

From: [Infrastructure Portfolio](#)
To: [Nicola Grigg \(MIN\)](#); [Nicola Willis \(MIN\)](#); [Shane Jones \(MIN\)](#); [Tama Potaka \(MIN\)](#)
Cc: [FTAreferalls](#)
Subject: Invitation to comment on Fast-track referral application for the Milbrow Estate project under the Fast-track Approvals Act 2024 – FTAA-2604-1223
Date: Tuesday, 2 June 2026 8:52:02 am
Attachments: [Comments Form for Invited Ministers.docx](#)

To:

- Minister for the Environment
- Minister for Economic Growth
- Minister for Regional Development
- Minister for Māori Crown Relations: Te Arawhiti
- Minister for Māori Development
- Associate Minister of Housing

NOTE - This project lodged an application after 31 March 2026, therefore a 15-day comment period applies.

Dear Ministers,

Hon Chris Bishop, the Minister for Infrastructure (the Minister), has asked for me to write to you on his behalf.

The Minister has received an application from Caland Holdings Limited for referral of Milbrow Estate project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2604-1223).

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

Invitation to comment on referral application

I write in accordance with section 17 of the Act to invite you to provide written comments on the referral application. I have provided summary details of the project below.

If you wish to provide written comments, these must be received by **return email** within **15 working days** of receipt of this email, **being 23 June 2026**. The Minister is not required to consider information received outside of this time frame. Any comments submitted will contribute to the Minister's decision on whether to accept the referral application and to refer the project.

If you do not wish to provide comments, please let us know as soon as possible so we can proceed with processing the application without delay.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Process

The application documents are accessible through the Fast-track portal. Please note that application documents may contain commercially sensitivity information and should not be shared widely. If you haven't used the portal before, you can request access by emailing ftareferalls@mfe.govt.nz. Once you are registered and have accepted the terms and conditions, you will receive a link to view the documents. Existing users will be able to see application documents via the request when logging into the portal. Should you need for your agency to provide any supplementary information, a nominated person can be provided access to the portal, access can be requested by emailing ftareferalls@mfe.govt.nz.

To submit your comments on the application, you can either provide a letter or complete the attached template for written comments and return it by replying to this email, infrastructure.portfolio@parliament.govt.nz.

Before the due date, if you have any queries about this email or need assistance with using the portal, please email contact@fasttrack.govt.nz. Further information is available at <https://www.fasttrack.govt.nz/>.

Important Information

Please note that all comments received from Ministers invited to comment will be subject to the Official Information Act 1982. Comments received will be proactively released at the time the Minister for Infrastructure makes a referral decision, unless the Minister providing comments advises the Minister for Infrastructure's office they are to be withheld, at the time they are submitted.

If a Conflict of Interest is identified by the Minister providing comments at any stage of providing comments, please inform my office and the Cabinet Office immediately. The Cabinet Office will provide advice and, if appropriate, initiate a request to the Prime Minister to agree to a transfer of the project/portfolio invite to another Minister (a request to transfer a COI from one Minister to another can take 1-7 days).

Project summary

Project name	Milbrow Estate project
Applicant	Caland Holdings Limited
Location	Hamurana, Rotorua
Project description	The project is described as a residential development comprising a 92-lot lifestyle subdivision and the construction of 90 dwellings on approximately 83.3 hectares of rural land at 66 and 70 McFetridge Drive and 89 Tauranga Direct Road. The project comprises: a. subdivision of approximately 83 hectares, including the creation of approximately 92 rural residential lifestyle lots b. construction of no less than 90 new dwellings c. retention of two existing dwellings d. formation of internal roads, accessways, and internal walking tracks e. earthworks to establish building platforms and infrastructure f. installation of stormwater treatment and attenuation systems g. reticulated wastewater connection h. potable water and power supply i. landscaping, planting, and boundary treatments j. vesting of roads and reserves.

Kind regards,



Office of Hon Chris Bishop

Attorney-General | Minister of Housing | Minister for Infrastructure | Minister Responsible for RMA Reform | Minister of Transport | Associate Minister of Finance | MP for Hutt South

Office: 04 817 6802 | EW 6.3
Email: c.bishop@ministers.govt.nz Website: www.Beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

Email disclaimer:

This email communication is confidential between the sender and the recipient. The intended recipient may not distribute it without the permission of the sender. If this email is received in error, it remains confidential and you may not copy, retain or distribute it in any manner. Please notify the sender immediately and erase all copies of the message and all attachments. Thank you.

2 June 2026

FTAA-2604-1223

Fiona McTavish
Chief Executive
Bay of Plenty Regional Council
Email: s 9(2)(a)

Dear Fiona

Invitation to provide written comments on the referral application for the Milbrow Estate project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 23 June 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Caland Holdings Limited (the applicant) for the Milbrow Estate project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A of this letter.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. *Section 22* of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

Under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Bay of Plenty Regional Council to provide written comments on the referral application, a copy of which is available to you via the portal.

Written comments must be received within **15 working days** of receipt of this letter and a copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Under section 17(3) of the Act, Bay of Plenty Regional Council **must** provide comments advising on the following matters:

- 1. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please provide written confirmation.*
- 2. In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165Z1 of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please provide written confirmation.*

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Ministry for the Environment
PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

In addition, under section 17(3)(b), Bay of Plenty Regional Council **may** also provide other comments, but only if those comments are relevant to the application and the decision on the application that the Minister is required to make under section 21.

The requirement for any other comments to be **relevant** is new, made through the Fast-track Approvals Amendment Act 2025. This change was made to ensure comments from organisations that recover costs from applicants are focused on matters relevant to the Minister's **referral** decision and do not stray into peripheral matters that are not material to that decision, or are overly technical or detailed where this level of input is not justified as being relevant to the decision. This is particularly important to help manage cost escalations which may otherwise be borne by applicants and/or ratepayers, without adding value to the Minister's decision on whether to refer the application.

Note that consideration of this referral application under these criteria is more limited than the detail required to be considered during a substantive application stage. Comments should therefore be limited to matters relevant to the referral criteria. Please refrain from providing overly detailed comments, which are not relevant to the referral decision.

You may have a later opportunity to provide further detail in comments on a substantive application (for example, site specific constraints or conditions), if the project is referred to an independent expert panel.

To this end, please ensure any comments you choose to provide are specific to this particular referral application, and linked to the Minister's decision-making criteria as set out in sections 21 and 22 of the Act. In this regard, we are particularly interested in comments you might have on the following matters:

3. *whether you have any comment on the project's alignment with the referral criteria under section 22 of the Act, including the extent to which the project may deliver significant regional benefits*
4. *whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
5. *whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed to, and comments should not be sought from, anyone outside of your organisation.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete and within scope, an independent expert panel will be appointed to make a final decision on the required approvals.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Ashiley Sycamore.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

CC: BOPRC Mailbox – RegulatoryAdmin@boprc.govt.nz
David Greaves – s 9(2)(a)
Melanie Jones – s 9(2)(a)
Ella Tennent – s 9(2)(a)
Sarah Tomlinson – s 9(2)(a)
Marlene Bosch – s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2604-1223
Project name	Milbrow Estate
Applicant name	Caland Holdings Limited
Project summary details	The project is described as a residential development comprising a 92-lot lifestyle subdivision and the construction of 90 dwellings on approximately 83.3 hectares of rural land at 66 and 70 McFetridge Drive and 89 Tauranga Direct Road, Hamurana, Rotorua. The project comprises: - subdivision of approximately 83 hectares, including the creation of approximately 92 rural residential lifestyle lots - construction of no less than 90 new dwellings - retention of two existing dwellings - formation of internal roads, accessways, and internal walking tracks - earthworks to establish building platforms and infrastructure - installation of stormwater treatment and attenuation systems - reticulated wastewater connection - potable water and power supply - landscaping, planting, and boundary treatments - vesting of roads and reserves. The project seeks resource consents under the Resource Management Act 1991 to authorise the project. No other approvals are sought via the fast-track approvals process.

2 June 2026

FTAA-2604-1223

Brett Gliddon
Chief Executive Officer
NZ Transport Agency Waka Kotahi (NZTA)
Email: s 9(2)(a)

Dear Brett

Invitation to provide written comments on the referral application for the Milbrow Estate project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 23 June 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Caland Holdings Limited (the applicant) for the Milbrow Estate project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

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

I write under delegation from the Minister and in accordance with section 17(5) of the Act. You have been identified as an “any other person” for the purposes of this section, as the agency responsible for State Highway 36 adjoining the project area. Accordingly, I invite you to provide written comments on the referral application, a copy of which is available to you via the portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

Any written comments you provide, must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in *Section 22* of the Act will guide the Minister’s decision-making on whether to refer the project to the fast-track approvals process.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Ashiley Sycamore.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

CC: NZTA FT Mailbox – EnvironmentalPlanning@nzta.govt.nz
Nicola Foran – s 9(2)(a)
Lauren Barnett – s 9(2)(a)
Kate Bonifacio – s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2604-1223
Project name	Milbrow Estate
Applicant name	Caland Holdings Limited
Project summary details	The project is described as a residential development comprising a 92-lot lifestyle subdivision and the construction of 90 dwellings on approximately 83.3 hectares of rural land at 66 and 70 McFetridge Drive and 89 Tauranga Direct Road, Hamurana, Rotorua. The project comprises: a. subdivision of approximately 83 hectares, including the creation of approximately 92 rural residential lifestyle lots b. construction of no less than 90 new dwellings c. retention of two existing dwellings d. formation of internal roads, accessways, and internal walking tracks e. earthworks to establish building platforms and infrastructure f. installation of stormwater treatment and attenuation systems g. reticulated wastewater connection h. potable water and power supply i. landscaping, planting, and boundary treatments j. vesting of roads and reserves. The project seeks resource consents under the Resource Management Act 1991 to authorise the project. No other approvals are sought via the fast-track approvals process.

2 June 2026

FTAA-2604-1223

Andrew Moraes
Chief Executive
Rotorua District Council
Email: s 9(2)(a)

Dear Andrew

Invitation to provide written comments on the referral application for the Milbrow Estate project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 23 June 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Caland Holdings Limited (the applicant) for the Milbrow Estate project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A of this letter.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. *Section 22* of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

Under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Rotorua District Council to provide written comments on the referral application, a copy of which is available to you via the portal.

Written comments must be received within **15 working days** of receipt of this letter and a copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Under section 17(3) of the Act, Rotorua District Council **must** provide comments advising on the following matters:

- 1. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please provide written confirmation.*

In addition, under section 17(3)(b), Rotorua District Council **may** also provide other comments, but only if those comments are relevant to the application and the decision on the application that the Minister is required to make under section 21.

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

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The requirement for any other comments to be **relevant** is new, made through the Fast-track Approvals Amendment Act 2025. This change was made to ensure comments from organisations that recover costs from applicants are focused on matters relevant to the Minister's **referral** decision and do not stray into peripheral matters that are not material to that decision, or are overly technical or detailed where this level of input is not justified as being relevant to the decision. This is particularly important to help manage cost escalations which may otherwise be borne by applicants and/or ratepayers, without adding value to the Minister's decision on whether to refer the application.

Note that consideration of this referral application under these criteria is more limited than the detail required to be considered during a substantive application stage. Comments should therefore be limited to matters relevant to the referral criteria. Please refrain from providing overly detailed comments, which are not relevant to the referral decision.

You may have a later opportunity to provide further detail in comments on a substantive application (for example, site specific constraints or conditions), if the project is referred to an independent expert panel.

To this end, please ensure any comments you choose to provide are specific to this particular referral application, and linked to the Minister's decision-making criteria as set out in sections 21 and 22 of the Act. In this regard, we are particularly interested in comments you might have on the following matters:

2. *whether you have any comment on the project's alignment with the referral criteria under section 22 of the Act, including the extent to which the project may deliver significant regional benefits*
3. *whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
4. *whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed to, and comments should not be sought from, anyone outside of your organisation.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete and within scope, an independent expert panel will be appointed to make a final decision on the required approvals.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Ashiley Sycamore.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in dark ink, appearing to read 'S Frame', with a stylized, cursive script.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2604-1223
Project name	Milbrow Estate
Applicant name	Caland Holdings Limited
Project summary details	The project is described as a residential development comprising a 92-lot lifestyle subdivision and the construction of 90 dwellings on approximately 83.3 hectares of rural land at 66 and 70 McFetridge Drive and 89 Tauranga Direct Road, Hamurana, Rotorua. The project comprises: a. subdivision of approximately 83 hectares, including the creation of approximately 92 rural residential lifestyle lots b. construction of no less than 90 new dwellings c. retention of two existing dwellings d. formation of internal roads, accessways, and internal walking tracks e. earthworks to establish building platforms and infrastructure f. installation of stormwater treatment and attenuation systems g. reticulated wastewater connection h. potable water and power supply i. landscaping, planting, and boundary treatments j. vesting of roads and reserves. The project seeks resource consents under the Resource Management Act 1991 to authorise the project. No other approvals are sought via the fast-track approvals process.

2 June 2026

FTAA-2604-1223

Nireaha Pirika
Ngāti Uenukukōpako Iwi Trust
Email: s 9(2)(a)

Tēnā koe Nireaha

Invitation to provide written comments on the referral application for the Milbrow Estate project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 23 June 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Caland Holdings Limited (the applicant) for the Milbrow Estate project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application, a copy of which is available to you via the portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#). The process for applying for a contribution fee payment as a Māori consultation group is outlined here: [Applying for a contribution fee payment](#).

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

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For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in dark ink, appearing to read 'S Frame', with a stylized, flowing script.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

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2 June 2026

FTAA-2604-1223

Kataraina Hodge
Chair
Raukawa Settlement Trust
Email: info@rauikawa.org.nz

Tēnā koe Kataraina

Invitation to provide written comments on the referral application for the Milbrow Estate project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 23 June 2026, 11.59PM.**

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For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in blue ink, appearing to read 'Stephanie Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

CC: Anaru Begbie – s 9(2)(a) [REDACTED]
Environment Raukawa Mailbox – environment@rauikawa.org.nz

Appendix A – Project summary details

Application number	FTAA-2604-1223
Project name	Milbrow Estate
Applicant name	Caland Holdings Limited
Project summary details	The project is described as a residential development comprising a 92-lot lifestyle subdivision and the construction of 90 dwellings on approximately 83.3 hectares of rural land at 66 and 70 McFetridge Drive and 89 Tauranga Direct Road, Hamurana, Rotorua. The project comprises: - subdivision of approximately 83 hectares, including the creation of approximately 92 rural residential lifestyle lots - construction of no less than 90 new dwellings - retention of two existing dwellings - formation of internal roads, accessways, and internal walking tracks - earthworks to establish building platforms and infrastructure - installation of stormwater treatment and attenuation systems - reticulated wastewater connection - potable water and power supply - landscaping, planting, and boundary treatments - vesting of roads and reserves. The project seeks resource consents under the Resource Management Act 1991 to authorise the project. No other approvals are sought via the fast-track approvals process.

2 June 2026

FTAA-2604-1223

Te Ururoa Flavell
Chairperson
Rotorua Te Arawa Lakes Strategy Group
Email: rotorualakes@boprc.govt.nz

Tēnā koe Te Ururoa

Invitation to provide written comments on the referral application for the Milbrow Estate project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 23 June 2026, 11.59PM.**

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I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application, a copy of which is available to you via the portal.

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#). The process for applying for a contribution fee payment as a Māori consultation group is outlined here: [Applying for a contribution fee payment](#).

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

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For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in dark ink, appearing to read 'S Frame', with a stylized, flowing script.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2604-1223
Project name	Milbrow Estate
Applicant name	Caland Holdings Limited
Project summary details	The project is described as a residential development comprising a 92-lot lifestyle subdivision and the construction of 90 dwellings on approximately 83.3 hectares of rural land at 66 and 70 McFetridge Drive and 89 Tauranga Direct Road, Hamurana, Rotorua. The project comprises: a. subdivision of approximately 83 hectares, including the creation of approximately 92 rural residential lifestyle lots b. construction of no less than 90 new dwellings c. retention of two existing dwellings d. formation of internal roads, accessways, and internal walking tracks e. earthworks to establish building platforms and infrastructure f. installation of stormwater treatment and attenuation systems g. reticulated wastewater connection h. potable water and power supply i. landscaping, planting, and boundary treatments j. vesting of roads and reserves. The project seeks resource consents under the Resource Management Act 1991 to authorise the project. No other approvals are sought via the fast-track approvals process.

2 June 2026

FTAA-2604-1223

Dennis Tai Thompson
Chairperson
Tarimano (Awahou) Marae
Email: tarimanomaraetrust@gmail.com

Tēnā koe Dennis

Invitation to provide written comments on the referral application for the Milbrow Estate project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 23 June 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Caland Holdings Limited (the applicant) for the Milbrow Estate project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application, a copy of which is available to you via the portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#). The process for applying for a contribution fee payment as a Māori consultation group is outlined here: [Applying for a contribution fee payment](#).

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

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For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in blue ink, appearing to read 'S Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2604-1223
Project name	Milbrow Estate
Applicant name	Caland Holdings Limited
Project summary details	The project is described as a residential development comprising a 92-lot lifestyle subdivision and the construction of 90 dwellings on approximately 83.3 hectares of rural land at 66 and 70 McFetridge Drive and 89 Tauranga Direct Road, Hamurana, Rotorua. The project comprises: a. subdivision of approximately 83 hectares, including the creation of approximately 92 rural residential lifestyle lots b. construction of no less than 90 new dwellings c. retention of two existing dwellings d. formation of internal roads, accessways, and internal walking tracks e. earthworks to establish building platforms and infrastructure f. installation of stormwater treatment and attenuation systems g. reticulated wastewater connection h. potable water and power supply i. landscaping, planting, and boundary treatments j. vesting of roads and reserves. The project seeks resource consents under the Resource Management Act 1991 to authorise the project. No other approvals are sought via the fast-track approvals process.

2 June 2026

FTAA-2604-1223

Daryn Bean
Chief Executive
Te Arawa Lakes Trust
Email: reception@tearawa.iwi.nz

Tēnā koe Daryn

Invitation to provide written comments on the referral application for the Milbrow Estate project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 23 June 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Caland Holdings Limited (the applicant) for the Milbrow Estate project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application, a copy of which is available to you via the portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#). The process for applying for a contribution fee payment as a Māori consultation group is outlined here: [Applying for a contribution fee payment](#).

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For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in blue ink, appearing to read 'S Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2604-1223
Project name	Milbrow Estate
Applicant name	Caland Holdings Limited
Project summary details	The project is described as a residential development comprising a 92-lot lifestyle subdivision and the construction of 90 dwellings on approximately 83.3 hectares of rural land at 66 and 70 McFetridge Drive and 89 Tauranga Direct Road, Hamurana, Rotorua. The project comprises: a. subdivision of approximately 83 hectares, including the creation of approximately 92 rural residential lifestyle lots b. construction of no less than 90 new dwellings c. retention of two existing dwellings d. formation of internal roads, accessways, and internal walking tracks e. earthworks to establish building platforms and infrastructure f. installation of stormwater treatment and attenuation systems g. reticulated wastewater connection h. potable water and power supply i. landscaping, planting, and boundary treatments j. vesting of roads and reserves. The project seeks resource consents under the Resource Management Act 1991 to authorise the project. No other approvals are sought via the fast-track approvals process.

2 June 2026

FTAA-2604-1223

Manuariki Tini
RMA Contact
Te Komiti Nui o Ngāti Whakaue Trust
Email: s 9(2)(a)

Tēnā koe Manuariki

Invitation to provide written comments on the referral application for the Milbrow Estate project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 23 June 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Caland Holdings Limited (the applicant) for the Milbrow Estate project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application, a copy of which is available to you via the portal.

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Nāku noa, nā

A handwritten signature in blue ink, appearing to read 'S Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2604-1223
Project name	Milbrow Estate
Applicant name	Caland Holdings Limited
Project summary details	The project is described as a residential development comprising a 92-lot lifestyle subdivision and the construction of 90 dwellings on approximately 83.3 hectares of rural land at 66 and 70 McFetridge Drive and 89 Tauranga Direct Road, Hamurana, Rotorua. The project comprises: a. subdivision of approximately 83 hectares, including the creation of approximately 92 rural residential lifestyle lots b. construction of no less than 90 new dwellings c. retention of two existing dwellings d. formation of internal roads, accessways, and internal walking tracks e. earthworks to establish building platforms and infrastructure f. installation of stormwater treatment and attenuation systems g. reticulated wastewater connection h. potable water and power supply i. landscaping, planting, and boundary treatments j. vesting of roads and reserves. The project seeks resource consents under the Resource Management Act 1991 to authorise the project. No other approvals are sought via the fast-track approvals process.

2 June 2026

FTAA-2604-1223

Joseph Tuhakaraina
Chair
Te Maru o Ngāti Rangiwewehi Iwi Authority
Email: office@rangiwewehi.com

Tēnā koe Joseph

Invitation to provide written comments on the referral application for the Milbrow Estate project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 23 June 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Caland Holdings Limited (the applicant) for the Milbrow Estate project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

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Nāku noa, nā

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Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2604-1223
Project name	Milbrow Estate
Applicant name	Caland Holdings Limited
Project summary details	The project is described as a residential development comprising a 92-lot lifestyle subdivision and the construction of 90 dwellings on approximately 83.3 hectares of rural land at 66 and 70 McFetridge Drive and 89 Tauranga Direct Road, Hamurana, Rotorua. The project comprises: a. subdivision of approximately 83 hectares, including the creation of approximately 92 rural residential lifestyle lots b. construction of no less than 90 new dwellings c. retention of two existing dwellings d. formation of internal roads, accessways, and internal walking tracks e. earthworks to establish building platforms and infrastructure f. installation of stormwater treatment and attenuation systems g. reticulated wastewater connection h. potable water and power supply i. landscaping, planting, and boundary treatments j. vesting of roads and reserves. The project seeks resource consents under the Resource Management Act 1991 to authorise the project. No other approvals are sought via the fast-track approvals process.

2 June 2026

FTAA-2604-1223

Wally Tangohau
General Manager
Te Pūmautanga o Te Arawa Trust
Email: office@tpota.org.nz

Tēnā koe Wally

Invitation to provide written comments on the referral application for the Milbrow Estate project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 23 June 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Caland Holdings Limited (the applicant) for the Milbrow Estate project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

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Nāku noa, nā

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Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2604-1223
Project name	Milbrow Estate
Applicant name	Caland Holdings Limited
Project summary details	The project is described as a residential development comprising a 92-lot lifestyle subdivision and the construction of 90 dwellings on approximately 83.3 hectares of rural land at 66 and 70 McFetridge Drive and 89 Tauranga Direct Road, Hamurana, Rotorua. The project comprises: a. subdivision of approximately 83 hectares, including the creation of approximately 92 rural residential lifestyle lots b. construction of no less than 90 new dwellings c. retention of two existing dwellings d. formation of internal roads, accessways, and internal walking tracks e. earthworks to establish building platforms and infrastructure f. installation of stormwater treatment and attenuation systems g. reticulated wastewater connection h. potable water and power supply i. landscaping, planting, and boundary treatments j. vesting of roads and reserves. The project seeks resource consents under the Resource Management Act 1991 to authorise the project. No other approvals are sought via the fast-track approvals process.

2 June 2026

FTAA-2604-1223

Henare Mohi
Chair
Te Tāhuhu o Tawakeheimoa Trust
Email: office@rangiwewehi.com

Tēnā koe Henare

Invitation to provide written comments on the referral application for the Milbrow Estate project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 23 June 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Caland Holdings Limited (the applicant) for the Milbrow Estate project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

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I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application, a copy of which is available to you via the portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#). The process for applying for a contribution fee payment as a Māori consultation group is outlined here: [Applying for a contribution fee payment](#).

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

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Nāku noa, nā

A handwritten signature in black ink, appearing to read 'S Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

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Application number	FTAA-2604-1223
Project name	Milbrow Estate
Applicant name	Caland Holdings Limited
Project summary details	The project is described as a residential development comprising a 92-lot lifestyle subdivision and the construction of 90 dwellings on approximately 83.3 hectares of rural land at 66 and 70 McFetridge Drive and 89 Tauranga Direct Road, Hamurana, Rotorua. The project comprises: a. subdivision of approximately 83 hectares, including the creation of approximately 92 rural residential lifestyle lots b. construction of no less than 90 new dwellings c. retention of two existing dwellings d. formation of internal roads, accessways, and internal walking tracks e. earthworks to establish building platforms and infrastructure f. installation of stormwater treatment and attenuation systems g. reticulated wastewater connection h. potable water and power supply i. landscaping, planting, and boundary treatments j. vesting of roads and reserves. The project seeks resource consents under the Resource Management Act 1991 to authorise the project. No other approvals are sought via the fast-track approvals process.

2 June 2026

FTAA-2604-1223

James Kilty
Chief Executive Officer
Transpower New Zealand Limited (Transpower)
Email: s 9(2)(a)

Dear James

Invitation to provide written comments on the referral application for the Milbrow Estate project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Tuesday 23 June 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Caland Holdings Limited (the applicant) for the Milbrow Estate project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

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

I write under delegation from the Minister and in accordance with section 17(5) of the Act. You have been identified as an “any other person” for the purposes of this section, as Transpower’s 110 kV National Grid transmission line is located within the project area. Accordingly, I invite you to provide written comments on the referral application, a copy of which is available to you via the portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

Any written comments you provide, must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in *Section 22* of the Act will guide the Minister’s decision-making on whether to refer the project to the fast-track approvals process.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

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For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

CC: Joanne (Jo) Moar – s 9(2)(a)
Ramu Naidoo – s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2604-1223
Project name	Milbrow Estate
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