

File ref: 26-BRF-01957 / FTAA-2604-1223

21 July 2026

Stuart Milsom
Caland Holdings Limited (the applicant)
Email: S 9(2)(a)

c/- Richard Clare
Sigma Consultants Limited (the agent)
Email: S 9(2)(a)

Dear Stuart

Section 28 – Notice of Decisions on the referral application for the Milbrow Estate project under the Fast-track Approvals Act 2024

This notice of decisions is for a referral application received from Caland Holdings Limited (the applicant) for the Milbrow Estate project (the project) under the Fast-track Approvals Act 2024 (the Act).

Project details

The project is a rural residential development on approximately 83.3 hectares of rural land at 66 and 70 McFetridge Drive and 89 Tauranga Direct Road, Hamurana in the Rotorua District.

The project comprises:

- a. subdivision of approximately 83.3 hectares, including the creation of approximately 92 rural residential lifestyle lots
- b. construction of approximately 90 new dwellings
- c. formation of internal roads, accessways, and internal walking tracks
- d. earthworks to establish building platforms and infrastructure
- e. installation of stormwater treatment and attenuation systems
- f. reticulated wastewater connection
- g. potable water and power supply
- h. landscaping, planting, and boundary treatments
- i. vesting of roads and reserves.

The project will require the proposed approvals under the fast-track approvals process:

- a. resource consents under the Resource Management Act 1991 (RMA) as described in section 42(4)(a) of the Act.

Statutory framework for referral applications

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

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

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

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

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

Decision on referral application

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

Reasons for accepting referral application

The Minister is satisfied the project:

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

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

- a. the project, a residential development, is a development project that would have significant regional benefits [section 22(1)(a)] because collectively it:
 - i. will increase the supply of housing and address housing needs [section 22(2)(a)(iii)] by:
 - delivering approximately 90 new dwellings and associated allotments, thereby increasing housing supply within the Rotorua District
 - providing additional housing choice through rural lifestyle allotments and supporting housing market mobility within the district.

- ii. will deliver significant economic benefits [section 22(2)(a)(iv)] in the Rotorua District by:
 - generating an estimated \$27.2 million in GDP during construction
 - supporting approximately 175 full-time equivalent jobs during the construction period
 - contributing to regional economic activity through residential development that supports the supply of housing within the district.
- b. referring the project to the fast-track approvals process would facilitate its delivery [section 22(1)(b)(i)], including by enabling it to be processed in a more timely and cost-effective way than under normal processes as:
 - i. the applicant would likely require a private plan change to progress the project through standard RMA pathways, which would involve increased costs and significantly longer timeframes
 - ii. appeals under the Act are only to the High Court rather than the Environment Court and are limited to points of law
 - iii. the Act precludes public and limited notification.
- c. referring the project is unlikely to materially affect the efficient operation of the fast-track approvals process [section 22(1)(b)(ii)] because the project is neither novel nor beyond the scope of what a panel would typically assess under the RMA.

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

Specified matters for accepted referral application

1. Caland Holdings Limited, who lodged the referral application, as the person who is authorised to lodge a substantive application for the project under section 27(2) of the Act.
2. Under section 27(3)(b)(i) of the Act, a deadline of two years from the date of issue of this letter applies for lodging the substantive application.
3. Pursuant to section 27(3)(b)(ii), the following information must be submitted with the substantive application lodged for the project:
 - a. a three waters infrastructure assessment that includes, but is not limited to:
 - i. the existing condition and capacity of any existing infrastructure;
 - ii. any new infrastructure or upgrades to existing infrastructure required in connection with the subdivision and development;
 - iii. any funding required to carry out those upgrades or new infrastructure, including who will provide that funding;
 - iv. details of ongoing ownership and maintenance responsibilities; and
 - v. information on any discussions held, and any agreements made, between the authorised person and the relevant infrastructure provider/s about the relevant infrastructure (including discussions and agreements about the matters referred to in items (i) to (iv) above)

- b. an integrated transport assessment that includes, but is not limited to, details on the proposed access arrangements, a construction management plan, any proposed mitigation measures to address adverse effects on the state highway network arising from the project, and information on how any transport upgrades required as a result of the project will be funded.
- 4. In relation to a substantive application for the project, pursuant to section 27(3)(b)(iii), the panel must invite comments from the following groups, in addition to those specified in section 53:
 - a. NZ Transport Agency Waka Kotahi
 - b. Transpower New Zealand Limited
 - c. Tarimano (Awahou) Marae.

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

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

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

Yours sincerely



Stephanie Frame
Manager – Fast-track Operations

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

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Section 28(1)(a) – The applicant	Caland Holdings Limited
Section 28(1)(ii) – Anyone invited to comment on the application	
<i>Relevant local authorities</i>	Rotorua District Council Bay of Plenty Regional Council
<i>Relevant portfolio Ministers</i>	Minister for the Environment Minister for Māori Crown Relations: Te Arawhiti Minister for Māori Development Associate Minister of Housing
<i>Relevant administering agencies</i>	N/A
<i>The Māori groups under s17(d)</i>	Te Maru o Ngāti Rangiwewehi Iwi Authority Te Tāhuhu o Tawakeheimoa Trust Raukawa Settlement Trust Ngāti Uenukukōpako Iwi Trust Te Pūmautanga o Te Arawa Trust Te Komiti Nui o Ngāti Whakaue Trust Te Arawa Lakes Trust Rotorua Te Arawa Lakes Strategy Group Tarimano (Awahou) Marae
<i>Any other persons under s17(5)</i>	Chief Executive of NZ Transport Agency Waka Kotahi Chief Executive of Transpower New Zealand Limited Minister for Regional Development Minister for Economic Growth
Section 28(2) – Other parties for an accepted referral application	
<i>The Panel Convener</i>	Including all the information received by the Minister as required by section 28(4).
<i>Any iwi authorities or Treaty settlement entities (other than those that must be notified as identified above) that the Minister considers have an interest in the matter</i>	No additional iwi authorities or Treaty settlement entities have been identified beyond those listed above.
<i>Environmental Protection Authority (EPA)</i>	Including all the information received by the Minister as required by section 28(4).
<i>Relevant administering agencies</i>	N/A