

File ref: 26-BRF-02679 / FTAA-2605-1243

28 September 2026

Simon (Xing) Zhang
Cannon Point Development Limited (the applicant)
s 9(2)(a)

c/- Charlie Hopkins
Derive Consulting Group Limited (the agent)
s 9(2)(a)

Dear Simon and Charlie

Section 28 – Notice of Decisions on the referral application for Cannon Point Development Project under the Fast-track Approvals Act 2024

This notice of decisions is for a referral application received 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 details

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 Tōtara Park, 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 and built.

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 following proposed approvals via the fast-track approvals process to authorise the project:

- a. resource consents and a change or cancellation of a resource consent condition under the Resource Management Act 1991 (RMA) as described in sections 42(4)(a) and (b) of the Act
- b. concessions as defined in clause 1 of Schedule 6 as described in sections 42(e) of the Act
- c. wildlife approvals under the Wildlife Act 1953 as described in section 42(4)(h) of the Act
- d. approvals under the Freshwater Fisheries Regulations 1983 as described in section 42(4)(j) of the Act.

Statutory framework for referral applications

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

The project can only be accepted if the Minister for Infrastructure (the Minister) is satisfied the criteria in section 22 are met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes, and is unlikely to materially affect the efficient operation of the fast-track approvals process.

Under section 21(3) of the Act, the Minister must decline a referral application if:

- a. the Minister is satisfied that the project does not meet the criteria in section 22
- b. the Minister is satisfied that the project involves an ineligible activity
- c. the Minister considers they do not have adequate information to inform the decision.

Additionally, the Minister has the discretion to decline a referral application for any other reason, even if the project meets the criteria outlined in section 22 of the Act.

Decision on referral application

The Minister has decided to accept the referral application under section 21(1)(c) and refer the whole project to the fast-track approvals process under section 26(2)(a). The Minister is satisfied that the project meets the criteria in section 22 of the Act, for the reasons detailed below.

Reasons for accepting referral application

The Minister is satisfied the project:

- a. is a development project that would have significant regional benefits; and
- b. referring the project to the fast-track approvals process:
 - i. would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
 - ii. is unlikely to materially affect the efficient operation of the fast-track approvals process.

Specifically, the Minister is satisfied the project meets the criteria in section 22 of the Act as:

- a. it is a development project that would have significant regional benefits [section 22(1)(a)] because:
 - i. it will increase the supply of housing, address housing needs, and contribute to a well-functioning urban environment with the development of residential dwellings by approximately 162 units
 - ii. it will deliver significant economic benefits by generating approximately \$129.6 million in total gross domestic product (GDP) over a 5-year development period into the local economy. The project will support approximately 261 full-time equivalent years (FTE years) of employment during the peak development year and approximately 744 FTE years over the 5-year development period. Over the

development period, total direct employment will be approximately 352 FTE years, and total indirect/induced employment will be approximately 392 FTE years.

- b. referring the project to the fast-track approvals process would facilitate its delivery [section 22(1)(b)(i)], including by enabling it to be processed in a timelier and more cost-effective way than under normal processes because it precludes public and limited notification in an RMA context and enables multiple approval types under specific Acts to be considered under a singular process, and appeals under the Act are to the High Court and limited to points of law.
- c. referring the project is unlikely to materially affect the efficient operation of the fast-track approvals process [section 22(1)(b)(ii)] because the project is neither novel in the New Zealand context nor beyond the scope of what a panel would typically assess where multiple approval types are sought under the fast-track approvals process.

The Minister is satisfied there is no reason they must decline the project under section 21(3) of the Act and is also satisfied there is no reason to decline the project under section 21(4) of the Act.

Specified matters for accepted referral application

1. Cannon Point Development Limited, who lodged the referral application, as the person who is authorised to lodge a substantive application for the project under section 27(2) of the Act.
2. Under section 27(3)(b) of the Act deadline for lodging the substantive application is two years from the date of the referral notice of decisions letter to the applicant.

Under section 28 of the Act, the Secretary for the Environment must also give written notice of decisions made by the Minister on an accepted referral application to the parties specified in Appendix 1 of this letter.

If you have any queries about this notice of decisions, email referral@fasttrack.govt.nz and include the name of the lead contact – Stephanie McNicholl.

If you have any queries about the substantive process, email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 225 537).

Yours sincerely



Max Gander-Cooper

Acting Manager – Fast-track Operations

Appendix 1: Section 28 – Notice of Minister’s decisions on accepted referral application

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Section 28(1)(a)(i) – the applicant	Cannon Point Development Limited
Section 28(1)(a)(ii) – anyone invited to comment on the application	
<i>Relevant local authorities</i>	Greater Wellington Regional Council Upper Hutt City Council
<i>Relevant portfolio Ministers</i>	Minister for the Environment Minister for Māori Crown Relations: Te Arawhiti Minister for Māori Development Minister of Conservation Associate Minister of Housing
<i>Relevant administering agencies</i>	Department of Conservation
<i>Māori groups under section 17(d)</i>	Port Nicholson Block Settlement Trust Te Rūnanga o Toa Rangatira Incorporated Rangitāne Tū Mai Rā Trust Rangitāne o Wairarapa Ngāti Tama ki Te Ūpoko o Te Ika Society Incorporated Wellington Tenth's Trust
<i>Any other persons under section 17(5)</i>	Minister for Economic Growth Minister for Regional Development Chief Executive of NZ Transport Agency Waka Kotahi Chief Executive of Transpower New Zealand Limited Chief Executive of Tiaki Wai Limited
Section 28(2) – other parties for an accepted referral application	
<i>The Panel Convener</i>	Including all the information received by the Minister as required by section 28(4).
<i>Any iwi authorities or Treaty settlement entities (other than those that must be notified as identified above) that the Minister considers have an interest in the matter</i>	No additional iwi authorities or Treaty settlement entities have been identified beyond those listed above.
<i>Environmental Protection Authority (EPA)</i>	Including all the information received by the Minister as required by section 28(4).
<i>Relevant administering agencies</i>	No additional administering agencies have been identified beyond those listed above.