



FTAA–2603–1160: Application received for referral of the project under the Fast-track Approvals Act 2024 – Stage 1 decisions

Project Name: Middle Road Project

Date submitted:	22 April 2026	Tracking #: BRF-01005	
Security level:	In-Confidence	MfE priority:	Urgent

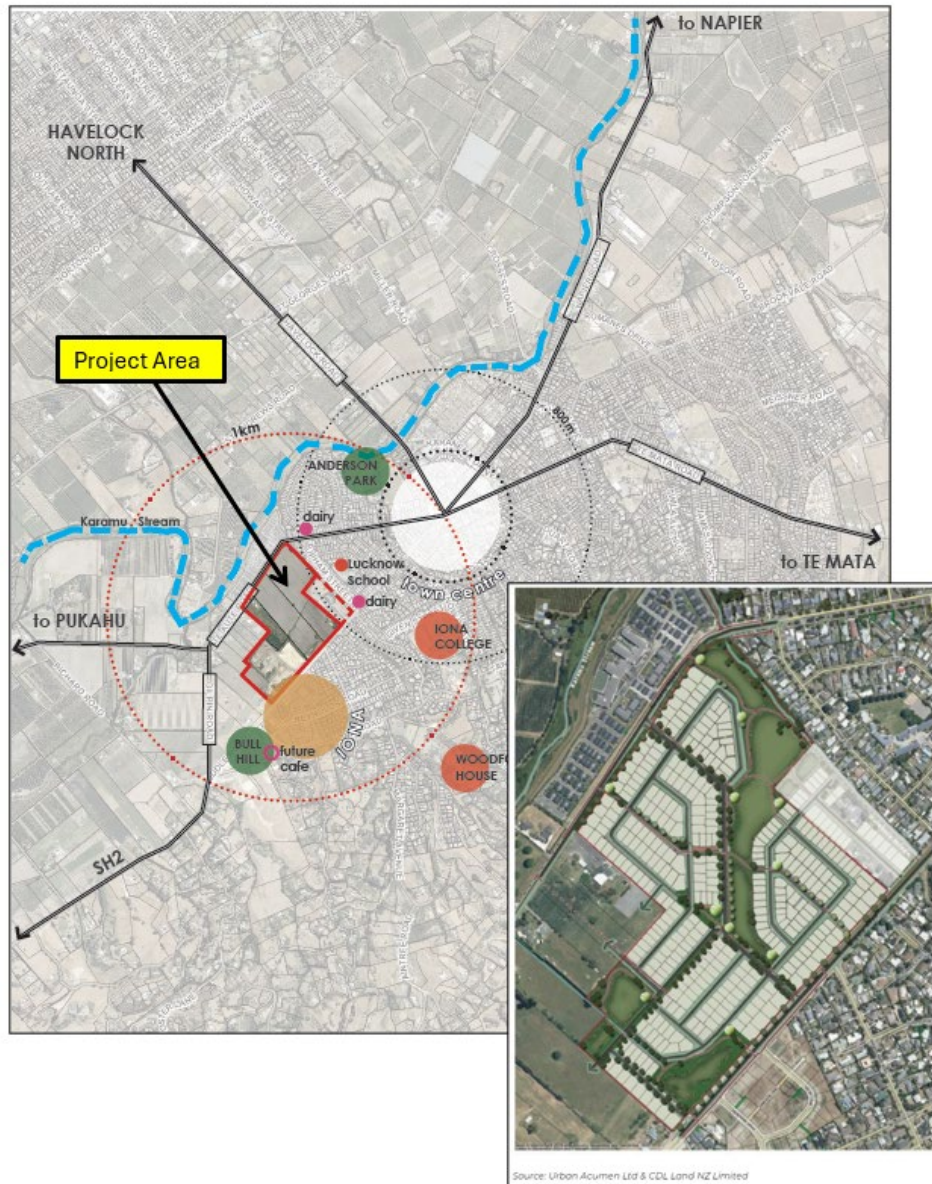
	Action sought:	Response by:
To Hon Chris Bishop, Minister for Infrastructure	Decisions on recommendations in Table A	1 May 2026

Actions for Minister's Office staff	<p>Return the signed briefing to the Ministry for the Environment – email: FTAreferrals@mfe.govt.nz</p> <p>Send email to Ministers' to invite written comments</p>
Number of appendices: 3	<p>Appendices:</p> <ol style="list-style-type: none"> Statutory framework summary Application documents for Middle Road Project List of the Māori groups referred to in section 18(2)

Ministry for the Environment contacts:

Position	Name	Cell phone	1 st contact
Principal Author	Stephanie McNicholl		
Acting Manager	Ben Bunting	s 9(2)(a)	✓
Acting General Manager	Stephanie Frame	s 9(2)(a)	

Project location



Key messages

1. This briefing seeks your initial decisions on an application from CDL Land New Zealand Limited (the applicant) to refer the Middle Road Project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process.
2. As the referral application was lodged on or after the 31 March 2026, the provisions of the Fast-track Approvals Amendment Act 2025 are fully in force. This includes the amended time frame for receiving comments under section 17 from invited parties, which is 15 working days (reduced from 20 working days).
3. At this stage you can either decline an application for the reasons set out section 21, or provide the application to, and invite comments from, the parties identified in section 17. If you do not decline the application, you will receive a further briefing following receipt of comments, to inform your final decision on whether to refer the project.

4. The project is to establish a masterplanned residential development over 33.7 hectares to deliver approximately 300 to 350 residential lots (to enable future housing construction) including supporting infrastructure (roading, three waters services, stormwater management) and riparian enhancement.
5. The project area is located at 80–148 Middle Road and 139 Te Aute Road, Havelock North, in the Hawke’s Bay Region.
6. The project will require the proposed approvals under the fast-track approvals process:
 - a. resource consents under the Resource Management Act 1991 (RMA)
 - b. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.
7. We have undertaken initial analysis of the referral application, and this is presented along with our considerations and recommendations in Table A.
8. We have decided the application is complete and complies with section 14 of the Act, as the application complies with section 13 requirements, may be capable of satisfying the criteria in section 22 and does not appear to involve an ineligible activity. The applicable fee and levy have been paid.
9. We recommend you progress consideration of the referral application to the next stage of analysis (Stage 2) and invite written comments from the parties prescribed in section 17(1) of the Act being:
 - a. Hawke’s Bay Regional Council and Hastings District Council as the relevant local authorities
 - b. Minister for the Environment, Minister for Māori Crown Relations: Te Arawhiti, and Minister for Māori Development
 - c. Minister for Arts, Culture and Heritage, and Associate Minister of Housing as the relevant portfolio Ministers
 - d. Heritage New Zealand Pouhere Taonga as the relevant administering agency
 - e. the parties in Appendix 3 as the other identified Māori groups.
10. We recommend that you invite written comments from additional persons under section 17(5) of the Act being:
 - a. Minister for Economic Growth
 - b. Minister for Regional Development.

Action sought

11. Please indicate your decisions on the recommendations in Table A.

Signature

A handwritten signature in black ink, appearing to read "B. W. Bunting".

Ben Bunting
Acting Manager – Fast-track Operations

Table A: Stage 1 analysis

Project Name	Applicant	Project Area				
Project details	Middle Road Project	CDL Land New Zealand Limited	<p>The project is located across:</p> <ul style="list-style-type: none"> a. 92, 108, 148 Middle Road and 139 Te Aute Road in Havelock North with a combined area of approximately 30.6 hectares. b. 80 and 84 Middle Road in Havelock North comprising 3.1 hectares ("the McKenna Block"). 			
Project description	<p>The project is to establish a masterplanned residential development over 33.7 hectares to deliver approximately 300 to 350 residential lots (for future housing construction) including supporting infrastructure (roading, three waters services, stormwater management) and riparian enhancement in Havelock North, Hawke's Bay Region.</p> <p>The project will require the proposed approvals under the fast-track approvals process:</p> <ul style="list-style-type: none"> a. resource consents under the Resource Management Act 1991 (RMA) b. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014. 					
Notification and/or consultation undertaken	As required by section 11, the applicant has:					
	<p>Notified relevant local authorities</p> <ul style="list-style-type: none"> a. Hawke's Bay Regional Council b. Hastings District Council 	<p>Notified relevant iwi authorities, hapū and Treaty settlement entities</p> <ul style="list-style-type: none"> a. Ngāti Kahungunu Iwi Inc. b. Tamatea Pōkai Whenua c. Hawkes Bay Regional Planning Committee d. Te Taiwhenua o Heretaunga e. Korongatā Marae (Ngāti Pōporo and Ngāti Whatuiāpiti) f. Mihiroa Marae (Ngāti Mihiroa) g. Houngarea Marae (Ngāti NgareNgare, Ngāti Papatuamāro, Ngāti Te Rēhunga, Ngāti Tamaterā, Ngāti Kotahi) h. Taraia Marae (Ngāti Hotoa, Ngāti Taraia) i. Ruahāpia Marae (Ngāti Hāwea, Ngāti Hori) j. Matahiwi Marae (Ngāti Hāwea, Ngāti Kautere) k. Waipatu Marae (Ngāti Hāwea, Ngāti Hori, Ngāti Hinemoa) l. Kohupātiki Marae ((Ngāti Hinemoa, Ngāti Hori) 	<p>Consulted relevant MACA groups</p> <p>N/A</p>	<p>Consulted ngā hapū o Ngāti Porou</p> <p>N/A</p>	<p>Notified relevant administering agencies</p> <p>Heritage New Zealand Pouhere Taonga</p>	<p>Notified holder of land to be exchanged</p> <p>N/A</p>
Section 22 assessment criteria						
The project is an infrastructure or development project that would have significant regional or national benefits [section 22(1)(a)]	<p>You <u>must</u> consider a relevant Government policy statement (GPS) [s22(1A)] No GPS has been identified as being relevant to the application.</p> <p>You <u>may</u> consider any of the following matters, or any other matters you consider relevant:</p> <p><i>Will deliver new regionally or nationally significant infrastructure or enable the continued functioning of existing regionally or nationally significant infrastructure [s22(2)(a)(ii)]</i> The applicant considers the project will enable the continued functioning of existing regionally significant infrastructure due to its proximity (900m) to Havelock North town centre and supporting physical infrastructure.</p> <p><i>Will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020) [s22(2)(a)(iii)]</i> The applicant considers the project will increase housing supply and provide well-functioning urban environment outcomes by delivering approximately 300 to 350 residential lots (to enable future housing construction) over a 7-10 year development period in an area accessible to Havelock North town centre.</p> <p><i>Will deliver significant economic benefits [s22(2)(a)(iv)]</i> The applicant considers the project will deliver significant economic benefits by approximately 1310 full-time equivalent (FTE) years of employment (approximately 238 FTE job years over the development period) and approximately \$256.7 million in total direct expenditure for the construction period (\$150.2m GDP) into the regional economy</p>					

	<p><i>Will support climate change mitigation, including the reduction or removal of greenhouse gas emissions [s22(2)(a)(vii)]</i> The applicant considers the project will support climate change mitigation by enabling a more compact and well-connected residential subdivision that is contiguous with the existing Havelock North urban area.</p> <p><i>Will support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards [s22(2)(a)(viii)]</i> The applicant considers the project will support climate change adaptation and reduce risks arising from natural hazards (including flooding) through a planned, risk-based approach to subdivision design and infrastructure provision.</p> <p><i>Is consistent with local or regional planning documents, including spatial strategies [s22(2)(a)(x)]</i> The applicant considers the project is consistent with the strategies including Heretaunga Plains Urban Development Strategies and Iwi Management Plans (Kahungunu ki Uta, Kahungunu ki Tai – the Regional Resource Management Plan for Ngāti Kahungunu Iwi Incorporated, Mana Ake – Ngā Hapū o Heretaunga Environmental Management Plan, and the Ngāti Hori Freshwater Resources Management Plan.</p> <p><i>Any other matters that may be relevant [s22(b)]</i> Both Councils raised concerns during pre-lodgement discussions about the loss of highly productive land and the need to demonstrate economic justification for urbanisation. The applicant considers the technical assessments provided address land use capability (including constraints and viability) and confirm broader economic benefits and development need. We raise this for your awareness here and advise this is an appropriate consideration in the next stage of analysis (Stage 2).</p>		
Referring the project to the fast-track approvals process [section 22(1)(b)]	<p><i>Would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes [s22(1)(b)(i)]</i> The applicant considers the scale and complexity of referring the project provides a materially shorter and more efficient pathway than under normal processes. The single-stage substantive application removes duplicative council and appeal steps, demonstrated by the applicant's Arataki Fast-track Project (granted consent in 8 months). The project could obtain approval via the fast-track process within 9-13 months compared to 18–36 months through standard RMA processes.</p> <p><i>Is unlikely to materially affect the efficient operation of the fast-track approvals process [s22(1)(b)(ii)]</i> The applicant considers the project is straightforward in planning terms, located on serviceable land adjoining the existing urban edge of Havelock North, does not involve any prohibited activities and will be supported by a complete suite of technical assessments to assist the expert panel's consideration of the approvals sought.</p>		
Minister invites comments	<p>You <u>must</u> copy the application to, and invite written comments from [s17(1)]:</p> <ol style="list-style-type: none"> relevant local authorities – Hawke's Bay Regional Council and Hastings District Council Minister for the Environment, Minister for Māori Crown Relations: Te Arawhiti, and Minister for Māori Development other relevant portfolio Ministers – Minister for Arts, Culture and Heritage and Associate Minister for Housing relevant administering agency – Heritage New Zealand Pouhere Taonga the Māori groups identified in Appendix 3 	<p>You <u>may</u> copy the application to, and invite written comments from, any other person [s17(5)]:</p> <p>We recommend you invite comments from:</p> <ol style="list-style-type: none"> Minister for Regional Development, as the project proposes a significant regional development Minister for Economic Growth as the project proposes significant economic growth to the region 	<p>The Minister may request further information about a referral application from the applicant, the relevant local authorities, or the relevant administering agencies to be provided within the time frame specified in the request.</p> <p>N/A</p>
Recommendations		Minister's decision	
a. Note that section 25 of the Act permits you to decline the referral application without inviting comments from the relevant local authorities, Minister for the Environment, Minister for Māori Crown Relations: Te Arawhiti, and Minister for Māori Development, any other relevant portfolio Ministers, any relevant administering agencies and the Māori groups identified in the list provided.		Noted	
b. Note that you have not yet provided the application to, nor sought any written comments on it from, the parties listed in section 17(1) but that you are required to do so if you do not decline the application under section 21 of the Act.		Noted	
c. Note that section 17(5) of the Act permits you to forward an application to, and invite written comments from, any other person.		Noted	
d. Note that if written comments have been sought and provided within the required time frame you are required to consider it, along with the referral application, before deciding to decline the application.		Noted	
e. Note that section 20 of the Act permits you to request further information from the applicant or relevant local authorities or relevant administering agency at any time before you decide whether to accept or decline an application.		Noted	
f. Agree to progress the Middle Road Project to our Stage 2 analysis (invite written comments and request section 18 Treaty report).		Yes / No	
g. Agree to provide the application to, and invite written comments from:			
i. Hawke's Bay Regional Council and Hastings District Council as the relevant local authorities under section 17(1)(a)		Yes / No	
ii. Minister for the Environment, Minister for Māori Crown Relations: Te Arawhiti, and Minister for Māori Development under section 17(1)(b)		Yes / No	
iii. Minister for Arts, Culture and Heritage and Associate Minister for Housing as the other relevant portfolio Ministers under section 17(1)(b)		Yes / No	
iv. Heritage New Zealand Pouhere Taonga as the relevant administering agency under section 17(1)(c)		Yes / No	
v. the parties in Appendix 3 as the identified Māori groups under section 17(1)(d)		Yes / No	
vi. any parties you are required to invite comments from under section 17(1)(d) and (e) who may be subsequently identified		Yes / No	

h. Agree to provide the application to and invite written comments from the following additional persons under section 17(5): <ul style="list-style-type: none"> i. Minister for Economic Growth ii. Minister for Regional Development 	Yes / No Yes / No
i. Agree to send the email to invite written comments from Ministers.	Yes / No
j. Note that you have agreed to delegate to the Secretary for the Environment your responsibility to send all correspondence, other than to Ministers.	Noted

Signed:

Hon Chris Bishop
Minister for Infrastructure

Date:

Appendix 1: Statutory framework summary

1. You are the sole decision maker for referral applications. If you accept a referral application, then the whole or part of the project will be referred to the fast-track approvals process.
2. If a Treaty settlement, the Marine and Coastal Area (Takutai Moana) Act 2011, the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, a Mana Whakahono ā Rohe or a joint management agreement provides for consideration of any document or procedural requirements, you must, where relevant:
 - a. give the document the same or equivalent effect through this process as it would have under any specified Act; and
 - b. comply with any applicable procedural requirements.
3. You must decline a referral application if:
 - a. you are satisfied the project does not meet the referral criteria in s22
 - b. you are satisfied the project involves an ineligible activity (s5)
 - c. you consider you do not have adequate information to inform your decision.
4. You may decline an application for any other reason, including those set out in s21(5) and even if the application meets the s22 referral criteria.
5. You can decline an application before or after inviting comments under s17(1). However, if comments have been sought and provided within the required time frame, you must consider them, along with the referral application, before deciding to decline the application.
6. If you do not decline a referral application at this initial stage you must copy the application to, and invite written comments from:
 - a. the relevant local authorities
 - b. the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development
 - c. any other relevant portfolio Ministers
 - d. the relevant administering agencies
 - e. the Māori groups identified by the responsible agency
 - f. the owners of Māori land in the project area (if applicable)
 - g. you may provide the application to and invite comments from any other person.
7. You can request further information from an applicant, any relevant local authority or any relevant administering agency at any time before you decide to decline or accept a referral application (see section 20 of the Act).
8. However, if further information has been sought and provided within the required time frame you must consider it, along with the referral application, before deciding to decline the application.

Appendix 2: Application documents for Middle Road project

Appendix 3: List of the Māori groups referred to in section 18(2)

Name of group	Type of group (section of Act)
Ngāti Kahungunu Iwi Inc	Iwi authority (s18(2)(a))
Tamatea Pōkai Whenua	Iwi authority (s18(2)(a)); Treaty settlement entity (s18(2)(a))
Hawkes Bay Regional Planning Committee	Treaty settlement entity (s18(2)(a))
Te Taiwhenua o Heretaunga	any other Māori groups with relevant interests (s18(2)(k))
Korongatā Marae (Ngāti Pōporo and Ngāti Whatuiāpiti)	any other Māori groups with relevant interests (s18(2)(k))
Mihiroa Marae (Ngāti Mihiroa)	any other Māori groups with relevant interests (s18(2)(k))
Houngarea Marae (Ngāti NgareNgare, Ngāti Papatuamāro, Ngāti Te Rēhunga, Ngāti Tamaterā, Ngāti Kotahi)	any other Māori groups with relevant interests (s18(2)(k))
Taraia Marae (Ngāti Hotoa, Ngāti Taraia)	any other Māori groups with relevant interests (s18(2)(k))
Ruahāpia Marae (Ngāti Hāwea, Ngāti Hori)	any other Māori groups with relevant interests (s18(2)(k))
Matahiwi Marae (Ngāti Hāwea, Ngāti Kautere)	any other Māori groups with relevant interests (s18(2)(k))
Waipatu Marae (Ngāti Hāwea, Ngāti Hori, Ngāti Hinemoa)	any other Māori groups with relevant interests (s18(2)(k))
Kohupātiki Marae ((Ngāti Hinemoa, Ngāti Hori)	any other Māori groups with relevant interests (s18(2)(k))