the Freshwater Fisheries Regulations 1983.

23 July 2026

FTAA-2605-1243

Helmut Modlik
Chief Executive
Te Rūnanga o Toa Rangatira Incorporated

s 9(2)(a)

Tēnā koe Helmut

Invitation to provide written comments on the referral application for the Cannon Point Development project under the Fast-track Approvals Act 2024

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Nāku noa, nā

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Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Cc: resourcemanagement@ngatitoa.iwi.nz

Appendix A – Project summary details

Application number	FTAA-2605-1243
Project name	Cannon Point Development
Applicant name	Cannon Point Development Limited
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23 July 2026

FTAA-2605-1243

Te Karanga o Te Tui Marino
Environmental Liaison Officer
Wellington Tenths Trust

s 9(2)(a)

Tēnā koe Te Karanga o Te Tui

Invitation to provide written comments on the referral application for the Cannon Point Development project under the Fast-track Approvals Act 2024

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Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Cc: info@tekau.maori.nz

Appendix A – Project summary details

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