

30 April 2026

FTAA-2603-1180

To'osavili Nigel Bickle  
Chief Executive  
Hastings District Council  
s 9(2)(a)

Dear Nigel

### **Invitation to provide written comments on the referral application for the Middle Road Project under the Fast-track Approvals Act 2024**

**Note:** Comments must be received by **21 May 2026, 11.59pm.**

A referral application has been received by the Minister for Infrastructure (the Minister) from CDL Land New Zealand Limited (the applicant) for the Middle Road Project (the project) under the Fast-track Approvals Act 2024 (the Act). The 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.

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

Written comments 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.

Under section 17(3) of the Act, Hastings 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), Hastings 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.

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 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 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, I am particularly interested in comments you might have on the following matters:

2. *whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
3. *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, 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 applications 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](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Stephanie McNicholl.

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

Yours sincerely

A handwritten signature in black ink that reads "B. W. Bunting". The signature is written in a cursive style with a period at the end.

Ben Bunting  
**Acting Manager – Fast-track Operations**

Appendix A: Project summary details

cc: [customerservice@hdc.govt.nz](mailto:customerservice@hdc.govt.nz)

## Appendix A – Project summary details

Application number	FTAA-2603-1180
Project name	Middle Road Project
Applicant name	CDL New Zealand Limited
Project summary details	<p>The project is to establish a master-planned 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.</p> <p>The project area is located at 80–148 Middle Road and 139 Te Aute Road, Havelock North, in the Hawke’s Bay Region.</p> <p>The project will require the proposed approvals under the fast-track approvals process:</p> <ol style="list-style-type: none"><li>a. resource consents under the Resource Management Act 1991 (RMA)</li><li>b. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.</li></ol>

30 April 2026

FTAA-2603-1180

Dr Nic Peet  
Chief Executive  
Hawke's Bay Regional Council  
s 9(2)(a)

Dear Nic

### **Invitation to provide written comments on the referral application for the Middle Road Project under the Fast-track Approvals Act 2024**

**Note:** Comments must be received by **21 May 2026, 11.59pm.**

A referral application has been received by the Minister for Infrastructure (the Minister) from CDL Land New Zealand Limited (the applicant) for the Middle Road Project (the project) under the Fast-track Approvals Act 2024 (the Act). The 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 Hawke's Bay Regional Council to provide written comments on the referral application, a copy is available via the applications portal.

Written comments 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.

Under section 17(3) of the Act, Hawke's Bay 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 165ZI 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.*

In addition, under section 17(3)(b), Hawke's Bay 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 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 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, I am particularly interested in comments you might have on the following matters:

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, 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 applications 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](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Stephanie McNicholl.

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

Yours sincerely

A handwritten signature in black ink that reads "B. W. Bunting". The signature is written in a cursive style with a small dot at the end.

Ben Bunting  
**Acting Manager - Fast-track Operations**

Appendix A: Project summary details

cc: [info@hbrc.govt.nz](mailto:info@hbrc.govt.nz)

## Appendix A – Project summary details

Application number	FTAA-2603-1180
Project name	Middle Road Project
Applicant name	CDL New Zealand Limited
Project summary details	<p>The project is to establish a master-planned 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.</p> <p>The project area is located at 80–148 Middle Road and 139 Te Aute Road, Havelock North, in the Hawke’s Bay Region.</p> <p>The project will require the proposed approvals under the fast-track approvals process:</p> <ol style="list-style-type: none"><li>a. resource consents under the Resource Management Act 1991 (RMA)</li><li>b. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.</li></ol>

30 April 2026

FTAA-2603-1180

Katrina Brunton  
Chairperson  
Hawke's Bay Regional Planning Committee  
s 9(2)(a)

Tēnā koe Katrina

### **Invitation to provide written comments on the referral application for the Middle Road Project under the Fast-track Approvals Act 2024**

**Note:** Comments must be received by **21 May 2026, 11.59pm.**

A referral application has been received by the Minister for Infrastructure (the Minister) from CDL New Zealand Limited (the applicant) for the Middle Road Project (the project) under the Fast-track Approvals Act 2024 (the Act). The 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 is available via the applications 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 \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025.

[fasttrack.govt.nz](https://fasttrack.govt.nz) | [contact@fasttrack.govt.nz](mailto: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

For general information about contribution fees and invoices refer to the Fast-track webpage: [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.

Before the due date, please upload any comments to the applications 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](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Stephanie McNicholl.

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

Nāku noa, nā



Ben Bunting  
**Acting Manager – Fast-track Operations**

Appendix A: Project summary details

cc: s 9(2)(a) [REDACTED]  
governanceteam@hbrc.govt.nz

## Appendix A – Project summary details

Application number	FTAA-2603-1180
Project name	Middle Road Project
Applicant name	CDL New Zealand Limited
Project summary details	<p>The project is to establish a master-planned 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.</p> <p>The project area is located at 80–148 Middle Road and 139 Te Aute Road, Havelock North, in the 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"><li>a. resource consents under the Resource Management Act 1991 (RMA)</li><li>b. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.</li></ul>

30 April 2026

FTAA-2603-1180

Peter Richardson  
Director, Policy  
Heritage New Zealand Pouhere Taonga

s 9(2)(a)

Dear Peter

### **Invitation to provide written comments on the referral application for the Middle Road Project under the Fast-track Approvals Act 2024**

**Note:** Comments must be received by **21 May 2026, 11.59pm.**

A referral application has been received by the Minister for Infrastructure (the Minister) from CDL New Zealand Limited (the applicant) for the Middle Road Project (the project) under the Fast-track Approvals Act 2024 (the Act). The 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(1)(c) of the Act (which requires the Minister to invite written comments on a referral application from relevant administering agencies). I invite Heritage New Zealand Pouhere Taonga as the administering agency for the Heritage New Zealand Pouhere Taonga Act 2014 to provide written comments on the referral application, a copy is available via the applications portal.

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 due date above). The Minister is not required to consider information received outside of the specified time frame.

Under section 17(3A) of the Act, any comments made by an administering agency must be **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

[fasttrack.govt.nz](https://fasttrack.govt.nz) | [contact@fasttrack.govt.nz](mailto: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

that recover costs from applicants are focused on matters relevant to the Minister's 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 taxpayers, 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 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, I am particularly interested in comments you might have on the following matters:

- 1. whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
- 2. 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, 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](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Stephanie McNicholl.

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

Yours sincerely

A handwritten signature in black ink that reads "B. W. Bunting". The signature is written in a cursive style with a period at the end.

Ben Bunting  
**Acting Manager – Fast-track Operations**

Appendix A: Project summary details

cc: Heritage New Zealand Pouhere Taonga – Administering Agency: [fasttrack@heritage.org.nz](mailto:fasttrack@heritage.org.nz)

## Appendix A – Project summary details

Application number	FTAA-2603-1180
Project name	Middle Road Project
Applicant name	CDL New Zealand Limited
Project summary details	<p>The project is to establish a master-planned 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.</p> <p>The project area is located at 80–148 Middle Road and 139 Te Aute Road, Havelock North, in the 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"><li>a. resource consents under the Resource Management Act 1991 (RMA)</li><li>b. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.</li></ul>

30 April 2026

FTAA-2603-1180

Tracey Reid  
Chairperson, Marae Committee Executive  
Houngarea Marae (Ngāti NgareNgare, Ngāti Papatuamāro, Ngāti Te Rēhunga, Ngāti Tamaterā, Ngāti Kotahi)  
contact.heretaungamw@gmail.com

Tēnā koe Tracey

### **Invitation to provide written comments on the referral application for the Middle Road Project under the Fast-track Approvals Act 2024**

**Note:** Comments must be received by **21 May 2026, 11.59pm.**

A referral application has been received by the Minister for Infrastructure (the Minister) from CDL New Zealand Limited (the applicant) for the Middle Road Project (the project) under the Fast-track Approvals Act 2024 (the Act). The 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 is available via the applications 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 \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery)

[fasttrack.govt.nz](http://fasttrack.govt.nz) | [contact@fasttrack.govt.nz](mailto: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

Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpage: [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.

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](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Stephanie McNicholl.

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

Nāku noa, nā



Ben Bunting  
**Acting Manager – Fast-track Operations**

Appendix A: Project summary details

## Appendix A – Project summary details

Application number	FTAA-2603-1180
Project name	Middle Road Project
Applicant name	CDL New Zealand Limited
Project summary details	<p>The project is to establish a master-planned 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.</p> <p>The project area is located at 80–148 Middle Road and 139 Te Aute Road, Havelock North, in the Hawke’s Bay Region.</p> <p>The project will require the proposed approvals under the fast-track approvals process:</p> <ol style="list-style-type: none"><li>a. resource consents under the Resource Management Act 1991 (RMA)</li><li>b. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.</li></ol>

30 April 2026

FTAA-2603-1180

Jason Whaitiri  
Kohupātiki Marae (Ngāti Hinemoa, Ngāti Hori)  
kohupatikimaraebookings@gmail.com

Tēnā koe Jason

### **Invitation to provide written comments on the referral application for the Middle Road Project under the Fast-track Approvals Act 2024**

**Note:** Comments must be received by **21 May 2026, 11.59pm.**

A referral application has been received by the Minister for Infrastructure (the Minister) from CDL New Zealand Limited (the applicant) for the Middle Road Project (the project) under the Fast-track Approvals Act 2024 (the Act). The 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 is available via the applications 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 \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025.

[fasttrack.govt.nz](https://fasttrack.govt.nz) | [contact@fasttrack.govt.nz](mailto: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

For general information about contribution fees and invoices refer to the Fast-track webpage: [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.

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](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Stephanie McNicholl.

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

Nāku noa, nā

A handwritten signature in black ink that reads "B. W. Bunting". The signature is written in a cursive style with a small dot at the end.

Ben Bunting  
**Acting Manager – Fast-track Operations**

Appendix A: Project summary details

## Appendix A – Project summary details

Application number	FTAA-2603-1180
Project name	Middle Road Project
Applicant name	CDL New Zealand Limited
Project summary details	<p>The project is to establish a master-planned 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.</p> <p>The project area is located at 80–148 Middle Road and 139 Te Aute Road, Havelock North, in the Hawke’s Bay Region.</p> <p>The project will require the proposed approvals under the fast-track approvals process:</p> <ol style="list-style-type: none"><li>a. resource consents under the Resource Management Act 1991 (RMA)</li><li>b. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.</li></ol>

30 April 2026

FTAA-2603-1180

Koreene Henry  
Korongatā Marae (Ngāti Pōporo and Ngāti Whatuiāpiti)  
korongatamarae@hotmail.co.nz

Tēnā koe Koreene

### **Invitation to provide written comments on the referral application for the Middle Road Project under the Fast-track Approvals Act 2024**

**Note:** Comments must be received by **21 May 2026, 11.59pm.**

A referral application has been received by the Minister for Infrastructure (the Minister) from CDL New Zealand Limited (the applicant) for the Middle Road Project (the project) under the Fast-track Approvals Act 2024 (the Act). The 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 is available via the applications 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 \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025.

[fasttrack.govt.nz](https://fasttrack.govt.nz) | [contact@fasttrack.govt.nz](mailto: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

For general information about contribution fees and invoices refer to the Fast-track webpage: [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.

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](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Stephanie McNicholl.

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

Nāku noa, nā



Ben Bunting  
**Acting Manager – Fast-track Operations**

Appendix A: Project summary details

cc: korongata@gmail.com

## Appendix A – Project summary details

Application number	FTAA-2603-1180
Project name	Middle Road Project
Applicant name	CDL New Zealand Limited
Project summary details	<p>The project is to establish a master-planned 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.</p> <p>The project area is located at 80–148 Middle Road and 139 Te Aute Road, Havelock North, in the Hawke’s Bay Region.</p> <p>The project will require the proposed approvals under the fast-track approvals process:</p> <ol style="list-style-type: none"><li>a. resource consents under the Resource Management Act 1991 (RMA)</li><li>b. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.</li></ol>

30 April 2026

FTAA-2603-1180

Ripeka Kireka  
Matahiwi Marae (Ngāti Hāwea, Ngāti Kautere)  
admin@matahiwimarae.co.nz

Tēnā koe Ripeka

### **Invitation to provide written comments on the referral application for the Middle Road Project under the Fast-track Approvals Act 2024**

**Note:** Comments must be received by **21 May 2026, 11.59pm.**

A referral application has been received by the Minister for Infrastructure (the Minister) from CDL New Zealand Limited (the applicant) for the Middle Road Project (the project) under the Fast-track Approvals Act 2024 (the Act). The 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 is available via the applications 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 \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025.

[fasttrack.govt.nz](https://fasttrack.govt.nz) | [contact@fasttrack.govt.nz](mailto: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

For general information about contribution fees and invoices refer to the Fast-track webpage: [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.

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](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Stephanie McNicholl.

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

Nāku noa, nā

A handwritten signature in black ink that reads "B. W. Bunting". The signature is written in a cursive, flowing style.

Ben Bunting  
**Acting Manager – Fast-track Operations**

Appendix A: Project summary details

## Appendix A – Project summary details

Application number	FTAA-2603-1180
Project name	Middle Road Project
Applicant name	CDL New Zealand Limited
Project summary details	<p>The project is to establish a master-planned 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.</p> <p>The project area is located at 80–148 Middle Road and 139 Te Aute Road, Havelock North, in the Hawke’s Bay Region.</p> <p>The project will require the proposed approvals under the fast-track approvals process:</p> <ol style="list-style-type: none"><li>a. resource consents under the Resource Management Act 1991 (RMA)</li><li>b. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.</li></ol>

30 April 2026

FTAA-2603-1180

Serene Morrell  
Mihiroa Marae (Ngāti Mihiroa)  
ngakairauhiitrust@gmail.com

Tēnā koe Serene

### **Invitation to provide written comments on the referral application for the Middle Road Project under the Fast-track Approvals Act 2024**

**Note:** Comments must be received by **21 May 2026 11.59pm**.

A referral application has been received by the Minister for Infrastructure (the Minister) from CDL New Zealand Limited (the applicant) for the Middle Road Project (the project) under the Fast-track Approvals Act 2024 (the Act). The 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 is available via the applications 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 \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025.

[fasttrack.govt.nz](https://fasttrack.govt.nz) | [contact@fasttrack.govt.nz](mailto: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

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.

Before the due date, please upload any comments to the applications 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](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Stephanie McNicholl.

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

Nāku noa, nā



Ben Bunting  
**Acting Manager – Fast-track Operations**

Appendix A: Project summary details

## Appendix A – Project summary details

Application number	FTAA-2603-1180
Project name	Middle Road Project
Applicant name	CDL New Zealand Limited
Project summary details	<p>The project is to establish a master-planned 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.</p> <p>The project area is located at 80–148 Middle Road and 139 Te Aute Road, Havelock North, in the Hawke’s Bay Region.</p> <p>The project will require the proposed approvals under the fast-track approvals process:</p> <ol style="list-style-type: none"><li>a. resource consents under the Resource Management Act 1991 (RMA)</li><li>b. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.</li></ol>

30 April 2026

FTAA-2603-1180

Shade Smith  
Ngāti Kahungunu Iwi Inc  
s 9(2)(a)

Tēnā koe Shade

### **Invitation to provide written comments on the referral application for the Middle Road Project under the Fast-track Approvals Act 2024**

**Note:** Comments must be received by **21 May 2026, 11.59pm.**

A referral application has been received by the Minister for Infrastructure (the Minister) from CDL New Zealand Limited (the applicant) for the Middle Road Project (the project) under the Fast-track Approvals Act 2024 (the Act). The 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 is available via the applications 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 \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025.

[fasttrack.govt.nz](https://fasttrack.govt.nz) | [contact@fasttrack.govt.nz](mailto: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

For general information about contribution fees and invoices refer to the Fast-track webpage: [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.

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](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Stephanie McNicholl.

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

Nāku noa, nā



Ben Bunting  
**Acting Manager – Fast-track Operations**

Appendix A: Project summary details

cc: s 9(2)(a)

## Appendix A – Project summary details

Application number	FTAA-2603-1180
Project name	Middle Road Project
Applicant name	CDL New Zealand Limited
Project summary details	<p>The project is to establish a master-planned 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.</p> <p>The project area is located at 80–148 Middle Road and 139 Te Aute Road, Havelock North, in the 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"><li>a. resource consents under the Resource Management Act 1991 (RMA)</li><li>b. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.</li></ul>

30 April 2026

FTAA-2603-1180

Melissa Panapa-Fraser  
Ruahāpia Marae (Ngāti Hāwea, Ngāti Hori)  
office@ruahapia.nz

Tēnā koe Melissa

### **Invitation to provide written comments on the referral application for the Middle Road Project under the Fast-track Approvals Act 2024**

**Note:** Comments must be received by **21 May 2026, 11.59pm.**

A referral application has been received by the Minister for Infrastructure (the Minister) from CDL New Zealand Limited (the applicant) for the Middle Road Project (the project) under the Fast-track Approvals Act 2024 (the Act). The 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 is available via the applications 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 \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025.

[fasttrack.govt.nz](https://fasttrack.govt.nz) | [contact@fasttrack.govt.nz](mailto: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

For general information about contribution fees and invoices refer to the Fast-track webpage: [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.

Before the due date, please upload any comments to the applications 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](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Stephanie McNicholl.

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

Nāku noa, nā

A handwritten signature in black ink that reads "B. W. Bunting". The signature is written in a cursive style with a period at the end.

Ben Bunting  
**Acting Manager – Fast-track Operations**

Appendix A: Project summary details

## Appendix A – Project summary details

Application number	FTAA-2603-1180
Project name	Middle Road Project
Applicant name	CDL New Zealand Limited
Project summary details	<p>The project is to establish a master-planned 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.</p> <p>The project area is located at 80–148 Middle Road and 139 Te Aute Road, Havelock North, in the 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"><li>a. resource consents under the Resource Management Act 1991 (RMA)</li><li>b. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.</li></ul>

30 April 2026

FTAA-2603-1180

Sariah Box  
Tamatea Pōkai Whenua  
s 9(2)(a)

Tēnā koe Sariah

### **Invitation to provide written comments on the referral application for the Middle Road Project under the Fast-track Approvals Act 2024**

**Note:** Comments must be received by **21 May 2026, 11.59pm.**

A referral application has been received by the Minister for Infrastructure (the Minister) from CDL New Zealand Limited (the applicant) for the Middle Road Project (the project) under the Fast-track Approvals Act 2024 (the Act). The 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 is available via the applications 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 \$2000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025.

[fasttrack.govt.nz](https://fasttrack.govt.nz) | [contact@fasttrack.govt.nz](mailto: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

For general information about contribution fees and invoices refer to the Fast-track webpage: [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.

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](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Stephanie McNicholl.

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

Nāku noa, nā



Ben Bunting  
**Acting Manager – Fast-track Operations**

Appendix A: Project summary details

cc: s 9(2)(a)

## Appendix A – Project summary details

Application number	FTAA-2603-1180
Project name	Middle Road Project
Applicant name	CDL New Zealand Limited
Project summary details	<p>The project is to establish a master-planned 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.</p> <p>The project area is located at 80–148 Middle Road and 139 Te Aute Road, Havelock North, in the Hawke’s Bay Region.</p> <p>The project will require the proposed approvals under the fast-track approvals process:</p> <ol style="list-style-type: none"><li>a. resource consents under the Resource Management Act 1991 (RMA)</li><li>b. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.</li></ol>

30 April 2026

FTAA-2603-1180

Kane Koko  
Taraia Marae (Ngāti Hotoa, Ngāti Taraia)  
contact.heretaungamw@gmail.com

Tēnā koe Kane

### **Invitation to provide written comments on the referral application for the Middle Road Project under the Fast-track Approvals Act 2024**

**Note:** Comments must be received by **21 May 2026, 11.59pm.**

A referral application has been received by the Minister for Infrastructure (the Minister) from CDL New Zealand Limited (the applicant) for the Middle Road Project (the project) under the Fast-track Approvals Act 2024 (the Act). The 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 is available via the applications 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 \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025.

[fasttrack.govt.nz](https://fasttrack.govt.nz) | [contact@fasttrack.govt.nz](mailto: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

For general information about contribution fees and invoices refer to the Fast-track webpage: [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.

Before the due date, please upload any comments to the applications 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](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Stephanie McNicholl.

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

Nāku noa, nā

A handwritten signature in black ink that reads "B. W. Bunting". The signature is written in a cursive style with a period at the end.

Ben Bunting  
**Acting Manager – Fast-track Operations**

Appendix A: Project summary details

## Appendix A – Project summary details

Application number	FTAA-2603-1180
Project name	Middle Road Project
Applicant name	CDL New Zealand Limited
Project summary details	<p>The project is to establish a master-planned 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.</p> <p>The project area is located at 80–148 Middle Road and 139 Te Aute Road, Havelock North, in the Hawke’s Bay Region.</p> <p>The project will require the proposed approvals under the fast-track approvals process:</p> <ol style="list-style-type: none"><li>a. resource consents under the Resource Management Act 1991 (RMA)</li><li>b. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.</li></ol>

30 April 2026

FTAA-2603-1180

Marei Apatu  
Te Taiwhenua o Heretaunga  
s 9(2)(a)

Tēnā koe Marei

### **Invitation to provide written comments on the referral application for the Middle Road Project under the Fast-track Approvals Act 2024**

**Note:** Comments must be received by **21 May 2026, 11.59pm.**

A referral application has been received by the Minister for Infrastructure (the Minister) from CDL New Zealand Limited (the applicant) for the Middle Road Project (the project) under the Fast-track Approvals Act 2024 (the Act). The 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 is available via the applications 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 \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025.

[fasttrack.govt.nz](https://fasttrack.govt.nz) | [contact@fasttrack.govt.nz](mailto: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

For general information about contribution fees and invoices refer to the Fast-track webpage: [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.

Before the due date, please upload any comments to the applications 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](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Stephanie McNicholl.

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

Nāku noa, nā

A handwritten signature in black ink that reads "B. W. Bunting". The signature is written in a cursive style with a period at the end.

Ben Bunting  
**Acting Manager – Fast-track Operations**

Appendix A: Project summary details

## Appendix A – Project summary details

Application number	FTAA-2603-1180
Project name	Middle Road Project
Applicant name	CDL New Zealand Limited
Project summary details	<p>The project is to establish a master-planned 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.</p> <p>The project area is located at 80–148 Middle Road and 139 Te Aute Road, Havelock North, in the Hawke’s Bay Region.</p> <p>The project will require the proposed approvals under the fast-track approvals process:</p> <ol style="list-style-type: none"><li>a. resource consents under the Resource Management Act 1991 (RMA)</li><li>b. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.</li></ol>

30 April 2026

FTAA-2603-1180

Ngahiwi Tomoana  
Co-chairperson  
Waipatu Marae (Ngāti Hāwea, Ngāti Hori, Ngāti Hinemoa)  
s 9(2)(a)

Tēnā koe Ngahiwi

### **Invitation to provide written comments on the referral application for the Middle Road Project under the Fast-track Approvals Act 2024**

**Note:** Comments must be received by **21 May 2026, 11.59pm.**

A referral application has been received by the Minister for Infrastructure (the Minister) from CDL New Zealand Limited (the applicant) for the Middle Road Project (the project) under the Fast-track Approvals Act 2024 (the Act). The 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 is available via the applications 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 \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025.

[fasttrack.govt.nz](https://fasttrack.govt.nz) | [contact@fasttrack.govt.nz](mailto: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

For general information about contribution fees and invoices refer to the Fast-track webpage: [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.

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](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Stephanie McNicholl.

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

Nāku noa, nā

A handwritten signature in black ink that reads "B. W. Bunting". The signature is written in a cursive, flowing style.

Ben Bunting  
**Acting Manager – Fast-track Operations**

Appendix A: Project summary details

## Appendix A – Project summary details

Application number	FTAA-2603-1180
Project name	Middle Road Project
Applicant name	CDL New Zealand Limited
Project summary details	<p>The project is to establish a master-planned 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.</p> <p>The project area is located at 80–148 Middle Road and 139 Te Aute Road, Havelock North, in the 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"><li>a. resource consents under the Resource Management Act 1991 (RMA)</li><li>b. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.</li></ul>

**From:** [Infrastructure Portfolio](#)  
**To:** [Nicola Willis \(MIN\)](#); [Shane Jones \(MIN\)](#); [Nicola Grigg \(MIN\)](#); [Tama Potaka \(MIN\)](#); [Paul Goldsmith \(MIN\)](#)  
**Cc:** [FTAreferrals](#)  
**Subject:** Invitation to comment on Fast-track referral application for the Middle Road project under the Fast-track Approvals Act 2024 – FTAA-2603-1180  
**Date:** Thursday, 30 April 2026 8:36:59 am

---

To:

- Minister for Economic Growth
- Minister for Regional Development
- Minister for the Environment
- Minister for Māori Crown Relations: Te Arawhiti
- Minister for Māori Development
- Minister for Arts, Culture and Heritage
- 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 CDL Land New Zealand Limited for referral of Middle Road Project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2603-1180).

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 **20 May 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 [ftareferrals@mfe.govt.nz](mailto:ftareferrals@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 [ftareferrals@mfe.govt.nz](mailto:ftareferrals@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](mailto: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](mailto: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

<b>Project name</b>	Middle Road Project
<b>Applicant</b>	CDL Land New Zealand Limited
<b>Location</b>	Havelock North, Hawkes Bay
<b>Project description</b>	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.

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](mailto:c.bishop@ministers.govt.nz) Website: [www.Beehive.govt.nz](http://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.