



Fast-track Approvals Act 2024 – Treaty settlements and other obligations (Section 18) report

Project Name: FTAA-2605-1243 Cannon Point Development

To:	Date:
Hon Chris Bishop, Minister for Infrastructure	10 September 2026

Number of attachments: 5	Attachments: - Provisions of section 18 of the Fast-track Approvals Act 2024 - Project location maps - List of relevant Māori groups - Taranaki Whānui ki Te Ūpoko o Te Ika statutory acknowledgement over the Hutt River - Ngāti Toa Rangatira statutory acknowledgement over the Hutt River - Excerpts from Rangitāne o Wairarapa and Rangitāne o Tamaki Nui-ā-Rua Conservation Relationship Agreement - Comments received from Rangitāne Tū Mai Trust
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Ministry for Cities, Environment, Regions & Transport contacts:

Position	Name	Cell phone	1 st contact
Principal Author	Julian Jackson		
Manager, Fast-track Operations	Stephanie Frame	s 9(2)(a)	✓
General Manager, Investment Strategy & Operations	Ilana Miller	s 9(2)(a)	

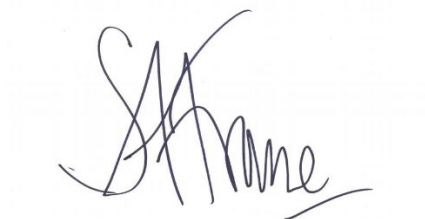
Key points

- The Ministry for Cities, Environment, Regions & Transport (on behalf of the Secretary for the Environment) has prepared this report on Treaty settlements and other obligations under section 18 of the Fast-track Approvals Act 2024 (the Act), in relation to the FTAA-2605-1243 Cannon Point Development referral application.
- The applicant, Cannon Point Development Limited, proposes a residential and commercial land development at 4 and 61 Colorado Road, Upper Hutt, consisting of 162 homes and two new commercial allotments. The project area does not include the marine and coastal area, and no identified Māori land is involved.

3. The applicant is seeking a range of resource consents under the Act that would otherwise be sought under the Resource Management Act 1991 (RMA). The applicant may also seek approvals under the Wildlife Act 1953, Reserves Act 1977, and Freshwater Fisheries Regulations 1983.
4. Section 18(2) of the Act requires that the report provide a list of relevant Māori groups, including relevant iwi authorities and Treaty settlement entities. We have identified Port Nicholson Block Settlement Trust and Te Rūnanga o Toa Rangatira Inc as relevant iwi authorities and Treaty settlement entities, Rangitāne o Wairarapa as a relevant iwi authority, Rangitāne Tū Mai Rā Trust as a relevant Treaty settlement entity, and Ngāti Tama ki Te Ūpoko o Te Ika Society Incorporated and Wellington Tenths Trust as other Māori groups with relevant interests.
5. The Treaty settlements and other arrangements relevant to the project area are the Port Nicholson Block (Taranaki Whānui ki Te Ūpoko o Te Ika) Claims Settlement Act 2009, Ngāti Toa Rangatira Claims Settlement Act 2014, and Rangitāne Tū Mai Rā (Wairarapa Tāmaki nui-ā-Rua) Claims Settlement Act 2017.
6. The Taranaki Whānui ki Te Ūpoko o Te Ika and Ngāti Toa Rangatira settlements each provide for statutory acknowledgements over the Hutt River into which the project area drains. The application includes proposed activities, such as vegetation clearance, land disturbance, earthworks, use of machinery and construction materials, and site runoff, which could potentially affect these statutory areas.
7. Under the RMA and the relevant Treaty settlements, a consent authority must have regard to a statutory acknowledgement when deciding whether an iwi is an 'affected person' for the purposes of notification decisions and must provide a summary of any consent applications relevant to the statutory area to a statutory acknowledgement holder.
8. We consider that your invitation (including providing information about the application) to Taranaki Whānui ki Te Ūpoko o Te Ika and Ngāti Toa Rangatira to comment on the application under section 17(1)(d) of the Act is comparable to the requirements for statutory acknowledgements under the RMA and Treaty settlements. Should you accept this referral application, these groups will also be invited for comment by the panel on a substantive application under section 53(2)(c) of the Act.
9. The Rangitāne o Wairarapa and Rangitāne o Tamaki Nui-ā-Rua deed of settlement provides for a conservation relationship between the Department of Conservation (DOC) and Rangitāne Tū Mai Rā Trust which may have procedural obligations in relation to the approvals which may be sought under the Wildlife Act 1953. Should you accept this application for referral, the panel may wish to consider the procedures set out in the conservation relationship agreement above to inform their consideration of the wildlife authority (paragraphs 47 to 51 refer).
10. In response to the invitation for Māori groups to comment under section 17(1)(d) of the Act, you received comments on the application from Rangitāne Tū Mai Trust. Rangitāne Tū Mai Trust advised that, as the Cannon Point Project is outside of the traditional rohe of Rangitāne, they have no comment to make. We note that the Rangitāne area of interest identified in the Rangitāne o Wairarapa and Rangitāne o Tamaki Nui-ā-Rua deed of settlement includes the project area.

11. We do not consider there are any matters raised in this report which make it more appropriate for the proposed approvals to be authorised under another Act or Acts.

Signature

A handwritten signature in black ink, appearing to read 'S. Frame', is written over a light blue rectangular background.

Stephanie Frame
Manager – Fast-track Operations

Introduction

12. Under section 18 of the Act, you must consider a report on Treaty settlements and other obligations for each referral application, prepared and provided by the responsible agency (Secretary for the Environment).
13. The information which must be provided in this report includes:
 - a. relevant iwi authorities, Treaty settlement entities, applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011 (MACA), and other Māori groups with interests in the project area;
 - b. relevant principles and provisions in Treaty settlements and other arrangements;
 - c. a summary of comments and further information received from invited Māori groups; and
 - d. advice on whether it may be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.
14. This report is structured accordingly. We have provided a list of the relevant provisions of section 18 at **Attachment 1**.

Proposed project

15. The applicant, Cannon Point Development Limited, proposes a residential and commercial land development project at 4 and 61 Colorado Road, in Tōtara Park, Upper Hutt, consisting of 162 homes and two new commercial allotments, along with associated subdivision, roading and servicing infrastructure, parks, and earthworks. The development is situated on the northern edge of the Tōtara Park urban area. The project area is divided into two development areas, West Block (Stage 3) and East Block (Stage 4), which are separated by Stage 1 (completed) and Stage 2 (under development). The land on which the project is proposed is owned by the applicant and Upper Hutt City Council. No identified Māori land is involved.
16. The applicant is seeking a range of resource consents under the Act that would otherwise be sought under the RMA, which may include subdivision, vegetation clearance, land disturbance, earthworks, wetland restoration, discharge of stormwater, streambed reclamation, and various structures and activities in relation to wetland setbacks, slope and flood hazards, transport and yard requirements, high voltage transmission lines, and other matters.
17. The applicant may also seek a wildlife authority under the Wildlife Act 1953 for the capture, handling, or relocation of protected wildlife, a concession under the Reserves Act 1977 to undertake earthworks, install drainage, and walking-track enhancements on council reserve land, and, potentially, a complex freshwater fisheries approval under the Freshwater Fisheries Regulations 1983 in relation to the replacement of existing culverts.
18. We have provided location maps at **Attachment 2**.

Relevant iwi authorities, Treaty settlement entities, and other Māori groups

19. We note that some entities identified below may be included in more than one category. We have included a composite list of all groups at **Attachment 3**.

Iwi authorities

20. Under section 4(2) of the Act, 'iwi authority' has the same meaning as in section 2(1) of the RMA:

the authority which represents an iwi and which is recognised by that iwi as having authority to do so.

21. We consider the following groups to be the relevant iwi authorities for the project area:

- a. Port Nicholson Block Settlement Trust, representing Taranaki Whānui ki Te Ūpoko o Te Ika;
- b. Te Rūnanga o Toa Rangatira Inc, representing Ngāti Toa Rangatira; and
- c. Rangitāne o Wairarapa, representing Rangitāne o Wairarapa.

Treaty settlement entities

22. Under section 4(1) of the Act, "Treaty settlement entity" means any of the following:

(a) a post-settlement governance entity (PSGE):

(b) a board, trust, committee, authority, or other body, incorporated or unincorporated, that is recognised in or established under any Treaty settlement Act:

(c) an entity or a person that is authorised by a Treaty settlement Act to act for a natural resource feature with legal personhood:

(d) Te Ohu Kai Moana or a mandated iwi organisation (as those terms are defined in section 5(1) of the Maori Fisheries Act 2004):

(e) an iwi aquaculture organisation (as defined in section 4 of the Maori Commercial Aquaculture Claims Settlement Act 2004).

23. Under the Act, a PSGE:

(a) means a body corporate or the trustees of a trust established, for the purpose of receiving redress in the Treaty settlement of a claimant group,—

(i) by that group; or

(ii) by or under an enactment or order of a court; and

(b) includes—

(i) an entity established to represent a collective or combination of claimant groups; and

(ii) an entity controlled by an entity referred to in paragraph (a); and

(iii) an entity controlled by a hapū to which redress has been transferred by an entity referred to in paragraph (a).

24. In keeping with the procedural principles outlined at section 10 of the Act, we only identify those PSGEs which are specified in the relevant Treaty settlement Act or Treaty settlement deed.¹

¹ Should a panel be made aware of a Treaty settlement entity established after the Treaty settlement Act is enacted (e.g. on the advice of a PSGE), then there would appear to be nothing to prevent the panel from inviting that entity to comment on the application under section 53(2)(c) of the Act.

25. We have identified the following relevant Treaty settlement entities for this project area:

- a. Port Nicholson Block Settlement Trust, PSGE for the Port Nicholson Block (Taranaki Whānui ki Te Ūpoko o Te Ika) Claims Settlement Act 2009;
- b. Te Rūnanga o Toa Rangatira Inc, PSGE for the Ngāti Toa Rangatira Claims Settlement Act 2014; and
- c. Rangitāne Tū Mai Rā Trust, PSGE for Rangitāne Tū Mai Rā (Wairarapa Tāmaki nui-ā-Rua) Claims Settlement Act 2017.

Groups mandated to negotiate Treaty settlements

26. All historical claims under te Tiriti o Waitangi / the Treaty of Waitangi have been settled in respect of the project area. Ngāti Tama (Wellington) historical claims are settled by the collective Port Nicholson Block (Taranaki Whānui ki Te Ūpoko o Te Ika) Claims Settlement Act 2009. However, the Office of Treaty Settlements and Takutai Moana – Te Tari Whakatau (Te Tari Whakatau) advise that Ngāti Tama have the option to pursue an individual settlement.

Takutai Moana groups and ngā hapū o Ngāti Porou

27. The project area does not include the common marine and coastal area, and accordingly there are no relevant applicant groups under MACA, and no court orders or agreements that recognise protected customary rights or customary marine title within the project area.
28. The project area is not within ngā rohe moana o ngā hapū o Ngāti Porou (as set out in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019).

Iwi or hapū whose practices are recognised under the Fisheries Act 1996 through regulation or bylaws

29. The project area does not include a taiāpure-local fisheries area, mātaihai reserve, or area subject to a bylaw or regulations made under Part 9 of the Fisheries Act 1996.

Owners of identified Māori land where electricity infrastructure or land transport infrastructure is proposed

30. Section 23 of the Act provides that, in making a decision on a referral application under section 21, the Minister may determine that, for the purposes of the project, an activity described in section 5(1)(a) is not an ineligible activity if it:
- a. is the construction of electricity lines or land transport infrastructure by (or to be operated by) a network utility operator that is a requiring authority; and
 - b. would occur on identified Māori land that is Māori freehold land or General land owned by Māori that was previously Māori freehold land.
31. This project does not involve an activity described in section 23(1) (i.e. including both (a) and (b)) of the Act.

Iwi authorities and groups representing hapū who are party to relevant Mana Whakahono ā Rohe or joint management agreements

32. If the project area is within the boundaries of either a Mana Whakahono ā Rohe or joint management agreement, and the application includes a proposed RMA approval described in section 42(4)(a) to (d) (resource consent, certificate of compliance, or

designation), we are required to identify the relevant iwi authority/group that represent hapū that are parties to these arrangements.

33. We have not identified any Mana Whakahono ā Rohe or joint management agreements that are relevant to the project area, and accordingly there no parties to these arrangements to identify.

Any other Māori groups with relevant interests

34. In addition to the above groups, we have identified the following as other Māori groups which may have relevant interests in the project area:

- a. Ngāti Tama ki Te Ūpoko o Te Ika Society Incorporated; and
- b. Wellington Tenths Trust.

Relevant principles and provisions in Treaty settlements and other arrangements

Treaty settlements

35. Under section 4(1) of the Act, a Treaty settlement includes both a Treaty settlement Act and a Treaty settlement deed which is signed by both the Crown and representatives of a group of Māori.
36. The following Treaty settlements relate to land, species of plants or animals, or other resources within the project area:
- a. Port Nicholson Block (Taranaki Whānui ki Te Ūpoko o Te Ika) Claims Settlement Act 2009;
 - b. Ngāti Toa Rangatira Claims Settlement Act 2014; and
 - c. Rangitāne Tū Mai Rā (Wairarapa Tāmaki nui-ā-Rua) Claims Settlement Act 2017.

Relevant principles and provisions

37. Section 7 of the Act requires all persons exercising powers and functions under the Act to act in a manner consistent with Treaty settlements. The relevant principles and provisions for each of these settlements are set out below.

Crown acknowledgements and apologies

38. The Crown offers acknowledgements and an apology to relevant groups as part of Treaty settlement redress to atone for historical wrongs that breached te Tiriti o Waitangi/the Treaty of Waitangi, to restore honour, and begin the process of healing.
39. As part of its apologies to Taranaki Whānui ki Te Ūpoko o Te Ika, Ngāti Toa Rangatira, and Rangitāne o Wairarapa, the Crown stated that it looked forward to building a new relationship with these groups based on co-operation, mutual trust, and respect for te Tiriti o Waitangi/the Treaty of Waitangi and its principles. The redress mechanisms provided for in Treaty settlements should be viewed in the context of these intentions.

Statutory acknowledgements

40. A statutory acknowledgement is an acknowledgement by the Crown of a 'statement of association' between the iwi and an identified area (the 'statutory area'). The Taranaki Whānui ki Te Ūpoko o Te Ika and Ngāti Toa Rangatira settlements each provide for

statutory acknowledgements over the Hutt River.² While the Taranaki Whānui ki Te Ūpoko o Te Ika statutory acknowledgement only applies to the main stem of the Hutt River, the Ngāti Toa Rangatira statutory acknowledgement includes the main stem and tributaries of the Hutt River.

41. The project area is located within the Hutt River catchment a short distance from the main stem of the river. The application information indicates that the project will involve vegetation clearance, land disturbance, earthworks, use of machinery and construction materials, and site runoff. There is potential for sediment and other contaminants from the project area to enter the Hutt River via natural waterways and artificial drainage systems.
42. The application information indicates that potential effects on waterbodies can be avoided or minimised through standard construction management practices already established for earlier stages, such as appropriate staging of works, minimising unvegetated surfaces, maintaining buffers around earthworks, and implementing erosion and sediment control measures. These matters can also be addressed through the project design process and, if required, through the use of specific management plans.
43. Under the RMA and the relevant settlement Acts, a consent authority must, when considering a resource consent for a proposed activity that is within, adjacent to, or directly affecting a statutory area:
 - a. provide a summary of the application to the holder of the statutory acknowledgement. The summary of the application must be the same as would be given to an affected person by limited notification under the RMA. The summary must be provided as soon as is reasonably practicable after the relevant consent authority receives the application, but before they decide whether to notify the application; and
 - b. have regard to the statutory acknowledgement when deciding whether the holder (generally a PSGE) is an 'affected person' for the purposes of notification decisions under the RMA.³
44. The holder of a statutory acknowledgment may also cite this as evidence of their association with a statutory area in any submission before a relevant consent authority (or the Environment Court, Heritage New Zealand Pouhere Taonga, the Environmental Protection Authority, or a board of inquiry), which may, in turn, take that statutory acknowledgement into account.
45. We consider the process of inviting comment (including providing information about the application) under the Act is comparable to the process under a Treaty settlement and the RMA of providing those who hold statutory acknowledgements with a summary of the application. You have already invited Taranaki Whānui ki Te Ūpoko o Te Ika and Ngāti Toa Rangatira, as relevant iwi authorities and Treaty settlement entities, to comment on the application. Should you accept this referral application, these groups will also be invited for comment by the panel on a substantive application under section 53(2)(c) of the Act.

² The Taranaki Whānui ki Te Ūpoko o Te Ika and Ngāti Toa Rangatira settlements also provide for statutory acknowledgements over Wellington Harbour, into which the Hutt River flows.

³ In addition to consent authorities, the Environment Court and Heritage New Zealand Pouhere Taonga must also have regard to statutory acknowledgements in relation to some of their processes.

46. For your reference, we have provided the relevant deed plans and statements of association for the Taranaki Whānui ki Te Ūpoko o Te Ika and Ngāti Toa Rangatira statutory acknowledgements over the Hutt River at **Attachments 4 and 5**, respectively.

Rangitāne o Wairarapa and Rangitāne o Tamaki Nui-ā-Rua Conservation Relationship Agreement

47. The Rangitāne o Wairarapa and Rangitāne o Tamaki Nui-ā-Rua deed of settlement provides for a conservation relationship between DOC and Rangitāne Tū Mai Rā Trust, setting out how DOC and the Rangitāne Tū Mai Rā Trust will work together in fulfilling conservation objectives across the Rangitāne o Wairarapa and Rangitāne o Tamaki Nui-ā-Rua Takiwā. The project area is located within that Takiwā.
48. The conservation relationship agreement sets out principles and procedures for DOC and the Rangitāne Tū Mai Rā Trust to identify and work together on categories of statutory authorisations that may have a significant impact on the spiritual, cultural or historic values of Rangitāne.
49. We note that the applicant may seek a wildlife authority under the Wildlife Act 1953 for the capture, handling, or relocation of protected wildlife. The wildlife authority sought by the applicant may potentially be within scope of the conservation relationship agreement. However, we are unable to confirm whether DOC and Rangitāne Tū Mai Rā Trust have identified any relevant categories of statutory authorisations following the settlement.
50. The parties are required to adopt the following processes for all statutory authorisations that Rangitāne Tū Mai Rā Trust and DOC agree may be significant to Rangitāne:
- a. DOC will notify Rangitāne of the application, timeframe for a decision and the timeframe for a response from Rangitāne;
 - b. Rangitāne, within an agreed timeframe, will notify the DOC of their response including the nature of their interests in the proposal and their views in relation to the proposal;
 - c. DOC will acknowledge Rangitāne interests and views as conveyed (providing an opportunity to clarify or correct DOC's understanding of those interests and views), how those interests and views will be included in the decision-making process and any apparent issues or conflict that may arise;
 - d. DOC will, in making a decision, consider whether it is possible to reconcile any conflict between Rangitāne interests and views and other considerations in the decision-making process; and
 - e. DOC will record in writing as part of a decision document the nature of Rangitāne interests and the views of Rangitāne as conveyed and shall report back to the governance entity on any decision that is made.
51. We consider these more detailed consultation processes are most relevant to a panel considering a substantive application, as the decision-maker on Wildlife Act approvals under the Act. Should you accept this application for referral, the panel may wish to consider the procedures set out in the conservation relationship agreement above to inform their consultation on the wildlife authority. We have included the relevant excerpts from the relationship agreement at **Attachment 6**.

Te Upoko Taiao

52. Te Upoko Taiao is the Natural Resources Plan Committee, a joint regional planning committee of Greater Wellington Regional Council (GWRC) which has a 50/50 split membership of six councillors and six mana whenua representatives.⁴
53. While Te Upoko Taiao has operated in its current form since 2009, sections 89-91 of the Ngāti Kahungunu ki Wairarapa Tāmaki nui-a-Rua Claims Settlement Act 2022 made it a permanent committee, which must not be discharged, or its terms of reference amended, without the agreement of Te Upoko Taiao.
54. The terms of reference for Te Upoko Taiao (as at 15 December 2022) primarily relate to the preparation and review of regional plans under the RMA. This includes appointing hearing committees or hearings panels, to hear and decide upon submissions on proposed regional plans, proposed variations, and proposed plan changes. Such hearing committees or panels may include members of Te Upoko Taiao and/or other persons chosen for their particular skills, attributes or knowledge that will assist the hearing committee or panel.⁵
55. To the extent that a Treaty settlement Act (Ngāti Kahungunu ki Wairarapa Tāmaki nui-a-Rua Claims Settlement Act 2022) includes provisions relating to Te Upoko Taiao, it does not appear to place any specific procedural requirements on a panel under the Act. However, the panel may wish to be mindful of the intent behind consolidating joint decision-making, with regard to resource management planning, through a Treaty settlement.
56. Ultimately, iwi and hapū are likely to have cultural associations with ancestral lands, water, sites, wāhi tapu, and other taonga beyond what is specifically identified in a Treaty settlement or other arrangements. Local tangata whenua and their representatives would be best placed to advise on such matters in the first instance.

Customary Marine Title/Protected Customary Rights

57. As noted above, the project area is not within a customary marine title area, protected customary rights area, or within or adjacent to ngā rohe moana o ngā hapū o Ngāti Porou.

Taiāpure-local fisheries/mātaitai reserves/areas subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996

58. As noted above, the project area does not include a taiāpure-local fishery, mātaitai reserve, or area subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996.

Mana Whakahono ā Rohe/Joint management agreement

59. As noted above, we have not identified any Mana Whakahono ā Rohe or joint management agreements that are relevant to the project area.

⁴ The mana whenua groups represented in Te Upoko Taiao are Port Nicholson Block Trust, Te Rūnanga o Toa Rangātira Inc, Ngāti Kahungunu ki Wairarapa Trust, Ngā Hapū o Ōtaki, and Ati Awa ki Whakarongotai Charitable Trust.

⁵ The latest terms of reference can be found at: [Te-Upoko-Taiao-Natural-Resources-Plan-Committee-ToR-15-December-2022.pdf](#)

Summary of comments received and advice

Comments from invited Māori groups

60. Pursuant to section 17(1)(d) of the Act, on 23 July 2026 you invited written comments from the Māori groups identified above in paragraphs 21 to 34, from a list we previously provided you. These groups were provided with access to the application material and had 15 working days from receipt of the copy of the application to respond.
61. You received comments on the application from Rangitāne Tū Mai Trust, which can be summarised as follows:
- a. Rangitāne Tū Mai Trust advised that the Cannon Point Project is outside of the traditional rohe (customary area of interest) of Rāngitāne and, on this basis, Rangitāne Tū Mai Trust has no comment to make.
62. We note that the Rangitāne area of interest identified in the Rangitāne o Wairarapa and Rangitāne o Tamaki Nui-ā-Rua deed of settlement includes the project area.
63. We have included a copy of the Rangitāne Tū Mai Trust comments at **Attachment 7**.

Consultation with departments

64. We have previously sought advice from Te Puni Kōkiri and Te Tari Whakatau regarding the relevant Māori groups in this area and have incorporated their views into this report.

Advice on whether it may be more appropriate to deal with the proposed approvals under another Act/s

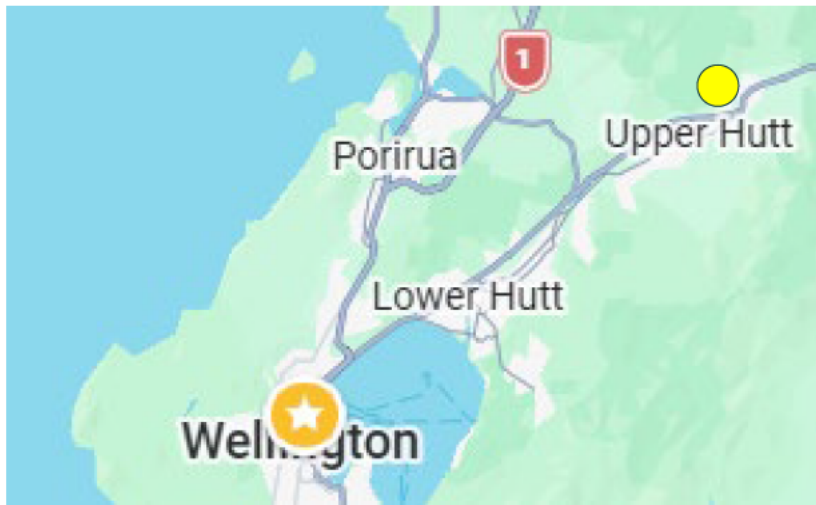
65. Under section 18(2)(m), this report must include our advice on whether, due to any of the matters identified in section 18, it may be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.
66. We do not consider there are any matters raised in this report which make it more appropriate for the proposed approvals to be authorised under another Act or Acts.

Attachment 1: Provisions of section 18 of the Fast-track Approvals Act 2024

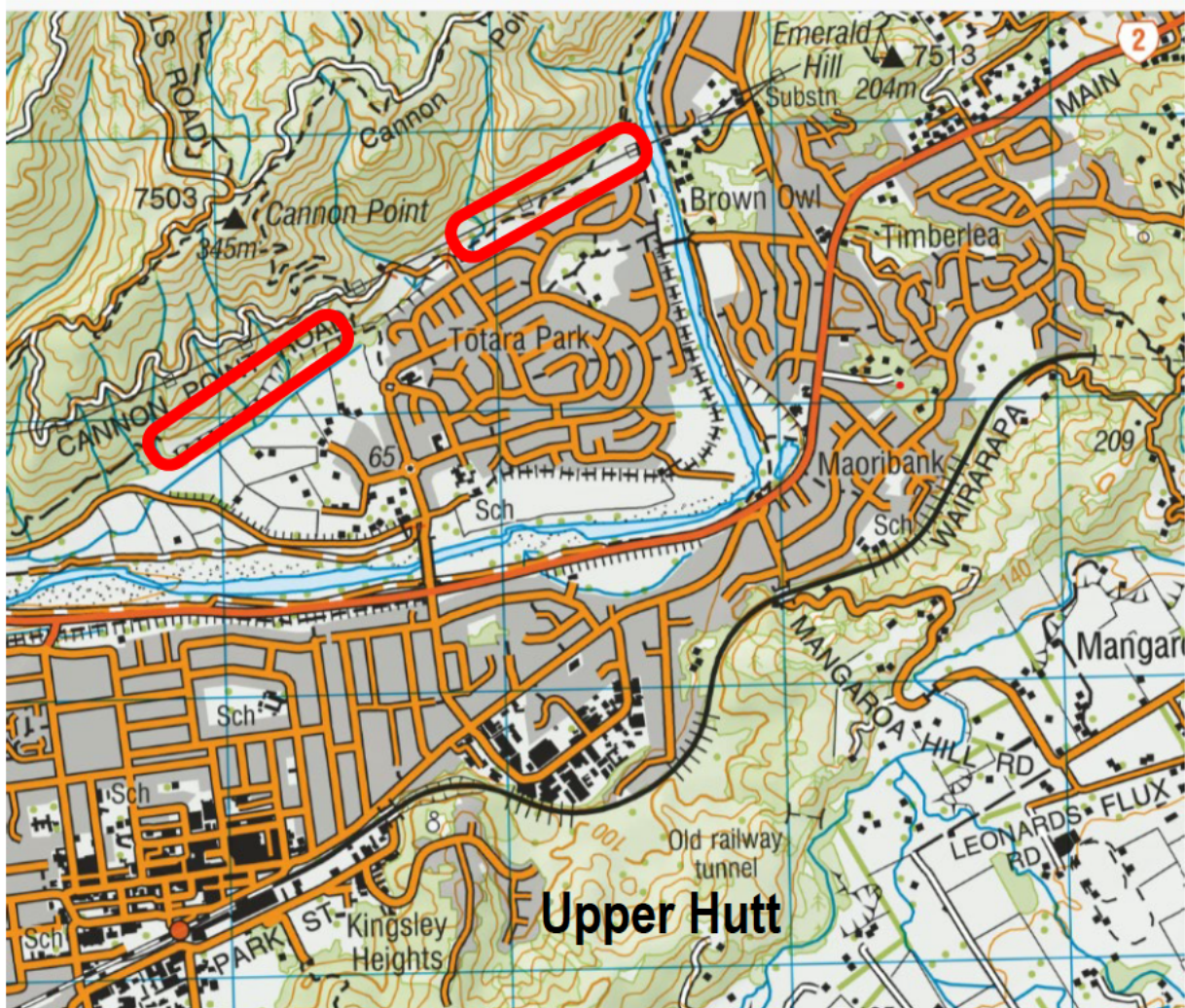
Section	Information required	Paragraph reference in this report
18(1)	The Minister must, for a referral application, consider a report that is prepared and provided by the responsible agency in accordance with this section.	14, 15
18(2)(a)	Any relevant iwi authorities and relevant Treaty settlement entities	21, 25
18(2)(b)	Any Treaty settlements that relate to land, species of plants or animals, or other resources within the project area	36
18(2)(c)	The relevant principles and provisions in those Treaty settlements, including those that relate to the composition of a decision-making body for the purposes of the Resource Management Act 1991	37-56
18(2)(d)	Any recognised negotiation mandates for, or current negotiations for, Treaty settlements that relate to the project area.	26
18(2)(e)	Any court orders or agreements that recognise protected customary rights or customary marine title within the project area.	27, 57
18(2)(f)	Any applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011 that seek recognition of customary marine title or protected customary rights within the project area.	27, 57
18(2)(g)	Whether the project area would be within or adjacent to, or the project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou (and, if so, the relevant provisions of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019).	28, 57
18(2)(h)	Whether the project area includes any taiāpure-local fisheries, mātaihai reserves, or areas that are subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996 (and, if so, who the tangata whenua are).	29, 58
18(2)(i)	Whether the project involves an activity that could be the subject of a determination under 23 (and, if so, who the owners of the land are).	31
18(2)(j)	If the proposed approvals include an approval described in any of section 42C(4)(a) to (d) (resource consent, certificate of compliance, or designation), (i) iwi authorities and groups that represent hapū that are parties to any relevant Mana Whakahono ā Rohe or joint management agreements.	33, 59

	(ii) The relevant principles and provisions in those Mana Whakahono ā Rohe and joint management agreements.	
18(2)(k)	Any other Māori groups with relevant interests.	34
18(2)(l)	A summary of— (i) comments received by the Minister after inviting comments from Māori groups under section 17(1)(d) and (e); (ii) any further information received by the Minister from those groups	60-63
18(2)(m)	The responsible agency's advice on whether, due to any of the matters identified in this section, it may be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.	66
18(3)	In preparing the report required by this section, the responsible agency must consult relevant departments.	64
18(4)	The responsible agency must provide the report to the Minister not later than 20 working days after the date for providing comments under section 17(6).	N/A
18(5)	However, if the Minister requests further information about a referral application under section 20, the time period specified in subsection (4) ceases to run for the period of time specified in the request.	N/A

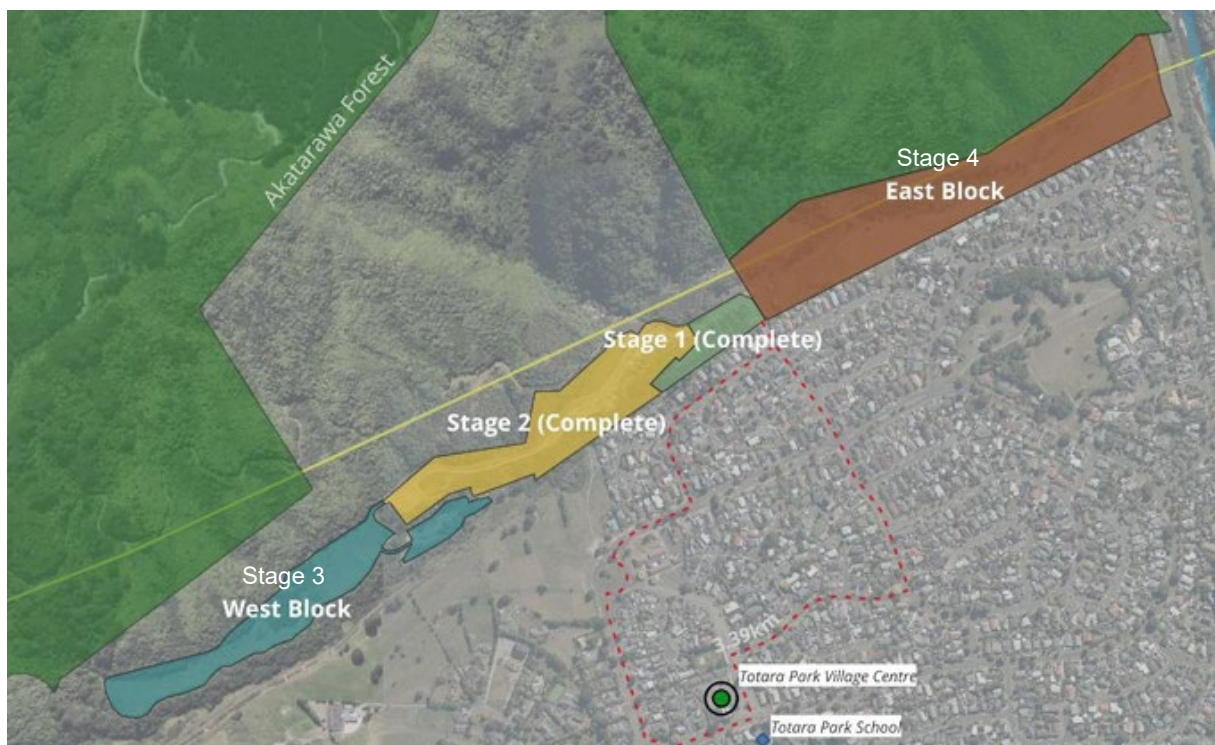
Attachment 2: Project location maps



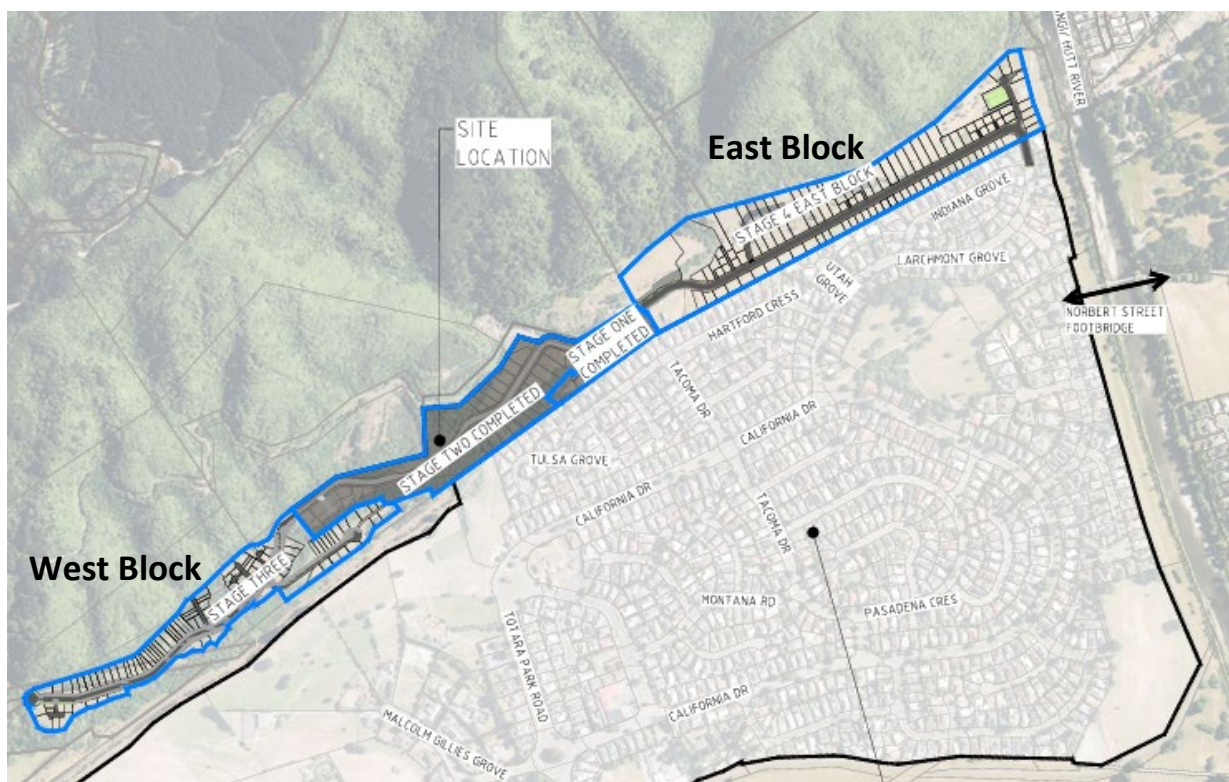
Map 1. Location of proposed Cannon Point Development shown by yellow circle above.



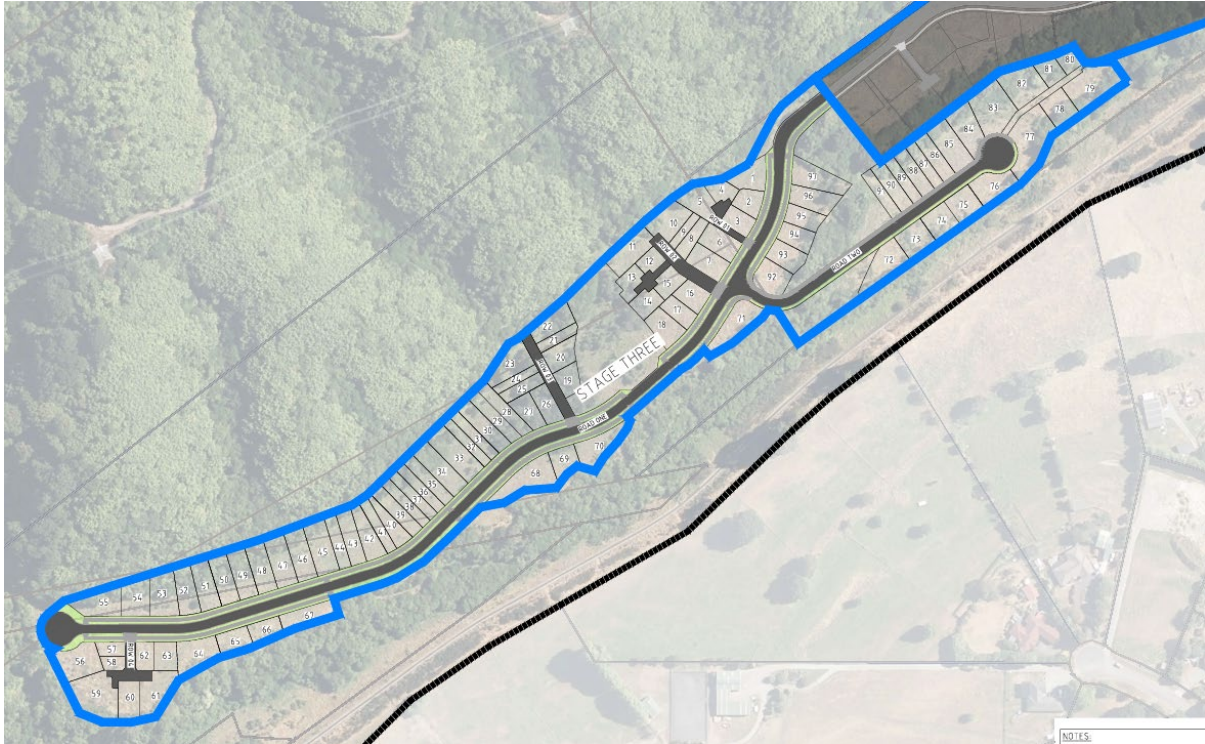
Map 2. Local area – location of proposed Cannon Point Development shown by red markings above.



Map 3. Staging of Cannon Point Development showing yet to be developed West Block (Stage 3) and East Block (Stage 4) above. Source: Adapted from Derive 2026



Map 4. General layout of Cannon Point Development including West Block (Stage 3) and East Block (Stage 4). Source: Adapted from Vecta 2026



Map 6. Layout of West Block (Stage 3) of proposed Cannon Point Development.

Source: Adapted from Vecta in Derive 2026



Map 6. Layout of the East Block (Stage 4) of proposed Cannon Point Development.

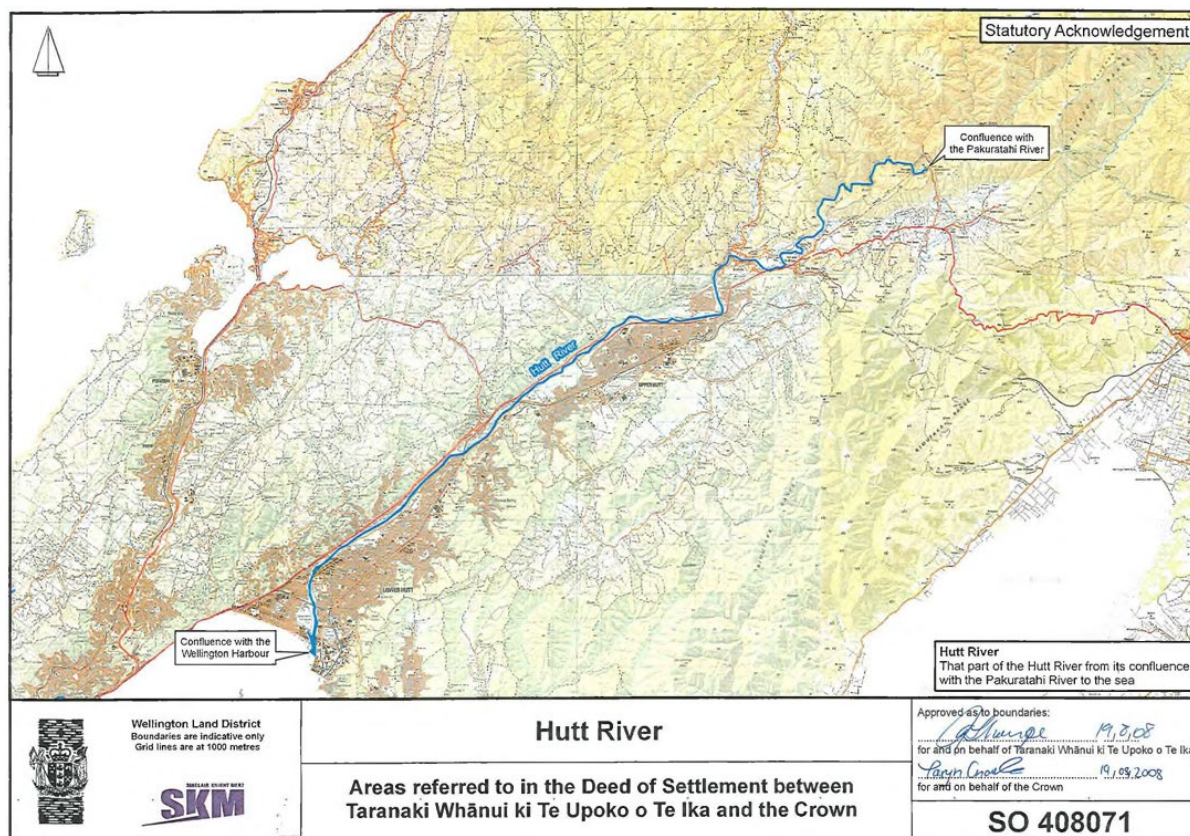
Source: Adapted from Vecta in Derive 2026

Attachment 3: List of relevant Māori groups

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 Inc	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))

Attachment 4: Taranaki Whānui ki Te Ūpoko o Te Ika statutory acknowledgement over the Hutt River

Deed plans for statutory areas (documents schedule to Taranaki Whānui ki Te Ūpoko o Te Ika deed of settlement)



Excerpts from statements of association (documents schedule to Taranaki Whānui ki Te Ūpoko o Te Ika deed of settlement)

Hutt River

Te Awakairangi is the oldest name for the Hutt River attributed to the Polynesian explorer Kupe. It was also known as Heretaunga in a later period. The origins of the streams flowing to Awakairangi are high in the Tararua Range. The stream and rivers lead down through Pakuratahi at the head of the Hutt Valley. Taranaki Whānui ki Te Upoko o Te Ika had interests at Pakuratahi. The trail linking Te Whanganui a Tara and the Wairarapa came through Pakuratahi and over the Rimutaka Range. Prior to the 1855 uplift Te Awakairangi was navigable by waka up to Pakuratahi and the river was navigable by European ships almost to Whirinaki (Silverstream).

Taranaki Whānui ki Te Upoko o Te Ika travelled in the Hutt Valley largely by waka. There were few trails through the heavy forest of the valley. Many Taranaki Whānui ki Te Upoko o Te Ika Kainga and Pā were close to the river including at Haukaretu (Maoribank), Whakataka Pā (which was across the bank from what is now Te Marua), Mawaihakona (Wallaceville), Whirinaki, Motutawa Pā (Avalon), Maraenuku Pā (Boulcott), Paetutu Pā and at the mouth of the river, Hikoikoi Pā to the west and Waiwhetu Pā (Owhiti) to the east.

Te Awakairangi linked the settlements as well as being a food supply for the pā and kainga along the river. Mahinga kai were found along the river such as Te Momi (Petone) which was a wetland that held abundant resources of birds, tuna and other food sources. The river ranged across the valley floor and changed course several times leaving rich garden sites. Waka were carved from forest trees felled for that purpose close to the river.

The entire document can be found at this link (from page 148): [Taranaki Whānui ki Te Upoko o Te Ika Deed of Settlement Schedule - Documents 19 Aug 2008](#)

Attachment 5: Ngāti Toa Rangatira statutory acknowledgement over the Hutt River

Deed plan for statutory area (documents schedule to Ngāti Toa Rangatira deed of settlement)



Excerpts from statements of association (documents schedule to Ngāti Toa Rangatira deed of settlement)

Hutt River and its tributaries

The Hutt River (Te Awa Kairangi) is of historical and cultural importance to Ngati Toa Rangatira. The iwi claim an association with the Hutt River from the time of their participation in the invasion of the Hutt Valley during 1819 and 1820.

During that campaign, the taua marched around the western side of Te Whanganui a Tara, defeating the local iwi as they went. When the war party reached the Hutt River, they constructed rafts which they used to aid them in their invasion of the Hutt Valley.

Although Ngati Toa Rangatira did not remain in the area after this invasion, the Hutt River continued to be important to the iwi following their permanent migration and settlement in the lower North Island in the late 1820s and early 1830s. The relationship of Ngati Toa Rangatira to the Hutt Valley and River was not one defined by concentrated settlement and physical presence. Rather, the iwi felt their claim to the land was strong based on the powerful leadership of Te Rauparaha and Te Rangihaeata and the relationship they had with iwi residing in the Hutt Valley who had been placed there by Ngati Toa in the 1830s. For some years these iwi in the Hutt Valley paid tribute of goods such as canoes, eels and birds to Te Rauparaha and Te Rangihaeata.

2.1: STATEMENTS OF ASSOCIATION

Ngati Toa Rangatira have a strong historical connection with the Hutt River and its tributaries, and the iwi consider that the river is included within their extended rohe and it is an important symbol of their interests in the Harataunga area.

Te Awa Kairangi was traditionally an area for gathering piharau, or the freshwater blind eel, as well as tuna (eel) from its tributaries. Harataunga also supported flax plantations, which were used by early Maori for trading with settlers. The River was also of great importance as it was the largest source of freshwater in the area.

The river was also an important transport route, and small waka were used along the length of Te Awa Kairangi.

The entire document can be found at this link (from page 22): [Ngāti Toa Rangatira Deed of Settlement Schedule - Documents 7 Dec 2012](#)

Attachment 6: Excerpts from Rangitāne o Wairarapa and Rangitāne o Tamaki Nui-ā-Rua Conservation Relationship Agreement

14 STATUTORY AUTHORISATIONS

- 14.1 The Department acknowledges authorisations granted to third parties in relation to Conservation Land within the Takiwā may impact on the spiritual, cultural or historic values of Rangitāne. The Department will advise and encourage prospective applicants within the Takiwā to consult with Rangitāne before filing their application.
- 14.2 From time to time:
- 14.2.1 for Whenua Tūturu sites, Rangitāne may identify categories of Statutory Authorisations that it considers are unlikely to have a significant impact on the spiritual, cultural or historic values of Rangitāne; and
 - 14.2.2 for other sites in the Takiwā, the governance entity and the Department will identify categories of Statutory Authorisations that may have a significant impact on the spiritual, cultural or historic values of Rangitāne.
- 14.3 The parties will adopt the following processes for all Statutory Authorisations that Rangitāne and the Department agree may be significant to Rangitāne following the processes outlined in clause 14.2:
- 14.3.1 the Department will notify Rangitāne of the application, timeframe for a decision and the timeframe for Rangitāne response;
 - 14.3.2 Rangitāne, within an agreed timeframe, will notify the Department of their response including the nature of their interests in the proposal and their views in relation to the proposal;
 - 14.3.3 the Department will acknowledge Rangitāne interests and views as conveyed (providing an opportunity to clarify or correct the Department's understanding of those interests and views), how those interests and views will be included in the decision-making process and any apparent issues or conflict that may arise;
 - 14.3.4 the Department will, in making a decision, consider whether it is possible to reconcile any conflict between Rangitāne interests and views and other considerations in the decision-making process; and
 - 14.3.5 the Department will record in writing as part of a decision document the nature of Rangitāne interests and the views of Rangitāne as conveyed and shall report back to the governance entity on any decision that is made.
- 14.4 The Department will advise Rangitāne of potential opportunities for Rangitāne or its members to obtain statutory authorisations on Conservation Land within the Takiwā, including in relation to commercial opportunities.

23 CONSULTATION

- 23.1 Unless otherwise specified, 'consult' under this Agreement means the Department will follow any consultation procedures adopted by the parties, which may direct the Department to:
- 23.1.1 ensure that the governance entity is consulted as soon as reasonably practicable following the identification of the proposal or issues to be the subject of the consultation;

- 23.1.2 provide the governance entity with sufficient information and time to make informed comments and/or submissions in relation to any of the matters that are subject of the consultation;
- 23.1.3 approach the consultation with an open mind and genuinely consider any views and/or concerns that the governance entity may have in relation to any of the matters that are subject to the consultation; and
- 23.1.4 report back to the governance entity on any decision that is made.

The entire document can be found at this link (from page 39): [Rangitāne o Wairarapa and Rangitāne Tamaki nui-ā-Rua - Documents - Signing version 6 August 2016](#)

Attachment 7: Comments received from Rangitāne Tū Mai Trust



Fw: You have a new Request from Fast-track Application Team CRM:0139018436

From Fast-Track Info <info@fasttrack.govt.nz>
Date Thu 13/08/2026 1:40 PM
To FTArefferrals <FTArefferrals@mfe.govt.nz>

MFE CYBER SECURITY WARNING

This email originated from outside our organisation. Please take extra care when clicking on any links or opening any attachments.

Kia ora,

Tipene Chrisp from Rangitāne Tū Mai Rā emailed to say they have no comment on the Cannon Point development referral application.

Please see the below email chain for more information.

Kind regards,

Rudi Murray-Pyle (he/him)

Advisor, Regulatory Process



Fast-track is administered by the Environmental Protection Authority. The EPA's New Zealand Business Number is 9429041901977.

This email message and any attachment(s) are intended for the addressee(s) only. If you receive this message in error, please notify the sender and delete the message and any attachments.

From: Tipene s 9(2)(a)
Sent: Thursday, 13 August 2026 12:17 pm
To: Fast-Track Info <info@fasttrack.govt.nz>
Subject: FW: You have a new Request from Fast-track Application Team CRM:0139018436

Tēnā koutou.

I refer to the e-mail below that was sent to Rangitāne Tū Mai Rā with regard to Fast Track Application CRM 0139018436 (Cannon Point Development). I have not been able to navigate your portal, so am e-mailing our response to the request.

Cannon Point is outside of the traditional rohe (customary area of interest) of Rangitāne Tū Mai Rā. On this basis, we have no comment on this proposal. I am sure that you will be engaging with our neighbouring iwi of Taranaki Whānui and Ngāti Toa.

Tipene Chrisp
GM, Rangitāne Tū Mai Rā

s 9(2)(a)
s 9(2)(a)

From: FTA NoReply <NoReply@fasttrack.govt.nz>

Sent: Thursday, 23 July 2026 15:42:57

To: Darrin s 9(2)(a)

Subject: You have a new Request from Fast-track Application Team CRM:0139018436

Dear Darrin Apanui

The Fast Track Application team requests that you provide feedback on the Application (Cannon Point Development) regarding Rangitāne Tū Mai Rā Trust - Cannon Point Development.

The application and associated documents can be viewed through our portal.

Your response can also be uploaded to the portal.

The Team have requested that you provide your feedback by :13-08-2026.

Should you need any assistance during the registration or application process, please contact us at info@fasttrack.govt.nz or call 0800 327 875.

We thank you for your diligence in this matter and look forward to working with you through the application process.

Thank you for your attention to this matter.