

CONSULTATION REPORT

REFERRAL APPLICATION FOR THE CANNON POINT DEVELOPMENT

PREPARED FOR

Cannon Point Development Limited

DATE

3 June 2026



Report prepared by Wikaira Consulting Limited for Cannon Point Development Limited.

REVISION HISTORY

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REFERENCE

This report has been prepared by Wikaira Consulting Limited for a referral under the Fast-track Approvals Act 2024. This report forms part of the application lodged on behalf of Cannon Point Development Limited.

USE OF DOCUMENT

This document is intended for the sole use of the applicant and relevant decision-making authorities considering the referral application. It should be read in conjunction with the full suite of technical and statutory information submitted as part of the referral application. The findings, assessments, and conclusions contained in this report are based on information available at the time of preparation and should not be used for any other purpose without the written permission of the author.

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1.0 Introduction

- 1.1 This Consultation Report is provided in support of the Cannon Point Development Referral Application (the Application) submitted by Cannon Point Development Ltd (the Applicant or CPD) to the Ministry for the Environment (MfE) for the referral of the Cannon Point residential development and subdivision at 4 and 61 Colorado Road, Upper Hutt, under the Fast-track Approvals Act 2024 (the Act).
- 1.2 The Applicant has undertaken pre-application notification and consultation with the following parties in accordance with section 11 of the Act:
- The relevant local authorities pursuant to section 11(1)(b)(i) including Upper Hutt City Council (UHCC) and Greater Wellington Regional Council (GWRC).
 - Relevant iwi authorities, hapū, and Treaty settlement entities pursuant to section 11(1)(b)(ii) including Taranaki Whānui ki te Upoko o te Ika, Te Ātiawa, Ngāti Toa Rangatira, Muaūpoko, and Rangitāne.
 - Relevant administering agencies, pursuant to section 11(1)(b)(iii), including MfE, the Department of Conservation (DOC), and Heritage New Zealand Pouhere Taonga (HNZPT).
- 1.3 The Applicant has also notified and consulted with Wellington Water Ltd (WWL), Wellington Electricity (WE), Chorus, New Zealand Transport Agency (NZTA), and Transpower New Zealand Ltd (Transpower).
- 1.4 The requirements of sections 11(1)(a)(i) and 11(1)(a)(ii) do not apply in this case, as there are no relevant applicant groups with applications for customary marine title under the Marine and Coastal Area (Takutai Moana) Act 2011, and the project area is not within or adjacent to, nor does it directly affect, ngā rohe moana o ngā hapū o Ngāti Porou.
- 1.5 Section 11(1)(b)(ii)(A) and (B) also do not apply, as there are no iwi authorities or groups representing hapū that are parties to relevant Mana Whakahono ā Rohe or joint management agreements identified as applying to the project area, and the project area does not include, or directly affect, any taiāpure-local fishery, mātaítai reserve, or area subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996.
- 1.6 This Report also addresses the relevant requirements of section 13(4) of the Act, including identifying the persons and groups the Applicant considers are likely to be affected by the project (section 13(4)(j)(i)-(vii)), providing details of the consultation undertaken, including how feedback received during consultation was addressed for the purpose of section 13(4)(k), and providing a summary of how any responses to a notice given under section 11(1)(b) have informed the project (section 13(4)(ka)).

- 1.7 In addition, the Report addresses section 13(4)(l), including a list of any Treaty settlements that apply to the project area and a summary of relevant principles and provisions. In relation to section 13(4)(o), there are no identified parcels of Māori land, marae, and identified wāhi tapu within the project area.
- 1.8 Sections 13(4)(j)(ii) and 13(4)(j)(v)–(vii) do not apply, as there are no relevant iwi authorities or groups representing hapū that are parties to Mana Whakahono ā Rohe or joint management agreements, no protected customary rights groups or customary marine title groups, and no relevant applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011, and the project area is not within or adjacent to, nor does it directly affect, ngā rohe moana o ngā hapū o Ngāti Porou.
- 1.9 Similarly, section 13(4)(n) does not apply, as there are no relevant principles or provisions of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 applicable to the project area.
- 1.10 The Applicant will continue to work with identified persons and groups as the project progresses, including during the substantive application stage, should the Application be accepted for referral under the Act.

2.0 Relevant Local Authorities

- 2.1 In accordance with section 11(1)(b)(i) and 13(4)(j)(i) of the Act, the relevant local authorities are Greater Wellington Regional Council (GWRC) and Upper Hutt City Council (UHCC).
- 2.2 Appendix A provides a summary of consultation and responses to a notice, as required by section 13(4)(k) and (ka).

Greater Wellington Regional Council (GWRC)

- 2.3 Engagement with Greater Wellington Regional Council (GWRC) commenced with an email sent on 13 April 2026 advising the Applicant's intention to lodge a referral application under the Fast-track Approvals Act 2024. A high-level A3 overview of the proposal was provided with that correspondence.
- 2.4 An introductory meeting was held on 28 April 2026 to discuss the Application in further detail and to re-establish engagement following GWRC's involvement in previous resource consent processes. The discussion acknowledged that resource consents for stormwater and earthworks have already been granted and that these approvals will need to be considered as the project progresses.
- 2.5 GWRC requested further information regarding the proposal, including information on the approvals anticipated to be required and key matters relating to the management of environmental effects. GWRC advised that a planning-level assessment of the proposal may be undertaken once additional information becomes available.
- 2.6 Further information was subsequently provided to GWRC, including the completed East Block architectural plans and the latest West Block design drawings. The Applicant will continue to engage with GWRC as the project progresses, including during the substantive application stage, should the Application be accepted for referral under the Act.

Upper Hutt City Council (UHCC)

- 2.7 Engagement with Upper Hutt City Council commenced on 10 April 2026 with an introductory email seeking to reconnect and initiate consultation in relation to the referral application under the Fast-track Approvals Act 2024. The Cannon Point Development project is known to Council, and this engagement was intended to re-establish contact and signal the revised approach being taken through the referral process.
- 2.8 An online meeting was held on 28 April 2026 to provide an overview of the referral pathway and discuss the proposal at a high level. During this meeting, Council raised key matters for consideration, including geotechnical constraints, transport and traffic effects, and a Council-owned land parcel within the project area.

- 2.9 Further information was subsequently provided to Council in response to matters raised during the meeting, including the completed East Block architectural plans and the latest West Block design drawings. The Applicant will continue to engage with Council as the project progresses, including during the substantive application stage, should the Application be accepted for referral under the Act.

3.0 Treaty Settlements

- 3.1 Section 13(4)(l) of the Act requires referral applications to include information about any Treaty settlements that apply in the Project area and a summary of the relevant principles and provisions in those Treaty settlements.
- 3.2 The following iwi have Treaty settlement legislation that includes either a statutory acknowledgement area or an area of interest within the Project area:
- Taranaki Whānui ki Te Upoko o Te Ika and Te Āti Awa - Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009
 - Ngāti Toa Rangatira - Ngāti Toa Rangatira Claims Settlement Act 2014
 - Rangitāne o Wairarapa and Rangitāne o Tāmaki nui-ā-Rua - Rangitāne Tū Mai Rā (Wairarapa Tāmaki nui-ā-Rua) Claims Settlement Act 2017
- 3.3 For the purposes of section 13(4)(l), there are no statements in the relevant settlement legislation that expressly identify Treaty settlement “principles.” The relevant provisions applicable to the project area are provided below.

Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009

- 3.4 The Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009¹ gives effect to certain provisions of the Deed of Settlement settling the historical claims of Taranaki Whānui ki Te Upoko o Te Ika. The project area falls within the Port Nicholson Block area of interest.
- 3.5 Relevant Provisions include:
- A DOC Protocol is set out in the *Deed of Settlement: Documents Schedule* (19 August 2008)². The protocol details processes for matters including cultural materials, historic resources and wāhi tapu, species management, freshwater fisheries, pest control, and concession applications. Clause 20 provides for consultation with the governance entity in instances where reserves may be vested in local authorities. Clause 21 of the protocol

¹ [Port Nicholson Block \(Taranaki Whānui ki Te Upoko o Te Ika\) Claims Settlement Act 2009 | New Zealand Legislation](#)

² [Taranaki Whānui ki Te Upoko o Te Ika Deed of Settlement Schedule - Documents 19 Aug 2008](#)

outlines the basic principles to be followed by the Department of Conservation in consulting with the governance entity. The project site falls within the DOC Protocol Area.

- The Right of First Refusal (RFR) regime is provided for under Part 3, Subpart 5 of the Settlement Act. Subpart 2 outlines the trustees' right of first refusal in relation to RFR land and provides the meaning of RFR land in section 92. Requirements for Notices in relation to RFR land are outlined in Schedule 4.

Ngāti Toa Rangatira Claims Settlement Act 2014

3.6 The purpose of the Ngāti Toa Rangatira Claims Settlement Act 2014³ is to give effect to related provisions of the deed of settlement dated 7 December 2012 settling the historical claims of Ngāti Toa Rangatira. Sections 7-10 of the Act outline the historical account, the Crown's acknowledgements, and the apology on which the claims are based. The settlement package recognises the enduring relationship of Ngāti Toa with the Hutt Valley and the wider Wellington region. The project area falls within the area of interest of Ngāti Toa Rangatira.

- Part 2 of the Act provides for cultural redress. Subpart 1 provides for statutory acknowledgements and deeds of recognition requiring relevant consent authorities, the Environment Court and Heritage New Zealand to have regard to statutory acknowledgements. Statutory areas are listed in Schedule 1.
- Statements of Association and Deeds of recognition are included in the *Ngāti Toa Rangatira Deed of Settlement Schedule Documents*⁴. Clauses 5.35 and 5.41 provide details of Statements of Association and Deeds of Recognition respectively. Consultation requirements are outlined in item 3.
- The Right of First Refusal (RFR) regime is provided for in Part 6, Subpart 3 of the Act. The definition of RFR land is provided in section 183, and disposal restrictions are set out in section 185.

Rangitāne Tū Mai Rā (Wairarapa Tamaki nui-ā-Rua) Claims Settlement Act 2017

3.7 The Rangitāne Tū Mai Rā (Wairarapa Tāmaki nui-ā-Rua) Claims Settlement Act 2017⁵ records in te reo Māori and English the acknowledgements and apology given by the Crown to Rangitāne o Wairarapa and Rangitāne o Tāmaki nui-ā-Rua in the deed of settlement. It gives effect to certain provisions of the deed of settlement signed on 6 August 2016 and settles the historical claims detailed

³ [Ngāti Toa Rangatira Claims Settlement Act 2014 | New Zealand Legislation](#)

⁴ [Ngāti Toa Rangatira Deed of Settlement Schedule - Documents 7 Dec 2012](#)

⁵ [Rangitāne Tū Mai Rā \(Wairarapa Tamaki nui-ā-Rua\) Claims Settlement Act 2017 | New Zealand Legislation](#)

within it. Sections 7-10 of the Act provide a summary of the historical account, acknowledgements, and apology of the Crown. Part 2 provides for cultural redress, include statutory acknowledgements and deeds of recognition. Part 3 provides for commercial redress including rights of access to certain sites, and rights of first refusal. The project area falls within the area of interest of Rangitāne o Wairarapa and Rangitāne o Tāmaki nui-ā-Rua.

3.8 There are a number of protocols and relationship agreements provided for within the *Deed of Settlement Schedule: Documents*⁶, including:

- A Taonga Tūturu protocol, within which the project site is located.
- A relationship agreement with the Department of Conservation which requires Te Papa Atawhai to give effect to the principles of Te Tiriti o Waitangi under section 4 of the Conservation Act 1987. It recognises Rangitāne cultural, historic, and spiritual interests as kaitiaki and commits both parties to working together to protect wāhi tapu, sites of significance and other taonga. The agreement covers matters such as cultural materials, statutory authorisations, species and habitat protection, freshwater fisheries, land management and activities under the Resource Management Act 1991. Clause 23 sets out the consultation processes required between the parties.
- A relationship agreement with the Ministry for the Environment which formalises how the parties work together and sets a framework for maintaining a constructive relationship based on good faith and the principles of Te Tiriti o Waitangi.

4.0 Tangata Whenua

4.1 This section identifies the tangata whenua, iwi authorities, hapū, and Treaty settlement entities considered to be relevant to the project. This responds to the requirements of section 11 of the Act and also addresses section 13(4)(j) which requires the identification of persons and groups who may be affected by the project, including iwi authorities, groups representing hapū, and relevant Treaty settlement entities.

Identification of Iwi Groups with Interests in Project Area

4.2 The following iwi have been identified as having interests in the project area:

- Taranaki Whānui ki te Upoko o Te Ika
- Te Āti Awa

⁶ [Rangitāne o Wairarapa and Rangitāne Tamaki nui-ā-Rua - Documents - Signing version 6 August 2016](#)

- Ngāti Toa Rangatira
- Muaūpoko
- Rangitāne o Wairarapa and Rangitāne o Tāmaki nui-ā-Rua.

Other Relevant Iwi Authorities

- 4.3 Section 13(4)(j)(iii) requires a list of the persons and groups the applicant considers are likely to be affected by the project, including other relevant iwi authorities.

Port Nicholson Block Settlement Trust (Taranaki Whānui ki Te Upoko o Te Ika)

- 4.4 The Port Nicholson Block Settlement Trust represents Taranaki Whānui ki Te Upoko o Te Ika as an iwi authority for the purposes of the Resource Management Act 1991.
- 4.5 The Trust represents descendants of ancestors of Te Āti Awa, Ngāti Tama, Taranaki and Ngāti Ruanui, Ngāti Mutunga, and related iwi who migrated to Te Whanganui-a-Tara in the nineteenth century and have maintained ahi kā since that time.
- 4.6 It also encompasses the legal and governance structures through which their responsibilities and interests are exercised. These entities include the Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Settlement Trust, Wellington Tenth Trust, Palmerston North Māori Reserve Trust, and Hīkoikoi Management Limited, each holding governance, land, and asset responsibilities on behalf of their respective ownership groups and shared whakapapa.
- 4.7 For the purposes of consultation on the Project, these entities are collectively represented by Taranaki Whānui.

Te Rūnanga o Toa Rangatira Inc

- 4.8 Te Rūnanga o Toa Rangatira Inc represents Ngāti Toa Rangatira as an iwi authority for the purposes of the Resource Management Act 1991.

Muaūpoko Tribal Authority

- 4.9 Muaūpoko Tribal Authority represents Muaūpoko as an iwi authority for the purposes of the Resource Management Act 1991. Its mandate is recognised by the Crown for Treaty of Waitangi settlement negotiations, and the project area falls within the rohe over which Muaūpoko exercises kaitiakitanga for the purposes of the Resource Management Act 1991.

Rangitāne o Tāmaki nui-ā-Rua

- 4.10 Rangitāne o Tāmaki nui-ā-Rua is an incorporated society that represents Rangitāne as an iwi authority for the purposes of the Resource Management Act 1991. The project area falls within the Rangitāne area of interest.

Rangitāne o Wairarapa

- 4.11 Rangitāne o Wairarapa is an incorporated society that represents Rangitāne as an iwi authority for the purposes of the Resource Management Act 1991. The project area falls within the Rangitāne area of interest.

Relevant Treaty Settlement Entities

- 4.12 Section 13(4)(j)(iv) requires a list of the persons and groups the applicant considers are likely to be affected by the project, including relevant Treaty settlement entities. The following entities are identified below.

Port Nicholson Block Settlement Trust

- 4.13 Port Nicholson Block Settlement Trust is the post-settlement governance entity established to receive and manage the Treaty settlement package for Taranaki Whānui ki Te Upoko o Te Ika (Taranaki Whānui). Taranaki Whānui are those who descend from one or more of the recognised tīpuna of Te Āti Awa, Taranaki, Ngāti Tama, Ngāti Ruanui, and Ngāti Mutunga. The area of interest of Taranaki Whānui includes the project area.

Te Rūnanga o Toa Rangatira Inc

- 4.14 Te Rūnanga o Toa Rangatira Inc is the post-settlement governance entity established for the Ngāti Toa Rangatira Claims Settlement Act 2014.

Rangitāne Tū Mai Rā Trust

- 4.15 Rangitāne Tū Mai Rā Trust is the post-settlement governance entity for Rangitāne Tū Mai Rā (Wairarapa Tāmaki nui-ā-Rua) Claims Settlement Act 2017.

Engagement

- 4.16 Engagement with iwi has been undertaken throughout preparation of the referral application for the Cannon Point Development (Stages 3 and 4). Consultation has focused on introducing the proposal and referral pathway under the Fast-track Approvals Act 2024, establishing and maintaining relationships, providing project updates, and identifying any matters of interest or concern relevant to the development and referral process.
- 4.17 Consultation has included ongoing hui and correspondence with Taranaki Whānui ki te Upoko o Te Ika / Te Āti Awa, Ngāti Toa Rangatira, Muaūpoko, and Rangitāne. This has also included the provision of preliminary project information, including a high-level A3 overview of the proposal and the referral process.
- 4.18 Engagement undertaken to date has included the following:
- Initial introductory hui regarding the proposed referral application pathway and an overview of the Cannon Point Development.

- Ongoing hui with Taranaki Whānui / Te Āti Awa and Ngāti Toa Rangatira to provide project updates as the referral application has progressed.
 - Kanohi ki te kanohi engagement with Muaūpoko regarding the staged nature of the development and the proposed Fast-track pathway.
 - Introductory engagement and ongoing correspondence with Rangitāne Tū Mai Rā.
 - Ongoing communication and information sharing through emails, phone calls, text messages, and hui to maintain relationships and support continued engagement throughout preparation of the referral application.
- 4.19 Appendix A provides a summary of consultation undertaken for the purposes of section 13(4)(k) and (ka) of the Act.

5.0 Relevant Administering Agencies

- 5.1 In accordance with section 11(1)(b)(iii) of the Act, the relevant administering agencies are the Ministry for the Environment (MfE), Department of Conservation (DOC) and Heritage New Zealand Pouhere Taonga (HNZPT).
- 5.2 Appendix A provides a summary of consultation as required by section 13 (4)(k) and (ka) of the Act.
- 5.3 The Applicant has undertaken notification and consultation with each administering agency during preparation of the Application. The purpose of this engagement was to introduce the project, confirm the relevance of each agency's statutory functions to the project, and identify any matters that may be relevant to the Application or referral process.
- 5.4 DOC was identified as a relevant administering agency due to its responsibilities under conservation legislation and its potential interest in matters relating to the conservation estate and indigenous biodiversity. HNZPT was identified as a relevant administering agency due to the potential requirement for archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014. MfE was identified as a relevant administering agency as the Ministry responsible for administering the Fast-track Approvals Act 2024 and the referral application process.

6.0 Other Consultation

- 6.1 The following groups were also notified in writing of the proposed referral application for the project: Wellington Water Ltd (WWL), Wellington Electricity (WE), Chorus, New Zealand Transport Agency (NZTA), and Transpower New Zealand Ltd (Transpower).

- 6.2 Appendix A provides a summary of consultation as required by section 13 (4)(k) and (ka).

Wellington Water Ltd

- 6.3 On 10 April 2026 an email was sent to Wellington Water Ltd providing a high-level overview of the project.

Wellington Electricity

- 6.4 On 10 April 2026 an introductory email was sent to Wellington Electricity providing a high-level overview of the project. On 13 April 2026 Thomas Wang was confirmed as the assigned Wellington Electricity contact. An email request was received for subdivision plans. Updated plans were provided on 22 April 2026 in response to that request.

Chorus

- 6.5 On 28 April 2026 an email was sent re-establishing contact in relation to the project and advising that it is being progressed through a referral application under the Fast-track Approvals Act 2024. Chorus was invited to confirm the appropriate contact person and to raise any initial matters for consideration.
- 6.6 Scott Stacey was subsequently confirmed as the Chorus point of contact for the Project. Scheme plans for both the East and West Blocks were provided to support Chorus's review of the proposal. Chorus acknowledged receipt of the plans and advised that input from its network planning team was being sought. Chorus also indicated an interest in meeting with the Project team to discuss the proposal further.

New Zealand Transport Agency

- 6.7 Engagement with NZTA commenced on 22 April 2026 with an email to re-establish contact regarding the project. A high-level A3 overview of the proposal was provided to support consultation on the referral application being prepared under the Fast-track Approvals Act 2024.
- 6.8 Following further correspondence with Mitch Hutchings, an online meeting was held on 1 May 2026 to discuss the project and the proposed referral application. The project is known to NZTA through previous engagement. NZTA reiterated earlier concerns relating to the Tōtara Park Road / State Highway intersection, including signal phasing and turning movements. These matters are expected to be addressed through the transport assessment being prepared for the project. A follow-up meeting between NZTA and the project's transport specialists (TTAP) is proposed, and the Applicant will continue to engage with NZTA as the project progresses.

Transpower New Zealand Ltd (Transpower)

- 6.9 Engagement with Transpower commenced on 10 April 2026 with an introductory email seeking to re-establish contact regarding the project. The correspondence provided an overview of the project and the referral application being prepared under the Fast-track Approvals Act 2024. A high-level A3 overview of the proposal was provided to support consultation. Engagement continued through correspondence and a meeting held on 22 April 2026.
- 6.10 During engagement, the Applicant confirmed that feedback provided by Transpower on earlier iterations of the project had been considered and incorporated into updated design drawings. Transpower's ongoing interest in the project was acknowledged, and the Applicant confirmed its commitment to continuing engagement as the project progresses.

7.0 How Consultation has Informed the Project

7.1 The consultation undertaken has resulted in improvements to the project design and technical reporting. The table below summarises how consultation has informed the project.

Theme	Raised by	Summary of concern	How project has been informed by consultation
Cultural Values and Mana Whenua	Taranaki Whānui ki te Upoko o te Ika, Ngāti Toa Rangatira	Statutory acknowledgements: Te Awa Kairangi/Hutt River Reference to cultural values and mana whenua.	Matters have been identified through consultation and will continue to inform project development and assessment.
Geotechnical matters	UHCC	Geotechnical considerations	Matters have been identified through consultation and will continue to inform project development and assessment.
Impact on traffic and access at SH2 intersection	UHCC	Transport and Traffic effects	Matters identified through consultation have informed the scope of the transport assessment.
	NZTA	Previous noted issue relating to Tōtara Park Road / State Highway intersection, including signal phasing and turning movements	Matters identified through consultation have informed the scope of the transport assessment and ongoing engagement with transport specialists and NZTA.
Council-owned land parcel at entrance to Totara Park	UHCC	Council-owned land parcel within the project area	Identified as a matter requiring further consideration through project design and future discussions with Council
National Grid	Transpower	Feedback on initial designs and National Grid constraints.	Updated design drawings have incorporated feedback received from Transpower and have been provided for further review.
Urban Design and Landscape	UHCC, Transpower	Site topography, existing vegetation, screening, and transmission line setbacks	These matters have informed landscape and urban design assessments and ongoing refinement of the proposal.
Water Quality and Stormwater	GWRC	Existing wetland constraints, title restrictions, and stormwater management requirements.	These matters have informed engineering investigations and will continue to be considered as survey and engineering design progresses.
Ecology	GWRC	Wetland delineation, Avifauna and Herpetofauna	Ecological investigations have been undertaken to inform the proposal, including wetland

			delineation and assessment of potential ecological effects.
Existing approvals and consent integration	GWRC	Relationship between the referral application and existing stormwater and earthworks consents	Existing approvals have been identified and will be considered as part of the ongoing development of the project and supporting assessments.
Infrastructure servicing	Wellington Electricity, Chorus	Servicing requirements and network capacity considerations	Utility providers have been engaged and provided with project information to support assessment of servicing requirements. Engagement will continue as servicing arrangements are refined.

8.0 Conclusion

- 8.1 The Applicant has undertaken consultation and notification in accordance with section 11 of the Fast-track Approvals Act 2024 and has engaged with relevant iwi authorities, hapū, Treaty settlement entities, local authorities, administering agencies, and other parties identified as having an interest in, or being potentially affected by, the project.
- 8.2 Consultation undertaken to date has assisted in identifying matters relevant to the project, including cultural values, infrastructure and servicing requirements, transport and access considerations, geotechnical constraints, ecological values, and other technical matters. These matters have informed the development of the project and the scope of supporting technical assessments prepared in support of the Application.
- 8.3 The Applicant will continue to engage with relevant parties as the project progresses. Should the Application be accepted for referral under the Act, further consultation and engagement will be undertaken during the substantive application stage to support ongoing project refinement and consideration of matters raised through the consultation process.

APPENDICES

APPENDIX A

Consultation Summary Log for Cannon Point Residential Development Project, Stages 3 and 4

Section 11(1)(b)(i) Relevant Local Authorities

Greater Wellington Regional Council
Upper Hutt City Council

Greater Wellington Regional Council

Date	Organisation	CPD Reps	Organisation Reps	Consultation Type	Details
13/04/2026	GWRC	Jade Wikaira, Charlie Hopkins, Rebecca Parke	Anna McLellan	Email	An introductory email to re-establish contact regarding the CPD Stages 3 and 4 which is being progressed through a referral application under the Fast-track Approvals Act 2024. The email advised that WCL has been engaged to lead consultation and engagement and acknowledged prior involvement through earlier consent processes. A high-level A3 overview of the proposal was provided to support early engagement. Recipients were invited to confirm appropriate contacts, raise any initial matters, and arrange a time for further discussion.
20/04/2026	GWRC	Jade Wikaira, Charlie Hopkins, Rebecca Parke	Anna McLellan, Andrew Banks, Richard Percy	Email	Reply from GWRC, linking Andrew Banks (Senior Resource Advisor) and Richard Percy (Team Leader) who oversee 'Fast Track' consents into communications.
23/04/2026	GWRC	Jade Wikaira, Charlie Hopkins, Rebecca Parke	Simon Hunt	Email	Email from Simon introducing himself as part of the team working on these proposals and suggesting times to meet.
28/04/2026	GWRC	Jade Wikaira, Charlie Hopkins	Simon Hunt, Andrew Banks	Online Hui	A hui was held to introduce the Cannon Point Development in the context of the proposed referral application under the Fast-track Approvals Act 2024. The discussion included an overview of the referral pathway and acknowledged that resource consents for stormwater and earthworks have already been granted as part of earlier project stages. Further background information will be provided as it becomes available, and engagement will continue as the project progresses.
06/05/2026	GWRC	Charlies Hopkins, Shaun Burton	Andrew Banks, Simon Hunt	Email	CPD to GWRC Asking GWRC to advise if it holds any information pertaining to s 13(4)(x) of the FTAA: <i>a summary of compliance or enforcement actions (if any), and the outcome of those actions, taken against the applicant under a specified Act:</i>
07/05/2026	GWRC	Jade Wikaira, Charlie Hopkins, Rebecca Parke	Andrew Banks, Simon Hunt	Email	CPD to GWRC Noting the brief discussions had regarding existing consents (stormwater and earthworks) and for further information to be provided. Link sent to completed East Block architectural plans and latest designs for West Block.
14/05/2026	GWRC	Charlies Hopkins, Shaun Burton	Simon Hunt	Email	GWRC to CPD

CANNON POINT DEVELOPMENT REFERRAL APPLICATION



					No records of CPDL or director being issued any abatement notices, infringement notices, enforcement orders, or being prosecuted for any breach of the RMA 1991 in the Wellington Region. Current consents in the region (3): There are no records of enforcement action against the consents on file. There are no records of compliance action against the consent holders on file.
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Upper Hutt City Council

Date	Organisation	CPD Reps	Organisation Reps	Consultation Type	Details
10/04/2026	UHCC	Jade Wikaira, Charlie Hopkins, Rebecca Parke	Bridget Herries, Geoff Swainson	Email	An introductory email to re-establish contact regarding the CPD Stages 3 and 4 which is being progressed through a referral application under the Fast-track Approvals Act 2024. The email advised that WCL has been engaged to lead consultation and engagement and acknowledged prior involvement through earlier consent processes. A high-level A3 overview of the proposal was provided to support early engagement. Recipients were invited to confirm appropriate contacts, raise any initial matters, and arrange a time for further discussion.
22/04/2026	UHCC	Jade Wikaira, Charlie Hopkins, Rebecca Parke	Bridget Herries, Geoff Swainson, Karen Williams	Email	Reply from UHCC. Introduction to Karen Williams as best point of contact along with Bridget. Query as to specific context of discussions to be had with UHCC. Offer of available times to meet.
23/04/2026	UHCC	Jade Wikaira, Charlie Hopkins, Rebecca Parke	Bridget Herries, Geoff Swainson, Karen Williams	Email	Email to UHCC to advise that the meeting will be about lodging a referral application under the FTAA for the CPD project (known to UHCC in terms of the Stage 3 and 4 blocks and previous consent discussions). Some preliminary investigations are underway, and the team is keen to share those for initial comment.
28/04/2026	UHCC	Jade Wikaira, Charlie Hopkins, Shaun Burton	Bridget Herries, Geoff Swainson, Karen Williams	Online Hui	A hui to introduce the Cannon Point Development in the context of the proposed referral application under the Fast-track Approvals Act 2024. The discussion included an overview of the referral pathway and approach and acknowledged that the project is already known to Council through previous processes. Key matters raised by Council included geotechnical considerations, transport and traffic effects, and a Council-owned land parcel. The project team noted these matters and will provide further information as the proposal progresses.
07/05/2026	UHCC	Jade Wikaira, Charlie Hopkins, Rebecca Parke	Bridget Herries, Karen Williams	Email	CPD to UHCC Noting comments received in relation to geotechnical considerations, transport/traffic effects and the issue of the Council-owned land parcel. Link sent to completed East Block architectural plans and latest designs for West Block.

Section 11(1)(b)(ii) Relevant Iwi Authorities, Hapu and Treaty Settlement Entities

Taranaki Whānui ki te Upoko o Te Ika / Te Āti Awa
Te Runanga o Ngāti Toa Rangatira
Rangitāne Tu Mai Ra
Muaūpoko Tribal Authority

Date	Iwi/Iwi Authority	CPD Reps	Iwi Reps	Consultation Type	Details
25/02/2026	Taranaki Whānui, Te Āti Awa Ngāti Toa	Jade Wikaira	Te Karanga o Te Tūi Marino Ella Jaspers	Online hui	An initial introductory hui was held with Taranaki Whānui/Te Ātiawa and Ngāti Toa Rangatira regarding the proposed Cannon Point Development, a 250-lot residential subdivision at Tōtara Park, Upper Hutt. The proposal is intended to be referred under the Fast-track process. The hui provided a high-level overview of the project and outlined the next step of preparing a referral application. Fortnightly hui have been established to enable ongoing engagement as the project progresses.
10/03/2026	Muaūpoko	Jade Wikaira, Rebecca Parke	Di Rump, Dean Wilson	In person hui	An in-person hui was held with Muaūpoko to introduce the Cannon Point Development. The wider development at Tōtara Park, Upper Hutt is being progressed in stages, with Stages 1 and 2 already underway. Engagement with Muaūpoko relates specifically to proposed Stages 3 and 4, which are being considered for referral under the Fast-track Approvals Act. The hui included background kōrero from Muaūpoko on their iwi and areas of involvement, followed by an overview of the staged development and proposed Fast-track pathway, including recent legislative amendments. Engagement will continue as the referral application is prepared.
11/03/2026	Taranaki Whānui, Te Āti Awa, Ngāti Toa	Jade Wikaira	Te Karanga o Te Tūi Marino, Jaquan Nin	Online hui	Hui to provide an update on Stages 3 and 4 of the Cannon Point Development. It was confirmed that these stages continue to progress as a potential Fast-track referral; however, no significant updates were available at this time. It was noted that further information will be shared as the project progresses.
08/04/2026	Taranaki Whānui, Te Āti Awa, Ngāti Toa	Jade Wikaira	Te Karanga o Te Tūi Marino (apologies), Jaquan Nin	Online hui	An online hui was held to provide an update on Stages 3 and 4 of the Cannon Point Development. It was confirmed that the proposal is still being developed, with the project team working toward lodging a referral application under the Fast-track Approvals Act 2024 in late April to early May 2026. No additional matters were raised, and it was noted that further information will be shared as it becomes available.
13/04/2026	Taranaki Whānui, Ngāti Toa	Jade Wikaira, Charlie Hopkins, Rebecca Parke	Te Karanga o Te Tūi Marino (Taranaki Whānui), Jaquan Nin (Ngāti Toa), Ella Jaspers (Ngāti Toa)	Emails	An email was sent to iwi representatives regarding the CPD Stages 3 and 4 to continue engagement. The email referenced prior discussions and confirmed that WCL is leading consultation and engagement for this phase of work. A high-level A3 overview of the proposal and referral process was provided to support engagement. Iwi were invited to continue kōrero, raise any matters of interest, and arrange a time to discuss the proposal further. Responses to confirm hui for 22 April 2026.
13/04/2026	Muaūpoko	Jade Wikaira, Charlie Hopkins, Rebecca Parke	Di Rump, Dean Wilson	Email	An email was sent to iwi representatives regarding the CPD Stages 3 and 4 to continue engagement. The email referenced prior discussions and confirmed that WCL is leading consultation and engagement for this phase of work. A high-level A3 overview of the proposal and referral process was provided to support engagement. Iwi were invited to continue kōrero, raise any matters of interest, and arrange a time to discuss the proposal further.

CANNON POINT DEVELOPMENT REFERRAL APPLICATION



Date	Iwi/Iwi Authority	CPD Reps	Iwi Reps	Consultation Type	Details
13/04/2026	Rangitāne Tū Mai Rā	Jade Wikaira, Rebecca Parke	Tipene Chrisp	Email	An introductory email was sent regarding CPD Stages 3 and 4 which is being progressed through a referral application under the Fast-track Approvals Act 2024. A high-level A3 overview of the proposal was provided to support initial engagement. The email invited ongoing kōrero, including the opportunity to meet kano ki te kano, and provided an opportunity for Rangitāne Tū Mai Rā to raise any initial matters of interest.
20/04/2026	Rangitāne Tū Mai Rā	Jade Wikaira, Rebecca Parke	Tipene Chrisp	Email	Response from Tipene Chrisp. He is happy to meet, however, notes <i>"it is outside of our rohe as Rangitāne so we will defer to our neighbours of Ngāti Toa and Taranaki Whānui"</i> .
28/04/2026	Rangitāne Tū Mai Rā	Jade Wikaira, Rebecca Parke	Tipene Chrisp	Email	Email to organise hui re CPD.
04/05/2026	Rangitāne Tū Mai Rā	Jade Wikaira, Rebecca Parke	Tipene Chrisp	Email	Emails to organise hui re CPD.
04/05/2026	Muaūpoko	Jade Wikaira	Dean Wilson	Phone call, text message and email.	To organise hui re CPD.
06/05/2026 - 07/05/2026	Taranaki Whānui	Jade Wikaira, Charlie Hopkins, Rebecca Parke	Te Karanga o Te Tūi Marino	Emails	Sent regarding Section 13(4)(o) of the FTAA "information identifying the parcels of Māori land, marae and identified wāhi tapu within the project area". We have looked at the Upper Hutt district plan and survey material and see no 'parcels of Māori land, marae and identified wāhi tapu.' This email is to check with you both that this is correct. Received: I can confirm that from the Taranaki Whānui perspective, there are no parcels of Māori land, marae and identified wāhi tapu within the project area.
06/05/2026 - 07/05/2026	Ngāti Toa	Jade Wikaira, Charlie Hopkins, Rebecca Parke	Jaquan Nin	Emails	Sent regarding Section 13(4)(o) of the FTAA "information identifying the parcels of Māori land, marae and identified wāhi tapu within the project area". We have looked at the Upper Hutt district plan and survey material and see no 'parcels of Māori land, marae and identified wāhi tapu.' This email is to check with you both that this is correct. Received: Based on our hitori and settlement, there are no known parcels of Māori land, marae, or identified wāhi tapu located within the specific project footprint. However, we note that Ngāti Toa Rangatira hold statutory acknowledgements over Te Awa Kairangi and the iwi also have cultural significance across the wider Akatarawa catchment, which neighbours the site. While these values sit outside the immediate project area, they form part of the broader cultural landscape context.
22/05/2026	Muaūpoko	Jade Wikaira	Dean Wilson	Online Hui	Hui to provide an update on the Cannon Point Development referral application. The project team advised that the referral application was approximately 70% drafted and that expert reports were beginning to be received and incorporated into the application material. It was noted that the project team is working toward lodgement of the referral application within the next four to six weeks.

Section 11(1)(b)(iii) Relevant Administering Agencies

Ministry for the Environment

Department of Conservation
Heritage New Zealand Pouhere Taonga

Date	Organisation	CPD Reps	Organisation Reps	Consultation Type	Details
14/01/2026 - 13/04/2026	Ministry for the Environment / EPA / FTA Referrals Team	Charlie Hopkins	contact@fasttrack.govt.nz Amanda Strong s 9(2)(a) FTAreferrals@mfe.govt.nz	Emails	Engagement was undertaken with the Fast-track referrals team (MfE / EPA) between January and April 2026 to confirm the process for lodging a referral application under the Fast-track Approvals Act 2024. Initial enquiries sought clarification on the referral pathway and the opportunity for pre-lodgement engagement; however, the Fast-track team advised that formal pre-application consultation is not provided. Subsequent correspondence focused on process requirements and system access, including arranging registration to the Applications Management System (AMS) portal to enable preparation of the referral application. The engagement was procedural in nature and did not involve substantive discussion of the proposal.

Date	Organisation	CPD Reps	Organisation Reps	Consultation Type	Details
28/05/2026	DOC	Charlie Hopkins	FastTrackApplicationEnquiries@doc.govt.nz	Email	An introductory email to DOC to establish contact regarding the CPD Stages 3 and 4 which is being progressed through a referral application under the Fast-track Approvals Act 2024. States that to the best of the project team's knowledge, the project does not affect the Conservation Estate or the Coastal Marine Area, nonetheless keen to engage with DOC to test assumptions and receive feedback. Basic project information attached and an offer to send more at DOC's request. Looking for advice on process.

Date	Organisation	CPD Reps	Organisation Reps	Consultation Type	Details
02/06/2026	HNZPT	Charlie Hopkins	infocentral@heritage.org.nz	Email	An introductory email to HNZPT to establish contact regarding the CPD Stages 3 and 4 which is being progressed through a referral application under the Fast-track Approvals Act 2024. As the relevant administering agency for potential archaeological matters and the possible requirement for an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 CPD is seeking initial feedback, including whether there are any matters that HNZPT considers relevant to the referral application process. Basic project information attached and an offer to send more at HNZPT's request. Asking if there is a preferred process or contact point for engagement on this matter.

Other Consultation

Date	Organisation	CPD Reps	Organisation Reps	Consultation Type	Details
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CANNON POINT DEVELOPMENT REFERRAL APPLICATION



16/02/2026	Ministerial / Fast-track process correspondence	Simon Zhang	Hon Chris Bishop	Email	MIN-CB-285/25-CORM-00245 Correspondence was received from Hon Chris Bishop in response to an enquiry regarding the potential referral of the Cannon Point Development under the Fast-track Approvals Act 2024. The correspondence outlined the purpose of the FTAA, confirmed that housing and subdivision projects demonstrating regional or national benefits may be eligible for the Fast-track process, and directed the project team to the Fast-track website and referral guidance material. The correspondence was procedural in nature and did not include substantive comment on the proposal.
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New Zealand Transport Agency

Date	Organisation	CPD Reps	Organisation Reps	Consultation Type	Details
22/04/2026	NZTA	Jade Wikaira, Charlie Hopkins, Rebecca Parke	Environmental Planning environmentalplanning@nzta.govt.nz ;	Email	An introductory email to re-establish contact regarding the CPD Stages 3 and 4 which is being progressed through a referral application under the Fast-track Approvals Act 2024. The email advised that WCL has been engaged to lead consultation and engagement and acknowledged prior involvement through earlier consent processes. A high-level A3 overview of the proposal was provided to support early engagement. Recipients were invited to confirm appropriate contacts, raise any initial matters, and arrange a time for further discussion.
23/04/2026	NZTA	Jade Wikaira, Charlie Hopkins, Rebecca Parke	Environmental Planning environmentalplanning@nzta.govt.nz ;	Email	DNR Email with project's reference number and advising response within the next 20 working days.
28/04/2026	NZTA	Jade Wikaira	Mitch Hutchings	Email	Mitch from NZTA introducing himself as their contact and suggesting a meeting.
01/05/2026	NZTA	Jade Wikaira, Shaun Burton	Mitch Hutchings	Online Hui	A hui was held to introduce the Cannon Point Development in the context of the proposed referral application under the Fast-track Approvals Act 2024. The project is known to NZTA, and the discussion included reiteration of previous concerns relating to the Tōtara Park Road / State Highway intersection, including signal phasing and turning movements. These matters are expected to be addressed through the transport assessment. A follow-up hui will be arranged between NZTA and the project's transport specialists (TTAP), and engagement will continue as the project progresses.
07/5/2026	NZTA	Jade Wikaira, Charlie Hopkins	Mitch Hutchings	Email	Noting the points raised around safety network and signalling optimisation at the SH intersection. Confirming that a further meeting is being organised with TTAP Link sent to completed East Block architectural plans and latest designs for West Block.
11/05/2026	NZTA	Jade Wikaira, Charlie Hopkins, Shaun Burton, Rebecca Parke	Mitch Hutchings	Email	Email sent to NZTA with attachment containing information provided by TTAP in response to the concerns raised on behalf of NZTA Waka Kotahi. Acknowledging still to confirm a meeting between NZTA and TTAP.
11/05/2026	NZTA	Jade Wikaira, Charlie Hopkins, Shaun Burton, Rebecca Parke	Mitch Hutchings	Email	Email from NZTA advising that the feedback has been passed on internally and asking to see TTAP report when completed. Reply sent with TTAP Report attached.

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26/05/2026	NZTA	Jade Wikaira, Charlie Hopkins, Shaun Burton, Rebecca Parke	Mitch Hutchings	Email	Email from NZTA containing attachment with feedback to TTAPs comments from the Wellington Traffic Operations Centre (WTOC).
27/05/2026	NZTA	Jade Wikaira, Charlie Hopkins, Bob Hu (TTAP), Jenwen Gen (TTAP)	Mitch Hutchings	Email	Emails sent to introduce and connect NZTA with TTAP in order to organise time for a hui.

Transpower New Zealand

Date	Organisation	CPD Reps	Organisation Reps	Consultation Type	Details
10/04/2026	Transpower	Jade Wikaira, Charlie Hopkins, Rebecca Parke	Andy Eccleshall, Rachel Purdy (Tonkin + Taylor)	Email	An introductory email to re-establish contact regarding the CPD Stages 3 and 4 which is being progressed through a referral application under the Fast-track Approvals Act 2024. The email advised that WCL has been engaged to lead consultation and engagement and acknowledged prior involvement through earlier consent processes. A high-level A3 overview of the proposal was provided to support early engagement. Recipients were invited to confirm appropriate contacts, raise any initial matters, and arrange a time for further discussion.
22/04/2026	Transpower	Jade Wikaira, Charlie Hopkins	Andy Eccleshall	Online hui	Project discussed in the context of the proposed referral application under the Fast-track Approvals Act 2024. Update on the project and the referral process, and confirmation that Transpower's previous feedback on earlier design iterations has been considered and incorporated into updated drawings. The project team indicated an intention to lodge the referral application between early and late May 2026. Updated design information was subsequently provided, and engagement will continue as the project progresses.
22/04/2026	Transpower	Jade Wikaira, Charlie Hopkins, Rebecca Parke	Andy Eccleshall, Rachel Purdy (Tonkin + Taylor)	Email	Sent to Transpower with most up to date plans for East Block (stage 4) and latest drawings for West Block (Stage3).
07/05/2026	Transpower	Jade Wikaira, Charlie Hopkins, Rebecca Parke	Andy Eccleshall	Email	Confirming Transpower have the information they need and their planner is finalising the letter which will be sent shortly.
11/05/2026	Transpower	Jade Wikaira, Charlie Hopkins,	Andy Eccleshall	Email	Email from Transpower acknowledging the project overview and recent plans received for assessment and attaching a letter with their initial review comments. The main area of interest to Transpower is that buildings on several lots are currently shown within the National Grid Yard and will need to be relocated. Transpower will need to assess the final design/layout of the proposed development with respect to the NGY and to assess compliance with the requirements of NZECP34:2001.
14/05/2026	Transpower	Jade Wikaira, Charlie Hopkins,	Andy Eccleshall	Email	Email to Transpower with revised East Block plans, now with no buildings located within the 12m restriction area.
22/05/2026	Transpower	Jade Wikaira, Charlie Hopkins,	Andy Eccleshall	Email	Updated letter sent from Transpower. Confirms that some previous concerns had been addressed through updated layouts, including relocation of a number of indicative dwelling locations outside of the National Grid Yard (NGY).

CANNON POINT DEVELOPMENT REFERRAL APPLICATION



					Key matters raised included protection of National Grid infrastructure, compliance with NZECP34:2001 requirements, maintaining appropriate setbacks and access to transmission structures, building height and conductor clearance requirements, earthworks and excavation controls, vegetation management near transmission assets, and consideration of Earth Potential Rise (EPR) risks. Transpower advised that further review of the final design/layout and any future substantive application will be required, including consideration of planned reconductoring works to the transmission line from 2027.
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Wellington Water

Date	Organisation	CPD Reps	Organisation Reps	Consultation Type	Details
10/04/2026	Wellington Water	Jade Wikaira, Charlie Hopkins, Rebecca Parke	Bradley Blucher, Matthew Hall	Email	An introductory email regarding the CPD Stages 3 and 4 which is being progressed through a referral application under the Fast-track Approvals Act 2024. The email advised that WCL has been engaged to lead consultation and engagement. A high-level A3 overview of the proposal was provided to support early engagement. Recipients were invited to confirm appropriate contacts, raise any initial matters, and arrange a time for further discussion.

Wellington Electricity

Date	Organisation	CPD Reps	Organisation Reps	Consultation Type	Details
10/04/2026	Wellington Electricity	Jade Wikaira, Charlie Hopkins, Rebecca Parke	Stuart Elliott	Email	An introductory email regarding the CPD Stages 3 and 4 which is being progressed through a referral application under the Fast-track Approvals Act 2024. The email advised that WCL has been engaged to lead consultation and engagement. A high-level A3 overview of the proposal was provided to support early engagement. Recipients were invited to confirm appropriate contacts, raise any initial matters, and arrange a time for further discussion.
13/04/2026	Wellington Electricity	Jade Wikaira, Charlie Hopkins, Rebecca Parke	Stuart Elliott, Thomas Wang	Emails	Email response confirming Thomas Wang as the WE contact. Email to Thomas Wang inviting further discussion.
22/04/2026	Wellington Electricity	Jade Wikaira, Charlie Hopkins, Rebecca Parke	Thomas Wang	Emails	Email request for the subdivision plan or other information. Reply sent with most UTD plans for both Stage 3 and Stage 4.
07/05/2026	Wellington Electricity	Jade Wikaira, Charlie Hopkins, Rebecca Parke	Thomas Wang	Email	Reply from Wellington Electricity: Interested in site subdivision plans and asking re stage 4 West block, the rough time frame this side development would be resumed?
27/05/2026	Wellington Electricity	Jade Wikaira, Charlie Hopkins, Rebecca Parke	Thomas Wang	Email	Email to Wellington Electricity with scheme plans for both Stages (East and West) attached and advising that Project Lead will be in touch with timeframes.

Chorus

Date	Organisation	CPD Reps	Organisation Reps	Consultation Type	Details
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CANNON POINT DEVELOPMENT REFERRAL APPLICATION



28/04/2026	Chorus	Jade Wikaira	npdnoreply@chorus.co.nz	Chorus Website's 'Make an Enquiry' form	Message sent looking re-establish contact regarding the CPD Stages 3 and 4 which is being progressed through a referral application under the Fast-track Approvals Act 2024. Advised that WCL has been engaged to lead consultation and engagement and acknowledged prior involvement through earlier consent processes. Recipients were invited to confirm appropriate contacts, raise any initial matters, and arrange a time for further discussion.
07/05/2026	Chorus	Jade Wikaira	Scott Stacey	Email	Introducing himself as point of contact and requesting master plans
27/05/2026	Chorus	Jade Wikaira, Charlie Hopkins	Scott Stacey	Email	Email to Chorus with scheme plans for both Stages (East and West) attached and another offer to meet to discuss project further.
02/06/2026	Chorus	Jade Wikaira, Charlie Hopkins	Scott Stacey	Email	Email from Chorus acknowledging receipt of plans and stating that they are waiting on input from our network planning team. Once received, they will send a service offering for the development – likely end of next week. Chorus would like to meet up with the team after this.

Cannon Point Development

4 and 61 Colorado Road, Upper Hutt

→ PURPOSE

The purpose of this document is to provide a high-level overview of stages 3 and 4 (East Block) of the Cannon Point development.

It supports early engagement with parties in relation to the referral application which is being prepared under the Fast-track Approvals Act 2024.

→ BRIEF PROJECT DESCRIPTION

The wider Cannon Point Development is being progressed in stages, with earlier stages already underway.

The current proposal relates to Stages 3 and 4 (East Block) and provides for medium density residential housing, supported by new internal public roads and three waters infrastructure. The proposal may also include a small commercial component to support the surrounding community.

Construction is expected to occur over approximately seven years and is anticipated to generate employment opportunities over the duration of the build.

→ PROPOSED TIMELINE

The referral application under the Fast-track Approvals Act 2024 is expected to be lodged in late April to early May 2026.

→ KEY CONTACTS

Consultation Lead Jade Wikaira

s 9(2)(a)

s 9(2)(a)

Consultation Manager Rebecca Parke

s 9(2)(a)

s 9(2)(a)

Project Lead Charlie Hopkins

s 9(2)(a)

s 9(2)(a)

→ LINK

<https://vecta.co.nz/cannon-point-residential-development-natures-symphony-in-every-home/>



Meeting Notes

Date	28 April 2026	Time	8am – 8.30am
Location	Online (Teams)		
Attendees	Greater Wellington Regional Council: Simon Hunt, Andrew Banks CPD: Jade Wikaira, Charlie Hopkins		
Meeting	Cannon Point Development		

ITEM	DESCRIPTION
1.00	Purpose of Hui
	Introduction to the Cannon Point Development in the context of the proposed referral application under the Fast-track Approvals Act 2024.
2.00	Discussion
	- Provided an overview of the referral application pathway and proposed approach for the Cannon Point Development. - Noted that resource consents have already been granted for stormwater and earthworks associated with the project. - Discussed these existing consents in the context of earlier stages of the project. - Confirmed that further background information will be provided to Council as it becomes available.
3.00	Actions / Next Steps
	- Project team to provide additional background information to Greater Wellington Regional Council as it becomes available. - Continue engagement with Greater Wellington Regional Council as the project progresses.

Meeting Notes

Date	28 April 2026	Time	1pm - 1.30pm
Location	Online (Teams)		
Attendees	Upper Hutt City Council: Bridget Herries, Karen Swainson CPDL: Jade Wikaira, Charlie Hopkins, Shaun Burton		
Meeting	Cannon Point Development		

ITEM	DESCRIPTION
1.00	Purpose of Hui
	Introduction to the Cannon Point Development in the context of the proposed referral application under the Fast-track Approvals Act 2024.
2.00	Discussion
	- Provided an overview of the referral application pathway and proposed approach for the Cannon Point Development. - Noted that the project is already known to Upper Hutt City Council through previous engagement and consent processes. - Discussion centered on matters previously raised by Council, including geotechnical considerations, transport and traffic effects, and a specific Council-owned land parcel. - Project team acknowledged these matters and confirmed they will be considered as the proposal progresses.
3.00	Actions / Next Steps
	- Project team to review matters raised and provide further information to Council following the hui. - Continue engagement with Upper Hutt City Council as the project progresses.

Meeting Notes

Date	25 February 2026	Time	10am - 11am
Location	Online (Microsoft Teams)		
Attendees	Te Ātiawa / Taranaki Whānui: Te Karanga o Te Tūi Marino Ngāti Toa: Ella Jaspers Cannon Point Development Ltd: Jade Wikaira Apologies: Jaquan Nin (Ngāti Toa Rangatira)		
Meeting	Cannon Point Development		

ITEM	DESCRIPTION
1.00	Purpose of Hui
	• Introduction to the Cannon Point Development proposal. • Initial engagement with iwi regarding proposal and upcoming Fast-track referral.
2.00	Project Overview
	• Proposal relates to a proposed 250-lot residential subdivision at Tōtara Park, Upper Hutt. • The development is proposed to be referred under the Fast-track process. • Current next step is preparation of a referral application for lodgement.
3.00	Discussion
	• High-level overview of site location and scale of development. • Noted that this hui marks the beginning of engagement prior to formal referral. • Regular fortnightly hui have been established between the client and iwi to support ongoing dialogue
4.00	Next Steps
	• Preparation and lodgement of Fast-track referral application. • Continued engagement with iwi through established fortnightly hui.
	Next Meeting: Wednesday, 11 March 2026

Meeting Notes

Date	10 March 2026	Time	2.30pm – 4.30pm
Location	306 Oxford Street, Levin		
Attendees	Muaūpoko: Di Rump (CEO), Dean Wilson (Taiao Manager) Client representatives: Jade Wikaïra, Rebecca Parke		
Meeting	Cannon Point Development LTD – Cannon Point Development (Stages 3 and 4)		

ITEM	DESCRIPTION
1.00	Purpose of Hui
	• Introduction to the Cannon Point Development project. • Initial engagement with Muaūpoko in advance of a potential Fast-track referral.
2.00	Project Overview (CPDL – Cannon Point Development)
	• Overview provided of the wider Cannon Point residential development located in Tōtara Park, Upper Hutt. • Noted that Stages 1 and 2 of the development are already underway and being constructed. • The current proposal relates to Stages 3 and 4 of the development. • CPDL is seeking to have Stages 3 and 4 referred under the Fast-track Approvals Act (FTAA). • The next step is preparation of a referral application.
3.00	Discussion
	• Background kōrero provided by Muaūpoko on the iwi, including its development and range of projects and activities it has been involved in. • Introduction to the Cannon Point Development, including its residential nature, location, and staged approach. • Discussion on the intent to refer Stages 3 and 4 under the FTAA. • Brief overview of recent amendments to the FTAA and their relevance to the project.
4.00	Next Steps
	• Progress preparation of the Fast-track referral application for Stages 3 and 4. • Continue engagement with Muaūpoko as the project develops.

ITEM	DESCRIPTION
	Next Meeting: TBC

Meeting Notes

Date	11 March 2026	Time	10am – 11am
Location	Online (Teams)		
Attendees	Te Ātiawa / Taranaki Whānui: Te Karanga o Te Tūi Marino Ngāti Toa Rangatira: Jaquan Nin Cannon Point Development Ltd: Jade Wikaira		
Meeting	Cannon Point Development		

ITEM	DESCRIPTION
1.00	Purpose of Hui
	Provide a project update on Stages 3 and 4 of the Cannon Point Development.
2.00	Discussion
	- Confirmed that Stages 3 and 4 of the Cannon Point Development is continuing to progress as a potential Fast-track referral project. - Noted that there are currently no significant updates available. - Advised that further information will be provided as the project progresses.
3.00	Next Steps
	- Continue to progress the referral application for Stages 3 and 4. - Provide further updates to iwi as more detailed information becomes available.
	Next Meeting: Wednesday, 25 March 2026

Meeting Note

Date	8 April 2026	Time	10am – 11am
Location	Online (Teams)		
Attendees	Ngāti Toa Rangatira: Jaquan Nin, Ella Jaspers		
	Cannon Point Development Ltd: Jade Wikaira		
	Apologies: Te Karanga o Te Tūi Marino (Te Ātiawa/Taranaki Whānui)		
Meeting	Cannon Point Development		

ITEM	DESCRIPTION
1.00	Purpose of Hui
	Provide a project update on Stages 3 and 4 of the Cannon Point Development.
2.00	Discussion
	- Provided an update on the current status of the Cannon Point Development. - Confirmed that the proposal is still being developed. - Noted that the project team is working toward lodging a referral application under the Fast-track Approvals Act 2024 in late April to early May 2026. - Advised that further information will be shared as it becomes available. - No additional matters were raised.
3.00	Next Steps
	- Continue development of the referral application for Stages 3 and 4. - Provide further updates to iwi as more detailed information becomes available.
	Next Meeting: Wednesday, 22 April 2026

Meeting Notes

Date	22 May 2026	Time	10.30am – 11.30am
Location	Online via Teams		
Attendees	Muaūpoko: Dean Wilson (Taiao Manager) Client representatives: Jade Wikaira		
Meeting	Cannon Point Development LTD – Cannon Point Development (Stages 3 and 4)		

ITEM	DESCRIPTION
1.00	Purpose of Hui
	Provide a project update on the Cannon Point Development referral application.
2.00	Discussion
	- Provided an update on progress of the referral application for the Cannon Point Development. - Noted that the referral application is approximately 70% drafted. - Advised that expert reports are beginning to be received and incorporated into the application material. - Confirmed that the project team is working toward lodgement of the referral application within the next four to six weeks. - No additional matters were raised.
3.00	Actions / Next Steps
	- Continue preparation of the referral application and supporting technical material. Continue engagement with Muaūpoko as the project progresses.
	Next Meeting: TBC

Meeting Notes

Date	1 May 2026	Time	11am – 11.30am
Location	Online (Teams)		
Attendees	New Zealand Transport Agency: Mitch Hutchings CPD: Jade Wikaira, Shaun Burton		
Meeting	Cannon Point Development		

ITEM	DESCRIPTION
1.00	Purpose of Hui
	- Introduction to the Cannon Point Development in the context of the proposed referral application under the Fast-track Approvals Act 2024.
2.00	Discussion
	- Provided an overview of the referral application pathway and proposed approach for the Cannon Point Development. - Noted that the project is already known to NZTA Waka Kotahi. - NZTA reiterated previous concerns relating to transport matters, including the Tōtara Park Road / State Highway intersection and signal phasing and turning movements. - Acknowledged that these matters are expected to be addressed through the transport assessment currently being prepared.
3.00	Actions / Next Steps
	- Project team to organise a follow-up meeting between NZTA Waka Kotahi and the project's transport specialists (TTAP). - Continue engagement with NZTA Waka Kotahi as the project progresses.

Meeting Notes

Date	22 April 2026	Time	11am – 11.30am
Location	Online - Teams		
Attendees	CPD – Jade Wikaira (Consultation Lead), Charlie Hopkins (Project Lead) Transpower – Andy Eccleshall		
Meeting	Cannon Point Development Project		

ITEM	DESCRIPTION
1.00	Purpose of Hui
	Discuss the Cannon Point Development in the context of the proposed referral application under the Fast-track Approvals Act 2024.
2.00	Discussion
	- Provided an overview of the current status of Cannon Point Development and the proposed Fast-track referral process. - Discussed Transpower's previous feedback on earlier design iterations and noted that this feedback has been considered and incorporated into updated design drawings. - Confirmed the project team's intention to lodge the referral application between early and late May 2026.
3.00	Action / Next Steps
	- Project team to provide Transpower with the latest updated design drawings (completed). Transpower will review and provide feedback. - Continue engagement with Transpower as the project progresses.
	Next Meeting: Click or tap to enter a date.

Rebecca Parke

From: Jade Wikaira
Sent: Thursday, 7 May 2026 9:53 am
To: Andrew Banks; Simon Hunt
Cc: Charlie Hopkins
Subject: CPD referral application - follow up

Kia ora Andrew and Simon,

Thanks for our introductory meeting last week where we discussed the CPD referral application.

I note the brief discussions we had regarding existing consents (stormwater and earthworks) and for further information to be provided.

This email is to provide further information and more specifically updated plans for Stage 3 and Stage 4.

- The completed East Block architectural plans can be found in the drop box link.
https://www.dropbox.com/scl/fo/4urba1sfa81t537o3c7hb/APhImpgLVuv3OICMgug1D_U?rlkey=lonhotg4ztuunjysy8h27042g&dl=0
- Our latest designs for West Block can be found in the drop box link below, including CAD files.
https://www.dropbox.com/scl/fo/thx9lhgk3ohli257uona4/ALNP_Mdwt_SUSRrKwD4-yvc?rlkey=cyjj6qlk51o8h26g0uht7m5n0&dl=0

Ngā mihi
Jade

Rebecca Parke

From: Charlie Hopkins s 9(2)(a)
Sent: Thursday, 14 May 2026 8:23 am
To: Rebecca Parke; Jade Wikaira
Subject: Fw: Cannon Point development: GWRC discussion

Hi team. Can you please include this in the consult record.

Thanks
Charlie.

Charlie Hopkins
Managing Director
Derive Consulting Group
s 9(2)(a)
25 Rutherford Street
<https://www.deriveconsultinggroup.co.nz/>

From: Simon Hunt s 9(2)(a)
Sent: Thursday, May 14, 2026 7:43:43 AM
To: Charlie Hopkins s 9(2)(a)
Cc: Shaun Burton s 9(2)(a)
Subject: FW: Cannon Point development: GWRC discussion

Hi Charlie

I have searched for Cannon Point Development Ltd, and for the sole director of the company, Xing Zhang, in our enforcement databases.

We do not have any records of the company or the director being issued any abatement notices, infringement notices, enforcement orders, or being prosecuted for any breach of the RMA 1991 in the Wellington Region.

The company has current consents in the region including:

WGN250152
Earthworks, Stormwater, Impervious surface consents – to enable residential development.
Colorado Road, Totara Park – East Block
There are no records of enforcement action against the consent on file.
There are no records of compliance action against the consent holders on file.

WGN220063 –
Earthworks and Culvert – to enable a new development and replace an existing culvert
Tacoma Drive, Totara Park - Stage 1 and 2
There are no records of enforcement action against the consent on file.
There are no records of compliance action against the consent holders on file.

WGN220029

Operational Stormwater to land

Tacoma Drive, Totara Park – Stage 1 and 2

There are no records of enforcement action against the consent on file.

There are no records of compliance action against the consent holders on file.

Thanks, and please don't hesitate with any questions.

Simon

Simon Hunt

Kaitohutohu | Resource Advisor, Environmental Regulation

Greater Wellington Te Pane Matua Taiao

Phone: s 9(2)(a)

100 Cuba St, Te Aro, Wellington 6011

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

Sent: Wednesday, 6 May 2026 11:54 am

To: Simon Hunt s 9(2)(a); Andrew Banks s 9(2)(a)

Cc: Shaun Burton s 9(2)(a)

Subject: RE: Cannon Point development: GWRC discussion

Some people who received this message don't often get email from s 9(2)(a) [Learn why this is important](#)

Hi Andrew and Simon,

Thanks for your time the other day, as discussed we are preparing an application for referral, per s13 of the FTAA 2024. We are obligated to disclose the compliance history of the Applicant (see s13(4)(x)) for details, an excerpt of which is:

- *a summary of compliance or enforcement actions (if any), and the outcome of those actions, taken against the applicant under a specified Act:*

Can you please advise if GWRC holds any information to this effect?

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/>

-----Original Appointment-----

From: Jade Wikaira s 9(2)(a)
Sent: Thursday, 23 April 2026 11:40 am
To: Jade Wikaira; Simon Hunt; Charlie Hopkins
Subject: Cannon Point development: GWRC discussion
When: Tuesday, 28 April 2026 8:00 am-9:00 am (UTC+12:00) Auckland, Wellington.
Where: Microsoft Teams Meeting

Microsoft Teams meeting

Join:

<https://teams.microsoft.com/meet/42212847519827?p=m3f07IlzFTTGAvff4o>

Meeting ID: 422 128 475 198 27

Passcode: YE6hN3VA

[Need help?](#) | [System reference](#)

For organizers: [Meeting options](#)

From: Simon Hunt s 9(2)(a)
Sent: Thursday, April 23, 2026 8:41 AM
To: Jade Wikaira s 9(2)(a)
Subject: RE: Referral application: Cannon Point development at Totara Park, Upper Hutt

Morena Jade

This has come through to me – I'm part of the team that works on these types of proposals.

Im out in the field this morning but a teams meeting sounds like a good idea to get the ball rolling.

Short notice but we could find some time late today – or 8am any morning except Thursday next week.
(or middle of the day Thursday or Friday next week)

Thanks, and hopefully speak to you soon. Please give me a call to arrange a meeting if it's easier.
Simon

Simon Hunt

Kaitohutohu | Resource Advisor, Environmental Regulation

Greater Wellington Te Pane Matua Taiao

Phone: s 9(2)(a)

100 Cuba St, Te Aro, Wellington 6011

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From: Jade Wikaira s 9(2)(a)
Sent: Monday, 13 April 2026 1:42 pm
To: Anna McLellan s 9(2)(a)
Cc: Charlie Hopkins s 9(2)(a) Rebecca Parke s 9(2)(a)
Subject: Referral application: Cannon Point development at Totara Park, Upper Hutt

Your attachment(s) were cleaned, and has had suspicious web links, Malware, tracking software and alike removed. If this has caused the attachment(s) issues you may [Click here](#) to restore the original(s) or contact your system administrator.
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Kia ora Anna

My name is Jade Wikaira and I'm working Charlie Hopkins on the Cannon Point development at Totara Park. He's kindly passed on your email.

The project is now being progressed through a referral application under the Fast track Approvals Act 2024.

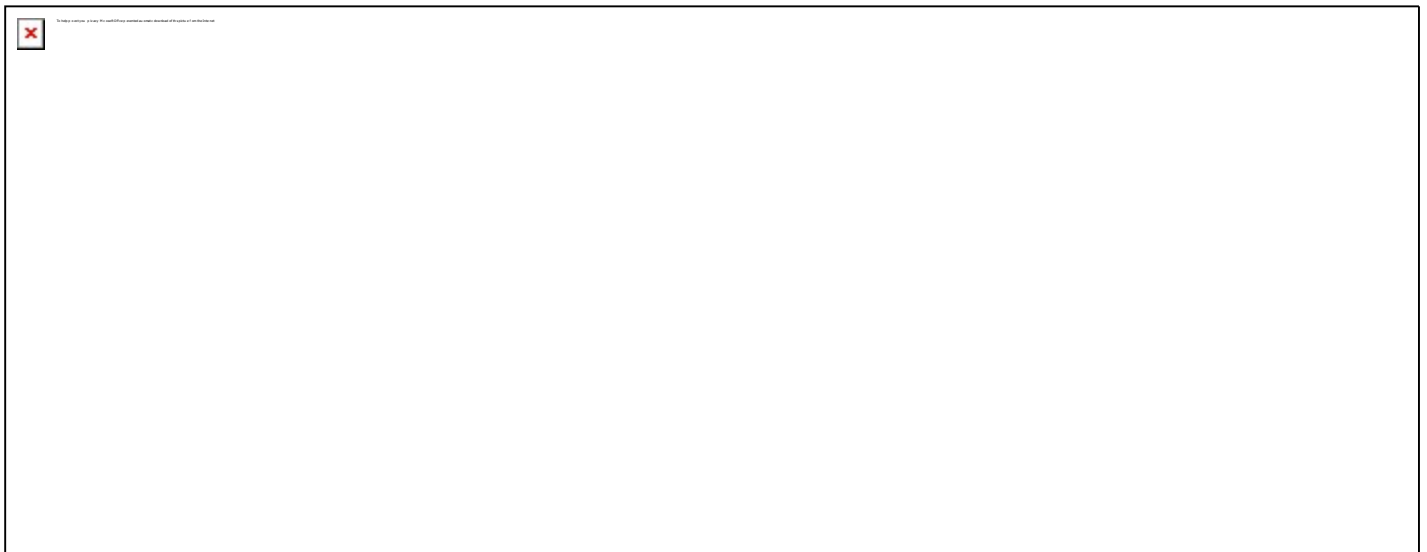
Our role is to lead consultation and I understand your team has previously engaged on the project through earlier consent processes, and I am keen to reconnect as part of this next phase.

I have attached a short A3 overview of the project to provide context ahead of our discussion.

Happy to take a call or to schedule a Teams meeting if that works too.

Ngā mihi

Jade



Jade Wikaira

Tumu Whakarae | Managing Director
Wikaira Consulting Limited

 s 9(2)(a)

 s 9(2)(a)

 www.wikairaconsulting.co.nz



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Rebecca Parke

From: Jade Wikaira
Sent: Thursday, 23 April 2026 12:04 pm
To: Bridget Herries; Geoff Swainson
Cc: Rebecca Parke; Charlie Hopkins; Karen Williams
Subject: RE: Referral application: Cannon Point development at Totara Park, Upper Hutt

Kia ora Bridget

Thanks for your email. I'll send a calendar invite for next week.

I understand from Charlie that CPD is a known project to UHCC in terms of the Stage 3 and 4 blocks and previous consent discussions.

This conversation is intended to introduce the next approach which is to lodge a referral application under the Fast-track Approvals Act. Some preliminary investigations are underway and we'd be keen to share those for initial comment.

As outlined in my original email, our role is to assist with consultation and we have reached out to all relevant parties and started to have similar conversations. I suggest a half-hour meeting next week – invitation to follow.

I will attend as well as Charlie and/or Shaun.

Happy to take a phone call if necessary on 0216777733.

Ngā mihi
Jade

From: Bridget Herries s 9(2)(a)
Sent: Wednesday, April 22, 2026 12:57 PM
To: Jade Wikaira s 9(2)(a); Geoff Swainson s 9(2)(a)
Cc: Rebecca Parke s 9(2)(a); Charlie Hopkins s 9(2)(a); Karen Williams s 9(2)(a)
Subject: RE: Referral application: Cannon Point development at Totara Park, Upper Hutt

Kia ora Jade

Thanks for your email. Our consultant planner Karen Williams and I would be the best points of contact. Happy to meet (perhaps teams might work best). However, it would be good to have specific context of what items you would want to be discussing with us? Is this in relation to certain processes as part of the fast track application?

In terms of meeting times, at the earliest, I am available next week – Tuesday (28 April) Thursday (30th) and Friday (1st) next week between 10am and 3pm. Is there a time in here that works?

Bridget Herries
Resource Consents and Compliance Manager



Te Kaunihera o Te Awa Kairangi ki Uta | Upper Hutt City Council

838 - 842 Fergusson Drive, Private Bag 907, Upper Hutt, 5140, New Zealand

DDI: S 9(2)(a) | Email: S 9(2)(a)

T: S 9(2)(a) | W: upperhutt.govt.nz | F: fb.com/UpperHuttCityCouncil

From: Jade Wikaira S 9(2)(a)

Sent: Friday, 10 April 2026 3:03 pm

To: Bridget Herries S 9(2)(a) Geoff Swainson S 9(2)(a)

Cc: Rebecca Parke S 9(2)(a) Charlie Hopkins S 9(2)(a)

Subject: Referral application: Cannon Point development at Totara Park, Upper Hutt

Kia ora kōrua

I am getting in touch regarding the Cannon Point development at Totara Park, Upper Hutt. I understand that my colleague Charlie Hopkins has previously been in touch about the project which is now being progressed through a referral application under the Fast track Approvals Act 2024.

Engagement

Wikaira Consulting is working with Derive Consulting Limited and has been engaged to lead consultation and engagement for this work.

I understand your team has previously engaged on the project through earlier consent processes, and I am keen to reconnect as part of this next phase.

I have attached a short A3 overview of the project to provide context ahead of our discussion.

At this stage, I am looking to reconnect with the right people within your team, understand any initial matters you may wish to raise, and arrange a time to discuss the proposal.

Please let me know a suitable time to connect, or feel free to direct me to the appropriate person if someone else is best placed to engage on this.

Ngā mihi

Jade



Jade Wikaira

Tumu Whakarae | Managing Director
Wikaira Consulting Limited



s 9(2)(a)



s 9(2)(a)



www.wikairaconsulting.co.nz



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Rebecca Parke

From: Jade Wikaira
Sent: Thursday, 7 May 2026 9:51 am
To: Bridget Herries; Karen Williams
Cc: Charlie Hopkins
Subject: CPD referral application - follow up

Kia ora Bridget and Karen,

Thanks for our introductory meeting last week where we discussed the CPD referral application.

I note the brief comments received in relation to geotechnical considerations, transport/traffic effects and the issue of the Council-owned piece of land.

This email is to provide further information and more specifically updated plans for Stage 3 and Stage 4.

- The completed East Block architectural plans can be found in the drop box link.
https://www.dropbox.com/scl/fo/4urba1sfa81t537o3c7hb/APhImpgLVuv3OICMgug1D_U?rlkey=lonhotg4ztuunjysy8h27042g&dl=0
- Our latest designs for West Block can be found in the drop box link below, including CAD files.
https://www.dropbox.com/scl/fo/thx9lhgk3ohli257uona4/ALNP_Mdwt_SUSRrKwD4-yvc?rlkey=cyjij6qlk51o8h26g0uht7m5n0&dl=0

Ngā mihi
Jade



Jade Wikaira

Tumu Whakarae | Managing Director
Wikaira Consulting Limited

s 9(2)(a)
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in



**Kia māhorahora
te reo Māori**

by the Māori language be spoken
and shared without restraint



**KIA KAHA
TE REO MĀORI**

Rebecca Parke

From: Jade Wikaira
Sent: Monday, 13 April 2026 1:05 pm
To: Te Karanga; Jaquan Nin; Ella Jaspers
Cc: Charlie Hopkins; Rebecca Parke
Subject: Referral application: Cannon Point development at Totara Park, Upper Hutt



CPD_Consultatio...

Kia ora anō tātou,

Happy Monday and I hope you've all recovered well from the site visit last Friday ;)

This email is about the Cannon Point development at Totara Park that I've mentioned at our regular catch ups.

The project is currently being progressed through the preparation of a referral application under the Fast track Approvals Act 2024.

Wikaira Consulting is working with Derive Consulting Limited and has been engaged to lead consultation and engagement for this work.

I am keen to continue our kōrero in this context and to discuss the referral application with you, including any matters you would like to raise as part of this stage.

I have attached a short A3 overview of the project and the referral process to support this next phase of engagement.

Please let me know a suitable time to connect.

Ngā mihi nui,
Jade



Jade Wikaira

Tumu Whakarae | Managing Director
Wikaira Consulting Limited

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and shared without restraint*



**KIA KAHA
TE REO MĀORI**

Rebecca Parke

From: Jade Wikaira
Sent: Thursday, 7 May 2026 3:53 pm
To: Rebecca Parke
Cc: Charlie Hopkins
Subject: FW: Cannon Point Development and section 13(4)(o)

From: Te Karanga s 9(2)(a)
Sent: Thursday, May 7, 2026 3:30 PM
To: Jade Wikaira s 9(2)(a) Jaquan Nin s 9(2)(a)
Subject: Re: Cannon Point Development and section 13(4)(o)

Tēnā kōrua,

Apologies for the delayed response; things have been busy today! I can confirm that from the Taranaki Whānui perspective, there are no parcels of Māori land, marae and identified wāhi tapu within the project area.

If you need anything else, please feel free to reach out.

Ngā mihi

Te Karanga O Te Tui Marino

Kaiaarataki Kaupapa Taiao | Environmental Liaison Officer

M s 9(2)(a)

P s 9(2)(a)

E s 9(2)(a)

24D Marine Parade, Pito One, 5012

PO Box 39 294, Wellington Mail Centre, Lower Hutt 5045

www.tekau.maori.nz



Managers of:

Wellington Tenth Trust • Palmerston North Māori Reserve Trust
Te Wharewaka o Pōneke • Ngahuru Charitable Trust

From: Jade Wikaira s 9(2)(a)
Sent: Wednesday, May 6, 2026 12:46 PM
To: Te Karanga s 9(2)(a) [nz](#)>; Jaquan Nin s 9(2)(a)
Subject: Cannon Point Development and section 13(4)(o)

Kia ora kōrua,

Happy hump day and I hope you are both well.

This email is about the Cannon Point Development project at Totara Park, Upper Hutt. I think I've asked you both verbally but checking again via email.

Section 13(4)(o) of the FTA requires “(o) *information identifying the parcels of Māori land, marae and identified wāhi tapu within the project area*”.

We have looked at the Upper Hutt district plan and survey material and see no ‘parcels of Māori land, marae and identified wāhi tapu.’ This email is to check with you both that this is correct.

Can you please confirm or let me know?

Can take a phone call too. Waea mai.

Ngā mihi
Jade

<< RTF: Rich object >>



Jade Wikaira
Tumu Whakarae | Managing Director
Wikaira Consulting Limited

 s 9(2)(a)
 s 9(2)(a)
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Rebecca Parke

From: Jade Wikaira
Sent: Thursday, 7 May 2026 3:52 pm
To: Rebecca Parke
Cc: Charlie Hopkins
Subject: FW: Cannon Point Development and section 13(4)(o)

From: Jaquan Nin s 9(2)(a)
Sent: Thursday, May 7, 2026 3:26 PM
To: Jade Wikaira s 9(2)(a)
Subject: Re: Cannon Point Development and section 13(4)(o)

Kia Ora Jade,

Thank you for checking in.

Based on our hītori and settlement, there are no known parcels of Māori land, marae, or identified wāhi tapu located within the specific project footprint.

However, we note that Ngāti Toa Rangatira hold statutory acknowledgements over Te Awa Kairangi and the iwi also have cultural significance across the wider Akatarawa catchment, which neighbours the site. While these values sit outside the immediate project area, they form part of the broader cultural landscape context.

Happy to kōrero further if that would be helpful, feel free to give me a call. Catch up with you ā tera wiki.

Ngā mihi,

Jaquan Nin

Kaitohu Rawa Taiao/Advisor Resource Management – Taiao

Te Runanga o Toa Rangatira

 s 9(2)(a)

 [2 Nohorua Street, Takapūwāhia, Porirua 5022](#)

 ngatitoa.iwi.nz



TE RŪNANG
TOA RAUKURA

TE AO TŪROA | OHANGA | ORANGA | WHAI MANA | NGĀTI TOA RANGATIRATANGA

From: Jade Wikaira s 9(2)(a)
Sent: Wednesday, May 6, 2026 12:46 PM
To: Te Karanga s 9(2)(a) Jaquan Nin s 9(2)(a)
Subject: Cannon Point Development and section 13(4)(o)

Kia ora kōrua,

Happy hump day and I hope you are both well.

This email is about the Cannon Point Development project at Totara Park, Upper Hutt. I think I've asked you both verbally but checking again via email.

Section 13(4)(o) of the FTA requires “(o) *information identifying the parcels of Māori land, marae and identified wāhi tapu within the project area*”.

We have looked at the Upper Hutt district plan and survey material and see no ‘parcels of Māori land, marae and identified wāhi tapu.’ This email is to check with you both that this is correct.

Can you please confirm or let me know?

Can take a phone call too. Waea mai.

Ngā mihi
Jade



For more information, please contact the relevant authority or the relevant authority.



Jade Wikaira

Tumu Whakarae | Managing Director
Wikaira Consulting Limited



s 9(2)(a)



s 9(2)(a)



www.wikairaconsulting.co.nz



Rebecca Parke

From: Jade Wikaira
Sent: Monday, 13 April 2026 1:11 pm
To: Di Rump; Dean Wilson
Cc: Rebecca Parke
Subject: Referral application: Cannon Point development at Totara Park, Upper Hutt



CPD_Consultatio...

Kia ora kōrua,

Ngā mihi aroha ki a kōrua i tēnei wā. Thank you both for our hui last month where we able to reconnect and kōrero about the Belmont Quarry project and signal the referral application for the Cannon Point development at Totara Park, Upper Hutt. Was awesome to see how many more offices Muaūpoko now has. Ka mau te wehi.

This email is just about the Cannon Point development at Totara Park. The project is currently being progressed through the preparation of a referral application under the Fast track Approvals Act 2024.

We have been engaged to lead consultation and engagement for this project and I wanted to follow up with a brief overview (**attached**). Keen to hold a Teams hui to kōrero. It's at early stages right now but my understanding is that the application (for referral) will be lodged before end May.

Ngā mihi nui,
Jade



Jade Wikaira

Tumu Whakarae | Managing Director
Wikaira Consulting Limited

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te reo Māori**

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**KIA KAHA
TE REO MĀORI**

Rebecca Parke

From: Jade Wikaira
Sent: Wednesday, 6 May 2026 8:31 am
To: Candyce Taylor
Cc: Rebecca Parke
Subject: RE: He hui

Morena Candyce,

Thanks so much. Can we please take the Friday 22 May at 10:30am slot please.

And online via Teams or Zoom will be great.

Ngā mihi nui
Jade

From: Candyce Taylor S 9(2)(a)
Sent: Tuesday, May 5, 2026 7:08 PM
To: Jade Wikaira S 9(2)(a)
Cc: Rebecca Parke S 9(2)(a)
Subject: RE: He hui

Kia Ora Korua,

Nga mihi for reaching out Jade.

Looking at Deans calendar he currently has the below times available the week of the 17th.

- Wednesday 20th of May – 10 am
- Friday 22nd May – 10.30 am

Hopefully either of these time work for you both.

Look forward to hearing from you.

Nga Mihi,
Candyce

From: Jade Wikaira S 9(2)(a)
Sent: Tuesday, 5 May 2026 12:35 pm
To: Candyce Taylor S 9(2)(a)
Cc: Dean Wilson S 9(2)(a); Rebecca Parke S 9(2)(a)
Subject: He hui

Kia ora Candyce,

I'm hoping you can help find a half hour in Dean's diary for week of 17 May? Keen to catch up again.

Ngā mihi
Jade



Jade Wikaira

Tumu Whakarae | Managing Director
Wikaira Consulting Limited

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Rebecca Parke

From: Jade Wikaira
Sent: Tuesday, 5 May 2026 12:34 pm
To: Tipene
Cc: Rebecca Parke
Subject: RE: Referral application: Cannon Point development at Totara Park, Upper Hutt

Hmmm, pehea te wiki whai atu?

Pai te 18 Mei, pai te 19 May mo te tina, watea katoa ana mo te 21 Mei.

J

From: Tipene S 9(2)(a)
Sent: Monday, May 4, 2026 1:06 PM
To: Jade Wikaira S 9(2)(a)
Cc: Rebecca Parke S 9(2)(a)
Subject: RE: Referral application: Cannon Point development at Totara Park, Upper Hutt

Kia ora ra.

He pai te wiki e heke mai ana ... pehea te Turei, te 12 o Mei? Te Taite ranei?

(kei te he katoa te ahua o taku rataka i tenei wiki)

Tipene

From: Jade Wikaira S 9(2)(a)
Sent: Monday, May 4, 2026 10:41 AM
To: Tipene S 9(2)(a)
Cc: Rebecca Parke S 9(2)(a)
Subject: RE: Referral application: Cannon Point development at Totara Park, Upper Hutt

Ngā mihi o te mane!

Watea ana a tera wiki?

From: Jade Wikaira
Sent: Tuesday, April 28, 2026 11:56 AM
To: 'Tipene' S 9(2)(a)
Cc: Rebecca Parke S 9(2)(a)
Subject: RE: Referral application: Cannon Point development at Totara Park, Upper Hutt

Tēnā ānō

Rawe te hono ahakoa mā runga imera i tēnei rā ;)

Pehea te tina (1pm pea) a te mane 4 mei, te tina a te turei 5 mei pea? Kaore aku hui a te mane 11 mei hoki.

Pai te peka atu ki tou taha, piri ai.

J

From: Tipene S 9(2)(a)
Sent: Monday, April 20, 2026 4:24 PM
To: Jade Wikaira S 9(2)(a)
Cc: Rebecca Parke S 9(2)(a)
Subject: RE: Referral application: Cannon Point development at Totara Park, Upper Hutt

Kia ora ra.

Ko te manako ia kei te ora koutou, kāore i te raruraru i te āwhā nei!

Happy to chat (and coffee always good). As an Upper Hutt resident, I am fascinated by this proposal. However, I do note it is outside of our rohe as Rangitāne so we will defer to our neighbours of Ngāti Toa and Taranaki Whānui.

Heoi, māu e whakamōhio mai ētahi wā e wātea ana koe ki te kai tahi 😊.

Tipene

From: Jade Wikaira S 9(2)(a)
Sent: Monday, April 13, 2026 1:20 PM
To: Tipene S 9(2)(a)
Cc: Rebecca Parke S 9(2)(a)
Subject: Referral application: Cannon Point development at Totara Park, Upper Hutt

Tēnā anō tāua!

Ae, he pānui mahi tēnei engari mēnā e watea ana tāua mo te kapu tii, ko te manako ia me hui tāua ā tōna wā tika.

We are working on another development project in Totara Park, Upper Hutt. It's called the Cannon Point development and is a mixed-use residential development. I've attached a very brief overview but in short, we are part of the team progressing an application for referral to become a fast-track project. The process is to submit a referral application and if accepted the project can then be part of the fast-track pathway.

Very happy to kōrero more. Whakamarama mai mēnā e wātea ana.

Ngā mihi
Jade



Jade Wikaira

Tumu Whakarae | Managing Director
Wikaira Consulting Limited



s 9(2)(a)



s 9(2)(a)



www.wikairaconsulting.co.nz



Rebecca Parke

From: Jade Wikaira
Sent: Monday, 13 April 2026 2:56 pm
To: Rebecca Parke
Subject: FW: Cannon Point Development - Application Referral

From: Charlie Hopkins s 9(2)(a)
Sent: Monday, April 13, 2026 2:47 PM
To: Jade Wikaira s 9(2)(a)
Subject: FW: Cannon Point Development - Application Referral

EPA Engagement record to date. Happy for you to include in record.

Charlie Hopkins



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

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[Book time to meet with me](#)

From: FTArefferrals <FTArefferrals@mfe.govt.nz>
Sent: Wednesday, 1 April 2026 12:11 pm
To: Charlie Hopkins s 9(2)(a)
Cc: ContactFastTrack <contact@fasttrack.govt.nz>; Amanda Strong s 9(2)(a)
Subject: FW: Cannon Point Development - Application Referral

Tēnā koe Charlie

Thanks for your enquiry regarding starting a Fast-track Referral application.

We have sent you a portal registration email containing a link so you can create a profile in the Applications Management System (AMS). We have enabled permissions for you to be able to prepare

applications under the Fast-track Approvals Act 2024. *Please note: the link has a 72-hour expiry. If your link has expired, please let us know so we can provide you with a new link.

The system will allocate an FTAA reference number once you have filled out the form in the Portal.

Nāku noa,nā

Fast-track Operations (Fast-track referrals team)

From: ContactFastTrack <contact@fasttrack.govt.nz>

Sent: Wednesday, 1 April 2026 11:48 am

To: FTAreferalls <FTAreferalls@mfe.govt.nz>

Cc: Amanda Strong s 9(2)(a)

Subject: Fw: Cannon Point Development

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 team,

Hope all is well with you. Could you please invite s 9(2)(a) to the portal? He will be making a referral application soon.

Let me know if you need any other info from me.

Ngā mihi,

Thomas

Customer Insight Advisor



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

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

Sent: Wednesday, 1 April 2026 11:43 am

To: ContactFastTrack <contact@fasttrack.govt.nz>

Subject: RE: Cannon Point Development

That would be handy, thank you Thomas.

Charlie Hopkins



Managing Director

Derive Consulting Group

s 9(2)(a)

25 Rutherford Street, Melling

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From: ContactFastTrack <contact@fasttrack.govt.nz>

Sent: Wednesday, 1 April 2026 11:41 am

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

Subject: Re: Cannon Point Development

Kia ora Charlie,

Thanks for your enquiry. Have you been invited to the portal? If not, I will ask the team to send you an invite as this is where you will need to enter the details and documents for the application.

Ngā mihi,

Thomas
Customer Insight Advisor



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From: Charlie Hopkins S 9(2)(a)
Sent: Wednesday, 1 April 2026 11:10 am
To: ContactFastTrack <contact@fasttrack.govt.nz>
Subject: RE: Cannon Point Development

Tena koe Thomas and the FT team.

We are 2-4 weeks away from filing a referral. Is there anything you wish us to know before then. I've read all of the guidance on your website so don't need to be referred back to that.

Thank you,

Charlie.

Charlie Hopkins



Managing Director

Derive Consulting Group

s 9(2)(a)

25 Rutherford Street, Melling

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From: ContactFastTrack <contact@fasttrack.govt.nz>

Sent: Thursday, 15 January 2026 10:01 am

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

Subject: Re: Cannon Point Development

Kia ora Charlie,

I'm afraid the Referrals team don't provide pre-lodgement consultations. However if you have specific questions after looking at the website or the Fast-track Approvals Act 2024, which may also help in understanding what is required, I can forward these to the team to see if they are able to assist.

Ngā mihi,

Thomas

Customer Insight Advisor



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From: Charlie Hopkins S 9(2)(a)
Sent: Thursday, 15 January 2026 9:26 am
To: ContactFastTrack <contact@fasttrack.govt.nz>
Subject: RE: Cannon Point Development

Tena FT team,

Is there any opportunity to undertake pre-app consultation within someone in the FT team? The client is, understandably, nervous about committing \$250k+ putting together a referral application without any input from the FT team.

Regards, nga mihi.

Charlie.

Charlie Hopkins



Managing Director

Derive Consulting Group

s 9(2)(a)

25 Rutherford Street, Melling

derive.nz

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From: ContactFastTrack <contact@fasttrack.govt.nz>

Sent: Wednesday, 14 January 2026 3:51 pm

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

Subject: Re: Cannon Point Development

Kia ora Charlie,

Thanks for your enquiry. I would recommend giving the Fast-track website a look as it details what is required and how to submit a Referral application. [Referral application to use the Fast-track](#)

If you have any questions after reading please let me know.

Ngā mihi,

Thomas

Customer Insight Advisor



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From: Charlie Hopkins s 9(2)(a)
Sent: Wednesday, 14 January 2026 2:11 pm
To: ContactFastTrack <contact@fasttrack.govt.nz>
Subject: Cannon Point Development

Hi FT team,

I represent Cannon Point Developments, who are undertaking residential development of ~34 hectares in Upper Hutt City. We wish to explore the opportunity to lodge a referral. Can we please set up a meeting or you could send us information about lodging a referral.

Kind regards,

Charlie.

Charlie Hopkins



Managing Director

Derive Consulting Group

s 9(2)(a)

25 Rutherford Street, Melling

derive.nz

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Rebecca Parke

From: Charlie Hopkins s 9(2)(a)
Sent: Thursday, 28 May 2026 8:39 am
To: FastTrackApplicationEnquiries@doc.govt.nz
Subject: FT Referral - Cannon Point Development
Attachments: J2600090 Cannons Point East Scheme Plan.pdf; J2600090 Cannons Point West Scheme Plan.pdf

Tena koe DOC team,

We are working with Cannon Point Development Ltd, working towards filing a Referral application. To the best of our knowledge, the project does not affect the Conservation Estate or the Coastal Marine Area, nonetheless we are eager to engage with DOC to test our assumptions and receive feedback.

Attached is a basic introduction to the project, and can share any material you want to see. I'm unsure of the process so please advise if there is a specific kaupapa here.

Kind regards,
Charlie.

Charlie Hopkins



Managing Director
Derive Consulting Group
s 9(2)(a)
25 Rutherford Street, Melling
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Rebecca Parke

From: Jade Wikaira
Sent: Tuesday, 2 June 2026 1:17 pm
To: infocentral@heritage.org.nz
Cc: Charlie Hopkins; Rebecca Parke
Subject: Cannon Point Development Ltd - Referral application under Fast-track Approvals Act
Attachments: J2600090 Cannons Point East Scheme Plan.pdf; J2600090 Cannons Point West Scheme Plan.pdf; CPD_Consultation_A3_for_Referral_Application.pdf

Tēnā koutou,

We are working with Cannon Point Development Ltd in relation to a proposed referral application under the Fast-track Approvals Act 2024.

HNZPT has been identified as a relevant administering agency due to the potential for archaeological matters to arise and the possible requirement for an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

We are therefore writing to introduce the project and seek any initial feedback you may have regarding the proposal, including whether there are any matters that HNZPT considers relevant to the referral application process.

Attached is a brief project overview. We would be pleased to provide any additional information that may assist your consideration of the proposal.

Please let us know if there is a preferred process or contact point for engagement on this matter.

Ngā mihi
Jade



Jade Wikaira

Tumu Whakarae | Managing Director
Wikaira Consulting Limited

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✉ s 9(2)(a)
🌐 www.wikairaconsulting.co.nz
in



Rebecca Parke

From: Jade Wikaira
Sent: Friday, 10 April 2026 3:13 pm
To: s 9(2)(a); s 9(2)(a)
land.development@wellingtonwater.co.nz
Cc: Charlie Hopkins; Rebecca Parke
Subject: Referral application: Cannon Point development at Totara Park, Upper Hutt

Kia ora koutou

I am getting in touch regarding the Cannon Point development at Totara Park, Upper Hutt. The project is currently being progressed through the preparation of a referral application under the Fast track Approvals Act 2024.

Wikaira Consulting is working with Derive Consulting Limited and has been engaged to lead consultation and engagement for this work.

I am getting in touch to re-establish engagement as part of this next phase and have attached a short A3 overview of the project to provide context.

At this stage, I am looking to confirm the appropriate contact within your team, understand any initial matters you may wish to raise, and arrange a time to discuss the proposal.

Please let me know a suitable time to connect, or feel free to direct me to the appropriate person if someone



CPD_Consultatio...

else is best placed to engage on this.

Ngā mihi,
Jade



Jade Wikaira

Tumu Whakarae | Managing Director
Wikaira Consulting Limited

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s 9(2)(a)
www.wikairaconsulting.co.nz
in



**Kia māhorahora
te reo Māori**

*may the Māori language be spoken
and shared without restraint*



**KIA KAHA
TE REO MĀORI**

Rebecca Parke

From: Jade Wikaira
Sent: Wednesday, 27 May 2026 4:55 pm
To: Thomas Wang
Cc: Rebecca Parke; Charlie Hopkins
Subject: RE: EXT:Referral application: Cannon Point development at Totara Park, Upper Hutt
Attachments: J2600090 Cannons Point East Scheme Plan.pdf; J2600090 Cannons Point West Scheme Plan.pdf

Kia ora Thomas,

Please find attached the latest scheme plans for your review. My colleague Charlie is also cc'd into this email and can provide rough time estimates in response to your question below.

Cheers
Jade



Jade Wikaira

Tumu Whakarae | Managing Director
Wikaira Consulting Limited

📞 s 9(2)(a)
✉️ s 9(2)(a)
🌐 www.wikairaconsulting.co.nz
🌐 in



From: Thomas Wang s 9(2)(a)
Sent: Thursday, May 7, 2026 4:09 PM
To: Charlie Hopkins s 9(2)(a) Jade Wikaira s 9(2)(a)
Cc: Rebecca Parke s 9(2)(a)
Subject: RE: EXT:Referral application: Cannon Point development at Totara Park, Upper Hutt

Hi Jade,

Thanks for the link to download the development plans.

But we are not interest on the new house plans and normally we work with site subdivision plans to design how to reticulate the subdivision site to provide point of supply pillars/TUDS on the boundary for the electricity.

I'm currently have a project with your client Simon for Stage 5a development (East block) to provide him an offer letter for the contribution of the new installations.

For stage 4 West block, would you know the rough time frame this side development would be resumed?

Regards,

Thomas Wang

Programme Manager

Wellington Electricity

M s 9(2)(a) Â W www.welectricity.co.nz

1 Queen Street, Upper Hutt, PO Box 40813, Upper Hutt 5140, New Zealand

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In Confidence

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

Sent: Wednesday, April 22, 2026 6:39 PM

To: Thomas Wang s 9(2)(a) Jade Wikaira s 9(2)(a)

Cc: Rebecca Parke s 9(2)(a)

Subject: RE: EXT:Referral application: Cannon Point development at Totara Park, Upper Hutt

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Hi Thomas,

I'm working with Jade. Thanks for getting in touch here are the most up to date plans.

- [West Block Stage 4](#)
- [East Block](#)

Happy to chat. Not looking to price any installation, what we're after is set out in the email from Jade below.

Thank you.
Charlie.

Charlie Hopkins



Managing Director
Derive Consulting Group
s 9(2)(a)
25 Rutherford Street, Melling
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 [Book time to meet with me](#)

From: Thomas Wang s 9(2)(a)
Sent: Wednesday, 22 April 2026 4:07 pm
To: Jade Wikaira s 9(2)(a)
Cc: Charlie Hopkins s 9(2)(a); Rebecca Parke s 9(2)(a)
Subject: RE: EXT:Referral application: Cannon Point development at Totara Park, Upper Hutt

Hi Jade,

Could you please send me the subdivision plan or more info about the new development. I just called you to try find out the location and size of the development.

Regards,
Thomas Wang
Programme Manager
Wellington Electricity
M s 9(2)(a) A W www.welectricity.co.nz
1 Queen Street, Upper Hutt, PO Box 40813, Upper Hutt 5140, New Zealand

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From: Jade Wikaira s 9(2)(a)
Sent: Monday, April 13, 2026 2:37 PM
To: Thomas Wang s 9(2)(a)
Cc: Charlie Hopkins s 9(2)(a); Rebecca Parke s 9(2)(a)
Subject: RE: EXT:Referral application: Cannon Point development at Totara Park, Upper Hutt

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Kia ora Thomas, let us know if you want to catch up. Happy to chat.

From: Stuart Elliott s 9(2)(a)
Sent: Monday, April 13, 2026 2:24 PM
To: Jade Wikaira s 9(2)(a) Thomas Wang s 9(2)(a)
Cc: Charlie Hopkins s 9(2)(a) Rebecca Parke s 9(2)(a)
Subject: RE: EXT:Referral application: Cannon Point development at Totara Park, Upper Hutt

Hi Jade,

@Thomas Wang has been in front of Cannon Point from WE, he would be happy to assist with the next phase.

Thanks,

Stuart Elliott
Programme Manager
Wellington Electricity
M s 9(2)(a) **W** www.welectricity.co.nz
1 Queen Street, Upper Hutt, PO Box 40813, Upper Hutt 5018, New Zealand

In Confidence

From: Jade Wikaira s 9(2)(a)
Sent: 10 April 2026 3:14 pm
To: Stuart Elliott s 9(2)(a)
Cc: Charlie Hopkins s 9(2)(a) Rebecca Parke s 9(2)(a)
Subject: EXT:Referral application: Cannon Point development at Totara Park, Upper Hutt

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Kia ora Stuart

I am getting in touch regarding the Cannon Point development at Totara Park, Upper Hutt. The project is currently being progressed through the preparation of a referral application under the Fast track Approvals Act 2024.

Wikaira Consulting is working with Derive Consulting Limited and has been engaged to lead consultation and engagement for this work.

I am getting in touch to re-establish engagement as part of this next phase and have attached a short A3 overview of the project to provide context.

At this stage, I am looking to confirm the appropriate contact within your team, understand any initial matters you may wish to raise, and arrange a time to discuss the proposal.

Please let me know a suitable time to connect, or feel free to direct me to the appropriate person if someone else is best placed to engage on this.

Ngā mihi,
Jade



Jade Wikaira

Tumu Whakarae | Managing Director
Wikaira Consulting Limited

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If you have a complaint, please let us know in order to access our free complaints process. If we cannot resolve your complaint, you can contact Utilities Disputes on 0800 22 33 40 or go to www.udl.co.nz. Utilities Disputes is a free and independent service for resolving complaints about utilities providers.

Rebecca Parke

From: Jade Wikaira
Sent: Tuesday, 2 June 2026 4:50 pm
To: Scott Stacey
Cc: Charlie Hopkins; Rebecca Parke
Subject: RE: Chorus | Cannon Point Subdivision | 11631794

Kia ora Scott,

Thanks for your email. Acknowledging receipt and that you'll aim to get feedback to us by the end of next week.

I'll check in with the team on this timing too.

J

From: Scott Stacey s 9(2)(a)
Sent: Tuesday, June 2, 2026 4:48 PM
To: Jade Wikaira s 9(2)(a)
Cc: Charlie Hopkins s 9(2)(a); Rebecca Parke s 9(2)(a)
Subject: RE: Chorus | Cannon Point Subdivision | 11631794

Hi Jade,

Thanks for sending these over. At this stage, I'm waiting on input from our network planning team. Once I have that, I'll be able to review and put together a service offering for the development.

I'm aiming to have this back to you by the end of next week. At that point, it would be great to organise some time to clarify our offering and answer any questions you may have around delivery.

Kind Regards,

Scott Stacey | Group Account Manager

CHORUS | T s 9(2)(a) s 9(2)(a)

From: Jade Wikaira s 9(2)(a)
Sent: Wednesday, 27 May 2026 4:51 pm
To: Scott Stacey s 9(2)(a)
Cc: Charlie Hopkins s 9(2)(a); Rebecca Parke s 9(2)(a)
Subject: RE: Chorus | Cannon Point Subdivision

Kia ora Scott

Thanks for your email requesting further information on the Cannon Point development project. The attached scheme plans have just been completed and are provided for your review and comment.

Happy to take a call or to organise a meeting.

Ngā mihi
Jade



Jade Wikaira

Tumu Whakarae | Managing Director
Wikaira Consulting Limited

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From: Scott Stacey s 9(2)(a)

Sent: Thursday, May 7, 2026 3:55 PM

To: Jade Wikaira s 9(2)(a)

Subject: Chorus | Cannon Point Subdivision

Hi Jade,

Thanks for reaching out to Chorus, ahead of this upcoming development and I hope this message finds you well.

I want to introduce myself and confirm I will be your point of contact moving forward. To have a more informed conversation do you have a master plan you can share at this time? I can feed into our network planning and put a package together for you based on geography and yield that provides both value and quality in service to reticulate fibre telecoms.

If there's anything I can help you with, whether it's a new project, a question, feel free to reach out.

Kind Regards,

Scott Stacey | Group Account Manager

C H ● R U S IT s 9(2)(a)

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Rebecca Parke

From: Charlie Hopkins s 9(2)(a)
Sent: Friday, 1 May 2026 5:04 pm
To: Jade Wikaira; Shaun Burton
Cc: Rebecca Parke
Subject: Re: 4 Colorado Road, Upper Hutt - Application-2026-0468 CRM:0559000019

Follow Up Flag: Follow up
Flag Status: Completed

Thanks. We've asked traffic to respond.

Charlie Hopkins



Managing Director
Derive Consulting Group
s 9(2)(a)
25 Rutherford Street, Melling
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From: Jade Wikaira s 9(2)(a)
Sent: Friday, May 1, 2026 5:02 PM
To: Charlie Hopkins s 9(2)(a) Shaun Burton s 9(2)(a)
Cc: Rebecca Parke s 9(2)(a)
Subject: FW: 4 Colorado Road, Upper Hutt - Application-2026-0468 CRM:0559000019

From: Mitch Hutchings s 9(2)(a)
Sent: Friday, May 1, 2026 1:08 PM
To: Jade Wikaira s 9(2)(a)
Subject: RE: 4 Colorado Road, Upper Hutt - Application-2026-0468 CRM:0559000019

Kia ora Jade,

Just following up from our meeting earlier – please see feedback below from the NZTA team on the integration of the earlier Cannon Point proposal on the Totara Park/SH2 intersection

I understand this wasn't shared external at the time but think its important this is passed onto TTAP for their updated transport assessment.

WTOC has reviewed the TIA report put together by Stantec and has the following comments/suggestions:

- **Table 4.2 Totara Park Rd / SH2 Intersection SCATS Image**
 - Phasing is incorrectly labelled in comparison with the SCATS Graphic pictured.
- **Figure 5.3 Option 1 – Travel Time.**
 - Traffic signal optimisation via the SCATS system is unlikely to offset the additional 350–400 seconds of delay.
- **Table 5.5 Signal Phasing Tuning**
 - WTOC would not support a split A phase arrangement. This would result in reduced efficiency.
 - The suggested split phase arrangement already exists in the current phasing options (G1, G2).
- **Report Recommendations state that traffic signal optimisation adjustments will mitigate delays for the Totara Park Bridge approach.**
 - Further traffic signal optimisation is unlikely to have a significant impact on the intersection's operation. The intersection was optimised in 2023 and there's little scope to achieve additional improvements.
 - What are the recommended traffic signal optimisation measures being proposed?
 - Reallocating green time isn't realistic as this time will need to be taken from the main arterial State Highway phase (WTOC does not support reallocating green time from the main arterial State Highway phase, as this services significantly more traffic movements than the sides roads) — SCATS already manages this dynamically in real time.
 - The intersection is currently operating near capacity, adding more trips will only exacerbate delays.
- **Recommendations: Stage 5, the future scenario of up to 400 total lots may not be feasible under the current infrastructure.**
 - WTOC believe that Stage 4 will also not be feasible under the current infrastructure.
- **Recommendations: Statement 5 mentions Stage 4 be allowed to proceed and that no further physical upgrades required at this stage.**

Any questions, please let me know and I can pass on within our team as needed

Thanks
Mitch

Mitch Hutchings

Consultant Planner

Email: s 9(2)(a)

Phone: s 9(2)(a)

From: Jade Wikaira s 9(2)(a)

Sent: Tuesday, 28 April 2026 1:45 pm

To: Mitch Hutchings s 9(2)(a)

Subject: RE: 4 Colorado Road, Upper Hutt - Application-2026-0468 CRM:0559000019

Kia ora Mitch

Thanks for your email, good to connect.

Absolutely keen to catch up. When suits to meet? I could do Friday between 10-1pm?

Let me know what works for you.

J

From: Mitch Hutchings s 9(2)(a)
Sent: Tuesday, April 28, 2026 12:00 PM
To: Jade Wikaira s 9(2)(a)
Subject: 4 Colorado Road, Upper Hutt - Application-2026-0468 CRM:0559000019

Kia ora Jade,

Reaching out as I have picked up your enquiry for subdivision at Totara Park, Upper Hutt, Wellington.

I was reviewing an earlier case for this site which I picked up from a colleague last month but I had not heard anything back from the applicant's agent.

Perhaps the two of us could organise a time to meet online to discuss proposal?

Thanks
Mitch

Mitch Hutchings

Consultant Planner

Email: s 9(2)(a)

Phone: s 9(2)(a)

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Rebecca Parke

From: Jade Wikaira
Sent: Thursday, 7 May 2026 9:57 am
To: Mitch Hutchings
Cc: Charlie Hopkins
Subject: CPD referral application - follow up

Kia ora Mitch

Thanks for meeting with me and Shaun last week as an introductory meeting to the CPD referral application.

I noted the points you raised around safety network and signalling optimisation at the SH intersection. I see that a further meeting is being organised with TTAP.

This email is to provide further information and more specifically updated plans for Stage 3 and Stage 4.

- The completed East Block architectural plans can be found in the drop box link.
https://www.dropbox.com/scl/fo/4urba1sfa81t537o3c7hb/APhImpgLVuv3OICMgug1D_U?rlkey=lonhotg4ztuunjysy8h27042g&dl=0
- Our latest designs for West Block can be found in the drop box link below, including CAD files.
https://www.dropbox.com/scl/fo/thx9lhgk3ohli257uona4/ALNP_Mdwt_SUSRrKwD4-yvc?rlkey=cyj6qlk51o8h26g0uht7m5n0&dl=0

Ngā mihi
Jade



Jade Wikaira

Tumu Whakarae | Managing Director
Wikaira Consulting Limited

s 9(2)(a)
s 9(2)(a)
www.wikairaconsulting.co.nz
in



**Kia māhorahora
te reo Māori**

by the Māori language be spoken
and shared without restraint



**KIA KAHA
TE REO MĀORI**

Rebecca Parke

From: Shaun Burton s 9(2)(a)
Sent: Monday, 11 May 2026 3:07 pm
To: Mitch Hutchings; Jade Wikaira
Cc: Charlie Hopkins; Rebecca Parke
Subject: Re: Cannon Point Development - feedback to NZTA feedback
Attachments: Traffic Impact Assessment Report-Totara Park Fast Track v1.2s.pdf

Hi Mitch

We received a final copy of the TTAP on Friday. Please see attached.

Cheers

Shaun Burton



Resource Management Consultant
Derive Consulting Group

s 9(2)(a)

25 Rutherford Street, Melling

derive.nz

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From: Mitch Hutchings s 9(2)(a)
Sent: Monday, 11 May 2026 3:02 pm
To: Jade Wikaira s 9(2)(a)
Cc: Charlie Hopkins s 9(2)(a); Shaun Burton s 9(2)(a) Rebecca Parke
s 9(2)(a)
Subject: RE: Cannon Point Development - feedback to NZTA feedback

Thanks Jade I've passed the feedback on internally.

From reading the comments, is the TTAP report nearing completion? Be good to see this as soon as it's ready

I'll let you know any feedback I receive
Mitch

Mitch Hutchings

Consultant Planner

Email: s 9(2)(a)

Phone: s 9(2)(a)

From: Jade Wikaira s 9(2)(a)
Sent: Monday, 11 May 2026 8:43 am
To: Mitch Hutchings s 9(2)(a)
Cc: Charlie Hopkins s 9(2)(a); Shaun Burton s 9(2)(a); Rebecca Parke s 9(2)(a)
Subject: Cannon Point Development - feedback to NZTA feedback

Kia ora Mitch,

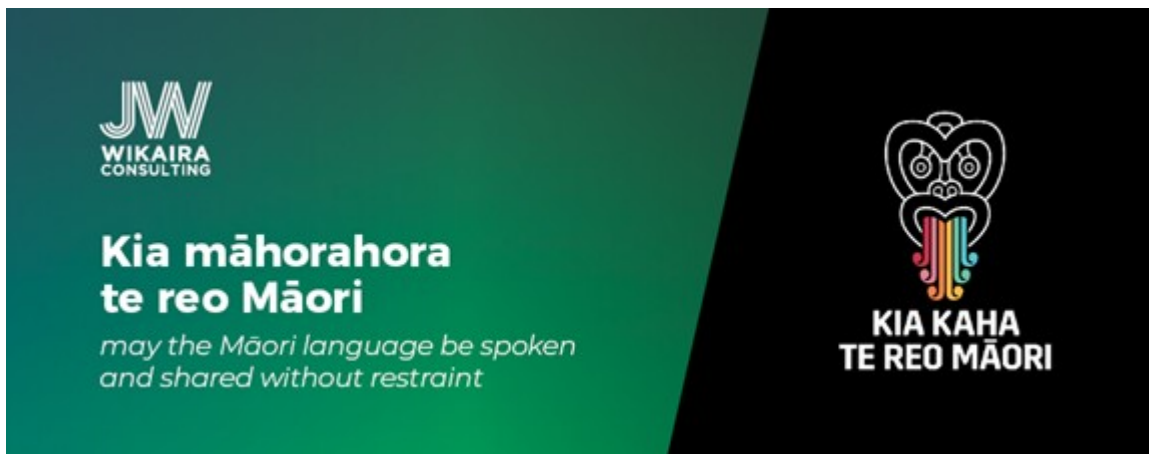
Thanks for our brief phone call on Friday afternoon. This email is a follow-up to that discussion.

This information has been provided by TTAP in response to the concerns raised on behalf of NZTA Waka Kotahi.

I'm lecturing today so will be away from my desk. Please contact Charlie in the next instance for further discussion.

I'm still confirming where we are at with setting up a meeting between NZTA and TTAP.

Ngā mihi
Jade



Jade Wikaira

Tumu Whakarae | Managing Director
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Rebecca Parke

From: Jen Wen Gan s 9(2)(a)
Sent: Wednesday, 27 May 2026 10:49 am
To: Jade Wikaira; Bob Hu
Cc: Charlie Hopkins; Shaun Burton; Rebecca Parke
Subject: Re: Cannon Point Development - feedback to NZTA feedback

Thank you very much this arrangement Jade.

Jen

From: Jade Wikaira s 9(2)(a)
Date: Wednesday, 27 May 2026 at 10:47 am
To: Bob Hu s 9(2)(a); Jen Wen Gan s 9(2)(a)
Cc: Charlie Hopkins s 9(2)(a); Shaun Burton s 9(2)(a), Rebecca Parke s 9(2)(a)
Subject: RE: Cannon Point Development - feedback to NZTA feedback

Absolutely Bob, thanks for your email reply. I'll connect you both via email so you can coordinate times to meet.

Cheers
Jade

From: Bob Hu s 9(2)(a)
Sent: Wednesday, May 27, 2026 9:25 AM
To: Jade Wikaira s 9(2)(a); Jen Wen Gan s 9(2)(a)
Cc: Charlie Hopkins s 9(2)(a); Shaun Burton s 9(2)(a); Rebecca Parke s 9(2)(a)
Subject: Re: Cannon Point Development - feedback to NZTA feedback

Hi Jade,

Thank you for passing on the comments. Is there any chance if we can arrange a meeting with WTOC to go through the comments with them?

Regards
Bob

From: Jade Wikaira s 9(2)(a)
Date: Tuesday, 26 May 2026 at 12:10 PM
To: Bob Hu s 9(2)(a); Jen Wen Gan s 9(2)(a)
Cc: Charlie Hopkins s 9(2)(a); Shaun Burton s 9(2)(a); Rebecca Parke s 9(2)(a)
Subject: FW: Cannon Point Development - feedback to NZTA feedback
Kia ora kōrua,

Please see comments received from NZTA (WTOC) today. Note Mitch's point that some matters will need addressing.

Happy to take a call.

Ngā mihi
Jade

From: Mitch Hutchings s 9(2)(a)
Sent: Tuesday, May 26, 2026 9:52 AM
To: Jade Wikaira s 9(2)(a)
Cc: Charlie Hopkins s 9(2)(a); Shaun Burton s 9(2)(a); Rebecca Parke s 9(2)(a)
Subject: RE: Cannon Point Development - feedback to NZTA feedback

Kia ora Jade,

Please see attached feedback to TTAPs comments from the Wellington Traffic Operations Centre (WTOC)

Is there an ETA for your referral application? There are some matters in there that will need addressing

Thanks
Mitch

Mitch Hutchings

Consultant Planner

Email: s 9(2)(a)
Phone: s 9(2)(a)

From: Jade Wikaira s 9(2)(a)
Sent: Monday, 11 May 2026 8:43 am
To: Mitch Hutchings s 9(2)(a)
Cc: Charlie Hopkins s 9(2)(a); Shaun Burton s 9(2)(a); Rebecca Parke s 9(2)(a)
Subject: Cannon Point Development - feedback to NZTA feedback

Kia ora Mitch,

Thanks for our brief phone call on Friday afternoon. This email is a follow-up to that discussion.

This information has been provided by TTAP in response to the concerns raised on behalf of NZTA Waka Kotahi.

I'm lecturing today so will be away from my desk. Please contact Charlie in the next instance for further discussion.

I'm still confirming where we are at with setting up a meeting between NZTA and TTAP.

Ngā mihi



Jade Wikaira

Tumu Whakarae | Managing Director
Wikaira Consulting Limited

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Rebecca Parke

From: Jade Wikaira
Sent: Wednesday, 27 May 2026 10:50 am
To: Mitch Hutchings, s 9(2)(a)
Cc: s 9(2)(a); Charlie Hopkins
Subject: Cannon Point: Meeting between TTAP and NZTA

Kia ora Mitch

Bob Hu and Jen Wen Gan are the transport experts for the Cannon Point development. I'm connecting you all via email.

This way you can both organise times etc to meet to discuss the NZTA comments that came through yesterday.

All good? Bob, over to you to reach out to Mitch and confirm a time to meet.

Ngā mihi
Jade



Jade Wikaira

Tumu Whakarae | Managing Director
Wikaira Consulting Limited

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te reo Māori**

*...ay the Māori language be spoken
...d shared without restraint*



**KIA KAHA
TE REO MĀORI**

Rebecca Parke

From: Andy Eccleshall s 9(2)(a)
Sent: Thursday, 7 May 2026 1:37 pm
To: Charlie Hopkins
Cc: Rebecca Parke; Jade Wikaira
Subject: RE: Referral application: Cannon Point development at Totara Park, Upper Hutt

Kia ora,

Hope the team is well.

I spoke to Rachel Purdy this morning and we have all the engineering feedback we need and Rachel's planner is just finalising the letter. Hopefully, it will be with you tomorrow, otherwise the start of next week.

Ngā mihi

Andy

Andy Eccleshall

Technical Lead – Landowner Development Enquiries | Environment Group

Transpower New Zealand Ltd

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From: Charlie Hopkins s 9(2)(a)
Sent: Wednesday, 22 April 2026 11:40 am
To: Andy Eccleshall s 9(2)(a) nz>; Rachel Purdy (Tonkin + Taylor Ltd)
s 9(2)(a)
Cc: Rebecca Parke s 9(2)(a); Jade Wikaira s 9(2)(a)
Subject: RE: Referral application: Cannon Point development at Totara Park, Upper Hutt

Kia ora koutou,

Thanks for your time today Andy.

East Block (Stage 4)

- As discussed here are the most up-to-date plans for east block which we have worked on to integrate the feedback from Rachel on 14.10.25

- https://www.dropbox.com/scl/fo/4urba1sfa81t537o3c7hb/APhImpgLWuv3OICMgug1D_U?rlkey=lonhotq4ztuuniysy8h27042g&dl=0

East Block (Stage 3)

- We are still working on Stage 3 drawings but we are further away from the NG at this point. But if you do want to see those plans too of course happy to share. Attached is an excerpt.

Keen to discuss / receive feedback on our application for Referral.

Thanks
Charlie.

Charlie Hopkins



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

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[Book time to meet with me](#)

From: Andy Eccleshall s 9(2)(a)
Sent: Wednesday, 15 April 2026 9:55 am
To: Jade Wikaira s 9(2)(a) Rachel Purdy (Tonkin + Taylor Ltd) s 9(2)(a)
Cc: Charlie Hopkins s 9(2)(a) Rebecca Parke s 9(2)(a) >
Subject: RE: Referral application: Cannon Point development at Totara Park, Upper Hutt

Kia ora,

Nice to hear from you again Jade and thanks for getting in contact.

I will review the material you have attached and then we can meet and discuss. We have a 2-day all of enviro group meeting on Mon & Tue next week, but after that, as a starter, I have availability on **22nd Wed 9:30am - 2pm**, or 24th **Fri 9-10am or 11am – 12:30pm**.

There are some other gaps if none of these suits.

I look forward to catching up.

Ngā mihi

Andy

Andy Eccleshall

Technical Lead – Landowner Development Enquiries | Environment Group

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From: Jade Wikaira s 9(2)(a)

Sent: Friday, 10 April 2026 3:08 pm

To: Andy Eccleshall s 9(2)(a) Rachel Purdy (Tonkin + Taylor Ltd)

s 9(2)(a)

Cc: Charlie Hopkins s 9(2)(a); Rebecca Parke s 9(2)(a)

Subject: Referral application: Cannon Point development at Totara Park, Upper Hutt

Kia ora Andy and Rachel

I am getting in touch regarding the Cannon Point development at Totara Park, Upper Hutt. The project is currently being progressed through the preparation of a referral application under the Fast track Approvals Act 2024.

Wikaira Consulting is working with Derive Consulting Limited and has been engaged to lead consultation and engagement for this work.

I understand your team has previously engaged on the project through earlier consent processes, and I am keen to reconnect as part of this next phase.

I have attached a short A3 overview of the project and the referral process to provide context ahead of our discussion.

At this stage, I am looking to reconnect with the right people within your team, understand any initial matters you may wish to raise, and arrange a time to discuss the proposal.

Please let me know a suitable time to connect, or feel free to direct me to the appropriate person if someone else is best placed to engage on this.

Ngā mihi,
Jade



For more information, please contact the author of this document.



Jade Wikaira

Tumu Whakarae | Managing Director
Wikaira Consulting Limited



s 9(2)(a)



s 9(2)(a)



www.wikairaconsulting.co.nz



Rebecca Parke

From: Jade Wikaira
Sent: Monday, 11 May 2026 1:58 pm
To: Rebecca Parke
Subject: FW: Cannon Point Development - Transpower initial review letter
Attachments: Cannon Point development referral application - Transpower comments_11May2026.pdf

From: Andy Eccleshall s 9(2)(a)
Sent: Monday, May 11, 2026 12:33 PM
To: Charlie Hopkins s 9(2)(a) Jade Wikaira s 9(2)(a)
Subject: Cannon Point Development - Transpower initial review letter

Kia ora Charlie and Jade,

Thank you for sending the overview of the project and the most recent plans for Transpower to assess.

Please find attached Transpower's initial review comments on the proposed Cannon Point development at Totara Park, Upper Hutt.

The main area of interest to Transpower is that buildings on several lots are currently shown within the National Grid Yard and will need to be relocated.

Transpower will need to assess the final design/layout of the proposed development with respect to the NGY and to assess compliance with the requirements of NZECP34:2001.

Please let me know if you'd like to discuss any part of this letter.

Ngā mihi,
Andy

Andy Eccleshall

Technical Lead – Landowner Development Enquiries | Environment Group

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