



RE: Further Reply: Referral Application - FTAA-2605-1243 Cannon Point Development - clarification requested CRM:0512000002

From Charlie Hopkins s 9(2)(a)

Date Thu 9/07/2026 10:25

To FastTrack Referral <referral@fasttrack.govt.nz>; Fast-track Referral Team <referral@fasttrack.govt.nz>; Simon (Xing) Zhang <gsdmanagementnz@gmail.com>

Cc Stephanie McNicholl s 9(2)(a)

 2 attachments (25 KB)

;;

Hello Steph,

Just a little note, to let you know that this morning the Applicant and I met with Councils senior, in-house legal counsel about access over Lot 6 DP 46315 at the east end of East Block, and road stopping at the west end of West Block. The meeting was very positive and counsel is going to come back to us on Monday with the pre-requisites for both approvals. Council has already voted to dispose of Lot 6 DP 46315 (East Block), and has agreed to enter into the road stopping (West Block), we're now in the process of executing on both arrangements. For these reasons we think these are not roadblocks per s 22(1)(b).

Have a nice day,
Charlie.

Charlie Hopkins



Managing Director
Derive Consulting Group
s 9(2)(a)
25 Rutherford Street, Melling
New website- derive.nz

Derive proudly supports <https://treesthatcount.co.nz/>

From: Referral <Referral@fasttrack.govt.nz>

Sent: Wednesday, 8 July 2026 1:37 pm

To: Charlie Hopkins s 9(2)(a) Simon (Xing) Zhang <gsdmanagementnz@gmail.com>

Cc: Stephanie McNicholl s 9(2)(a)

Subject: RE: Further Reply: Referral Application - FTAA-2605-1243 Cannon Point Development - clarification requested CRM:0512000002

Thanks Charlie, that's exactly the reply I needed

Ngā mihi

Steph

----- Original Message -----

From: Charlie Hopkins s 9(2)(a)

Received: Wed Jul 08 2026 12:08:23 GMT+1200 (New Zealand Standard Time)

To: Fast-track Referral Team <referral@fasttrack.govt.nz>; Simon (Xing) Zhang <gsdmanagementnz@gmail.com>; FastTrack Referral <referral@fasttrack.govt.nz>;

Cc: Stephanie McNicholl s 9(2)(a)

Subject: RE: Further Reply: Referral Application - FTAA-2605-1243 Cannon Point Development - clarification requested CRM:0512000002

Kia ora Steph,

Yes of course, good question. This relates to regional Resource Consent WGN250152 that the Applicant holds for earthworks and stormwater discharge on East Block. This resource consent has been granted, and has not lapsed. This resource consent was sought and granted under the regional plan (the NRP) but does not cover all of the requisite consents under the NES-F. So we would need to change Resource Consent WGN250152 to include all of the relevant activities sought as part of the Referred Project (if successful). For more information please see Section 4.1.4 of the planning report (page 26).

Hope that helps, but if not please get in touch.
Charlie.

Charlie Hopkins



Managing Director
Derive Consulting Group
s 9(2)(a)
25 Rutherford Street, Melling
New website- derive.nz

Derive proudly supports <https://treesthatcount.co.nz/>

From: Referral <Referral@fasttrack.govt.nz>

Sent: Wednesday, 8 July 2026 11:43 am

To: Charlie Hopkins s 9(2)(a); Simon (Xing) Zhang <gsdmanagementnz@gmail.com>

Cc: Stephanie McNicholl s 9(2)(a)

Subject: Further Reply: Referral Application - FTAA-2605-1243 Cannon Point Development - clarification requested CRM:0512000002

Mōrena Charlie

Regarding (b) a change or cancellation of a resource consent condition that would otherwise be applied for under the RMA 1991 - could you please direct me to or provide further detail on the applicable consents this has regard to.

Ngā mihi

Steph

Stephanie McNicholl (she/her)
Ngāpuhi, Ngāi Te Rangi, Ngāti Ranginui
Senior Advisor | Kaitohutohu Matua

Delivery | Tukunga

 [Ministry for Cities, Environment, Regions & Transport](#)

Ministry for Cities, Environment, Regions & Transport

www.mcert.govt.nz | www.govt.nz | Remote (BOP)

This email and any attachments may contain information that is confidential and subject to legal privilege.
If you are not the intended recipient, please notify the sender and delete this email.

----- Original Message -----

From: FastTrack Referral <Referral@fasttrack.govt.nz>;

Received: Tue Jul 07 2026 19:00:12 GMT+1200 (New Zealand Standard Time)

To: Charlie Hopkins [s 9\(2\)\(a\)](#); Simon (Xing) Zhang <gsdmanagementnz@gmail.com>;

Cc: Stephanie McNicholl [s 9\(2\)\(a\)](#)

Subject: Reply: Referral Application - FTAA-2605-1243 Cannon Point Development - clarification requested
CRM:0512000002

Kia ora Charlie

Confirming receipt, at first glance looks good, thank you.

Ngā mihi
Steph

Stephanie McNicholl (she/her)
Ngāpuhi, Ngāi Te Rangi, Ngāti Ranginui
Senior Advisor | Kaitohutohu Matua

Delivery | Tukunga

 [Ministry for Cities, Environment, Regions & Transport](#)

Ministry for Cities, Environment, Regions & Transport

www.mcert.govt.nz | www.govt.nz | Remote (BOP)

This email and any attachments may contain information that is confidential and subject to legal privilege.
If you are not the intended recipient, please notify the sender and delete this email.

----- Original Message -----

From: Charlie Hopkins [s 9\(2\)\(a\)](#)

Received: Tue Jul 07 2026 18:21:56 GMT+1200 (New Zealand Standard Time)

To: Fast-track Referral Team <referral@fasttrack.govt.nz>; Simon (Xing) Zhang <gsdmanagementnz@gmail.com>;

FastTrack Referral <referral@fasttrack.govt.nz>;

Cc: Stephanie McNicholl [s 9\(2\)\(a\)](#)

Subject: RE: Referral Application - FTAA-2605-1243 Cannon Point Development - clarification requested CRM:0512000002

Tena koe Steph,

Please find attached our response. Stay in touch.

Kind regards,
Charlie.

Charlie Hopkins



Managing Director
Derive Consulting Group
s 9(2)(a)
25 Rutherford Street, Melling
New website- derive.nz

Derive proudly supports <https://treesthatcount.co.nz/>

From: Referral <Referral@fasttrack.govt.nz>

Sent: Tuesday, 7 July 2026 2:56 pm

To: Charlie Hopkins s 9(2)(a); Simon (Xing) Zhang <gdsmanagementnz@gmail.com>

Cc: Stephanie McNicholl s 9(2)(a)

Subject: Referral Application - FTAA-2605-1243 Cannon Point Development - clarification requested CRM:0512000002

Kia ora Charlie

FTAA-2605-1243 Cannon Point Development

Thank you for your time on the call. As discussed, if you could provide clarification and supporting information on the following matters that would be great.

1. S13(2)(d) - Approvals sought under the specified Acts - these will be specified in the notice of decisions. If referred to the fast-track process, the Substantive application is compliance checked for completeness and scope against the Referral notice of decisions. While you are able to apply for approvals outside of the Fast-track Approvals Act 2024 (the Act), you would need to address in this referral process whether this would impact the facilitation and timely delivery of the project and efficient operation of the fast-track approvals process [s22(1)(b)].

Note, section 13(4)(y)(i)-(ix) of the Act outlines the related Schedules information requirements for referral

2. S13(4)(d) - Description or map of the whole project area that identifies its boundaries - the application form refers to the applicant-owned parcels and related attachments. The supporting information includes the Council-owned parcels - please confirm the project area in accordance with the definition, is to include the applicant-owned and Council-owned parcels in the description.

3. S13(4)(s) - applicant's legal interest in the land and how that affects the applicant's ability to undertake the work - please clarify this matter in relation to the Council-owned land parcels and whether there are any potential impacts on the timely delivery of the project [s22(1)(b)].
4. S13(4)(t) - other types of authorisations needed including by someone other than the application - please clarify this matter in relation to (but not limited to) the road stopping/road connection from Upper Hutt City Council and the sequencing at State Highway 2/Totara Park bridge through New Zealand Transport Agency, Waka Kotahi and whether there are any potential impacts on the timely delivery of the project [s22(1)(b)].

If you could provide a response by 5pm tomorrow (Wednesday 8 July 2026) that would be appreciated.

Ngā mihi
Steph

Stephanie McNicholl (she/her)
Ngāpuhi, Ngāi Te Rangi, Ngāti Ranginui
Senior Advisor | Kaitohutahu Matua

Delivery | Tukunga

 [Ministry for Cities, Environment, Regions & Transport](#)

Ministry for Cities, Environment, Regions & Transport

www.mcert.govt.nz | www.govt.nz | Remote (BOP)

This email and any attachments may contain information that is confidential and subject to legal privilege.
If you are not the intended recipient, please notify the sender and delete this email.