

23 July 2026

FTAA-2605-1243

Peter Chrisp
Director-General of Conservation
Department of Conservation

s 9(2)(a)

Dear Peter

Request for report in relation to the use of public conservation land under section 19 of the Fast-track Approvals Act 2024 for the Cannon Point Development project

Note: The due date for the section 19 report is **17 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 project area includes public conservation land (defined under the Act) and requires the following proposed approvals under specified Acts:

- a. resource consents (including change or cancellation of a resource consent conditions) under the Resource Management Act 1991
- b. concessions under the Reserves Act 1977
- c. wildlife permits under the Wildlife Act 1953
- d. approvals under the Freshwater Fisheries Regulations 1983.

Under delegation from the Minister and in accordance with section 19(1) of the Act, I am writing to request and obtain a report in relation to the use of public conservation land that is prepared by the Director-General of Conservation.

As specified under section 19 of the Act, the report must include the following:

1. the existing arrangements (whether formal or informal) for the administration, access to, or use of public conservation land within the project area.
2. advice on the risks to, and potential liabilities of, the Crown that relate to any proposed approvals of the kind described in [section 42\(4\)\(e\), \(f\), \(l\), or \(m\)](#) (concession, land exchange, or access arrangement).
3. if the referral application was required to include information under [paragraph \(q\) or \(r\) of section 13\(4\)](#), advice on the matters set out in the applicable paragraph.

Under section 19(3) of the Act, I note the report content related to the existing arrangements and advice on risks and liabilities must be prepared in consultation with every owner, administrator, or manager of the land who is not the Crown.

The due date for the section 19 report is no later than **17 working days** from receipt of this letter (refer to the due date above). If you consider that the report cannot be prepared by that date, please advise as soon as possible.

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 final decisions on the approvals sought.

The information you are receiving is being provided to you consistent with the statutory requirements under section 19 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.

Before the due date, please upload the report to the applications portal feedback page. Alternatively, if you wish to email the report 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 written over a light blue rectangular background.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Cc: Linda Kirk – s 9(2)(a) [REDACTED]
Amelia Taaka – s 9(2)(a) [REDACTED]
Grace Masterton – s 9(2)(a) [REDACTED]
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.