

Your written comments on a project under the Fast Track Approvals Act 2024

Project name	Middle Road
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Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (*) must be completed.

1. Contact Details

Please ensure that you have authority to comment on the application on behalf of those named on this form.

Organisation name (if relevant)	Hastings District Council		
*First name	Tania		
*Last name	Sansom-Anderson		
Postal address	PO Box 9002, Hastings		
*Contact phone number	s 9(2)(a)	Alternative	
*Email	s 9(2)(a)		

2. Please provide your comments on this application

If you need more space, please attach additional pages. Please include your name, page numbers and the project name on the additional pages.

Thank you for the invitation to provide written comments on the application for referral of the Middle Road Project under the Fast Track Approvals Act 2024. The application and its documentation have been reviewed by a range of Council departments. The following comments have been provided as a result of that assessment by these officers. The following comments are in response to the specific matters requested under delegation of the minister:

Query 1: Lodged and/or potential applications

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.

Hastings District Council has not received any competing application or applications for the subject sites.

Query 2: Ineligible Activity

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Whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act):

Based on section 5 of the Act, Hastings District Council believes there is no activity involved in this application that would be considered an ineligible activity.

Query 3: Any reasons to decline

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)

Based on section 21(5) of the Act, Hastings District Council can see no reason for the decline of this application referral.

Other matters:

The following sections highlight issues and concerns raised by the various departments within Hastings District Council relating to this referral application.

Environmental Planning – Policy

From the outset, one of the major concerns of the Environmental Planning – Policy team has been that of reverse sensitivity and how it has been addressed through this application.

At present the scheme plan does not indicate any form of buffer from the Plains Zone and land based primary production on the boundary edge. Concerns have been previously raised to Council by residents about the conflicts between the incompatible land uses and there appears to be no justification as to why there should not be a setback along this boundary.

Taken from submitted Concept Plan, highlighting (in yellow), those sites most likely to be impacted by reverse sensitivity.



A 30-metre setback has been applied in past developments for new urban development, where residential development adjoins plains production land. Horticulture NZ has been a consistent advocate over the years for setbacks / buffers of 30m between new residential and existing

rural / productive zones to mitigate these reverse sensitivity effects. These buffers could take the form of public roads, stormwater corridors or detention, or public open space areas to ensure physical separation at the urban rural interface.

In considering these types of effects, the NPS-HPL applies a directive policy on reverse sensitivity:

Policy 9: Reverse sensitivity effects are managed so as not to constrain land-based primary production activities on highly productive land.

The policy applies in all circumstances where land-based primary production activities on highly productive land might be affected by reverse sensitivity effects i.e. those within rural zones and at the urban to rural interface. The policy is implemented in a number of ways including through Part 3.13 of the NPS-HPL:

3.13: Managing reverse sensitivity and cumulative effects

(1) Territorial authorities must include objectives, policies, and rules in their district plans that:

(a) identify typical activities and effects associated with land-based primary production on highly productive land that should be anticipated and tolerated in a productive rural environment; and

(b) require the avoidance if possible, or otherwise the mitigation, of any potential reverse sensitivity effects from urban rezoning or rural lifestyle development that could affect land-based primary production on highly productive land (where mitigation might involve, for instance, the use of setbacks and buffers); and

(c) require consideration of the cumulative effects of any subdivision, use, or development on the availability and productive capacity of highly productive land in their district.

Whilst Council acknowledges the fragmented nature and smaller sites of the adjoining land, we do not consider this sufficient reason to remove or reduce the proposed buffer entirely. Concerns from landowners within this area regarding their inability to utilise their land productively due to urban encroachment has already been raised with Council. It is considered that this proposal will only exacerbate these issues, severely limiting the ability to undertake primary production activities.

Council also does not consider its partial inclusion within the FDS as sufficient reason to reduce these buffer zones. Even if this land was fully included within the strategy, a buffer would still be required between opposing zones, as the nature of the growth strategy is that future development of these sites is not a certainty, nor can Council have confidence as to when this land may be developed. In addition to this, the proposed growth was not supported by both the Hastings District and Hawkes Bay Regional Councils, meaning its FDS reference is only through support by Napier City Council – who do not have jurisdiction over this area of land. There is a strong possibility that development of the adjacent land will not happen, and if it does, it will not be within the short to medium term. As such, it would be anticipated that reverse sensitivity effects should be used to mitigate effects for the foreseeable future.

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Council notes that the concept plan provided with this referral application does differ slightly to that which was provided to HDC previously. However, the sites indicated as potentially impacted by the primary production activities of the neighbouring sites have not changed from what was previously provided to Council, indicating that no measures have been taken to create buffers or the like for these properties.

Council also notes the applicant's Planning Overview Report highlights that a number of the site interfaces meet activities that are likely to have less than minor impacts on the residential activity proposed. Council supports the argument presented regarding the Village Baptist Church that the nature of the activity on this site is generally intermittent and scheduled for church related activities.

The Dear Block (150 Middle Road) is one that still raises concern as no buffer or mitigation measures have been indicated for this site. The applicant explains, with support from the landowner's FDS submission, that this site is not economically viable for primary production, resulting in the site being used as a rural lifestyle block. While this is the current activity for this site, there is still the potential that in time, this site could revert back to primary production purposes.

Council note that the concept plan provided with the application has a road running in a northwest-southeast direction, parallel to the Dear Block (see figure below). One suggestion Council proposes is to shift this road to the southern side of this row of properties. This would create a road buffer between the edge of the Dear Block and the CDL development.



Further to this, an additional option could be to provide larger sites along the Plains zone boundaries to provide some buffer within the sites. Council believes there should be ongoing discussions regarding this issue.

The future development strategy (FDS) was approved by the joint Councils (Hastings District, Napier City and Hawke's Bay Regional Council's) in August 2026. The Middle Road land was one of the areas in question that was not supported by all Council's. The following provides a breakdown of decision making by each Council:

	Napier City Council (NCC)	Hastings District Council (HDC)	Hawkes Bay Regional Council (HBRC)
Riverbend Rd – NC4b	Included	Included	Excluded
Middle Road – HN3a & HN3b	Included	Excluded	Excluded
Wall Road – H5	Included	Excluded	Included

Of note, the two requiring authorities for Middle Road, HDC and HBRC were not in support of its inclusion. The proposed land covers portions of both HN3a & HN3b areas that were considered in the FDS, but not all of the area in its entirety.

The summary reasons why HBRC decided to exclude the sites are that:

- including those sites is contrary to strategic objectives 3 and 6 of the FDS (refer Section 8.2)
- the inclusion of those sites is not required to provide sufficient development capacity to meet demand
- neither of the sites would provide well-functioning urban environments

The summary reasons why HDC decided to exclude the sites are:

- Middle Road and Wall Road are both highly productive 'Land Use Capability 2' land.
- Productive land, together with water and climate, is a cornerstone of Hastings District's economic wealth.
- Neither Middle Road nor Wall Road are necessary to meet the housing number required for the National Policy Statement on Urban Development.
- The exclusion of both sites will not make the FDS inoperable.
- The review of the FDS in three years' time will have the opportunity to address any imbalance that may become apparent.
- There are locations available on less productive land should more housing numbers be required.

Consideration of these exclusions and the reasons for them need to be addressed as part of the planning assessment for the substantial application.

It is also noted that while there is disagreement among the partner councils on whether to include this site in the FDS, as HDC is the territorial authority for the site, its decision should be considered to carry more weight.

For the above reasons, Council considers that reduced weight should be placed on the inclusion of this site within the FDS when assessing this application. This will have a flow-on effect on how a number of matters in this application should be assessed.

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Environmental Planning – Consents

The scope of these comments is limited to those matters identified in section 17(3)(b) and section 21 of the Fast-Track Approvals Act 2024, particularly in relation to matters that may result in significant environmental effects and may result in the application being refused.

Protection of highly productive land

Due to the limited weight of the FDS, Council considers that the National Policy Statement on Highly Productive Land (NPS-HPL) still applies in this case, as the proposed development is not excluded by clause 3.5(7)(b) of the NPS-HPL.

Having reviewed the applicant's planning assessment and the soil report, the Council has identified a number of concerns that are considered relevant for the Minister in reaching a decision.

LUC 2 land, by definition, means that the soil may be subject to some limitations but still remains productive. LUC subclasses specifically include wetness as one of these limitations. The AgFirst Report has identified amelioration works as one potential solution but has not identified their financial and physical viability.

The AgFirst Report has also identified water allocation as another limitation of the land, while acknowledging that the NPS-HPL has a 30-year horizon and that this situation may change. No further information was provided on the cost of alternative solutions.

The NPS-HPL also specifically excludes considering existing land use and size of the land parcels as factors for determining whether a piece of land is highly productive. The AgFirst report appears to have relied on these factors as part of the basis for the conclusion.

It is also noted that the land is currently used for land-based primary activities, including grazing and orchards. This has been acknowledged by the AgFirst Report, but it has not delved into these existing activities in detail.

Sustainable use of highly productive land is a key issue for the Hastings District. At this stage, Council is not satisfied that the application has demonstrated that the site has reduced productive capacity in line with the requirements of the NPS-HPL.

Reverse sensitivity effects

Given the limited weight of the FDS, there is no expectation that the site would essentially be urbanised. While acknowledging that the surrounding area has a mix of land uses, in the Plains Production Zone there is a general expectation that the "right to farm" takes precedence over residential development. National-level directions such as the NPS-HPL also require that, when considering productive capacity and potential, lot sizes and current land uses should not be considered long-term constraints.

There is a particular concern along the north-western/western interface with the Plains Production Zone, where the proposed lots directly adjoin the adjacent larger rural blocks that would remain Plains Production Zone. It should not be assumed that rural production activities, as provided for under the District Plan, would not occur in the future.

The application does not appear to have adequately addressed this concern. It would be recommended that either written approvals from the owners of these adjoining properties be obtained, or that a buffer zone be provided to minimise any potential reverse sensitivity effects.

Integrity of the District Plan

From a consenting perspective, given the limited weight of the FDS, the objectives and policies of the Plains Production Zone will be a key consideration for this application. As the proposed development is seeking to effectively urbanise Plains Production land, it is highly likely that it will be contrary to these objectives, particularly Objective PPO1.

The Minister should be satisfied that the proposal would not result in a significant adverse effect by setting an adverse precedent. In this respect, the application has outlined matters that make this site unique. While Council does not disagree with the reasons outlined, the application has not analysed whether similar circumstances exist elsewhere within the district.

Flooding risks

A full assessment against the NPS-NH is expected to be undertaken at the formal application stage. This assessment should also consider alternative solutions.

McKenna Block – 80 Middle Road

The usual RMA process does not prevent applicants from lodging applications on land they do not currently own. However, it should not be assumed that the applicant will eventually own the land, and the Minister should be satisfied that section 21 of the Fast-Track Approvals Act can be satisfied without the McKenna Block.

Council is generally satisfied that, subject to the comments above and further substantive assessment of the proposal, the proposed development would not result in significant environmental effects on the environment.

However, it is noted that if the applicant fails to acquire the block and obtains approval for the current fast-track application, the approval will effectively also urbanise the McKenna Block, as it will be surrounded by residential development on all sides. This consequence has not been adequately considered in the applicant's planning overview and needs to be considered in any substantive decision for this development.

Urban Design

The key issue is the number of lots that back onto the stormwater reserves and how / whether their rear boundaries are carefully designed so to provide surveillance over the reserve. This will be determined during future design stages. Therefore, at this point in the process there are no urban design elements that might lead to the application being declined.

Transportation

The Transport Overview report provided only considers the site itself without consideration of the wider network impacts. This results in a major weakness. It has not looked at the impact

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of the additional traffic generation on the network and the potential impacts especially on intersections within the Havelock North Village area. That is something that will be necessary but can be based on previous modelling undertaken for the Iona Middle development / Havelock North Village and updated accordingly.

While Council's Transportation Policy and Planning Manager supports Section 6 (Opportunities), especially in terms of providing accessibility network accessibility for all road users, the detailed design will be critical. The intention to create an urbanised environment is clearly signalled with both Te Aute Road and Middle Road fronting the site which is what would be required with kerb and channel and a footpath. There is also the potential to provide a passenger transport route through this development, moving it away from Upham Road, which is positive.

Development Engineering

From an engineering perspective, HDC have not identified any fundamental issues that would justify declining the referral at this stage. However, there are several significant matters that should be flagged to the Minister as requiring detailed resolution in the substantive application. The stormwater, flooding and wastewater assessment is the most critical of these. Comments on these are as follows.

Stormwater and Flood Management

The stormwater and flood management aspects of this proposal are the most technically complex matter and present the greatest risk if not adequately resolved.

The site is located on low-lying land with a significant upstream contributing catchment. The area bounded by Middle Road, Te Aute Road, and Gilpin Road functions as flood storage in the 100-year event (RCP6). The Herehere Stream runs along the northern boundary.

Key matters requiring resolution in the substantive application:

- **Flood modelling adequacy:** The initial stormwater model submitted with the draft reports did not include Herehere Stream flows in the boundary conditions. This has since been identified and the model updated with a revised masterplan incorporating a larger greenspace for floodplain storage. However, the updated modelling has not been fully verified by Council.
- **Post-development flood effects:** Comparison of the pre- and post-development flood mapping (Figures 21 and 22 of the stormwater report) suggests a potential increase in flood depth of 100–200 mm in the vicinity of 147 Te Aute Road, Havelock North 4130. The applicant will need to confirm whether this is correct, explain the cause, and demonstrate appropriate mitigation. Council's expectation is that post-development peak flows at the downstream boundary are no greater than pre-development flows for the 10-year and 100-year events.
- **Floodplain storage balance:** The substantive application will need to demonstrate how the modelling accounts for existing on-site floodplain storage, how pre- and post-development storage volumes compare, and how the proposed basins compensate for any loss of distributed storage.

- **Karamu Stream boundary condition:** The boundary condition values used in the model appear to be sourced from the HB Hazard Portal 50-year event data, which may be outdated. HBRC is undertaking a catchment revision and may have updated data. The applicant should confirm the currency of this data.
- **Stormwater discharge consenting:** The Herehere Stream is not classified as an HBRC drain, and the site may already fall within the HDC stormwater catchment under the existing global consent with HBRC. It is unclear whether a new discharge consent is required for discharges to the Herehere, or whether this is covered by the global consent. This is a planning/engineering crossover that needs to be resolved.

Referral position: *These matters are not considered fatal to the referral proceeding, but the stormwater and flooding assessment is the area of greatest technical risk. The substantive application must provide comprehensive flood modelling demonstrating no adverse effects on existing properties and infrastructure within the wider catchment*

Wastewater

The HDC Infrastructure Constraints Report identifies that there is currently no available capacity in the wastewater network for this area, and no upgrade is provisioned in the current Long Term Plan. The Anderson Park pump station is at capacity.

The applicant proposes redirecting flows to the Breadalbane pump station, which will require upgrading. Council has confirmed this approach is acceptable in principle. However:

- The extent of upgrades required to the Breadalbane pump station and the funding mechanism have not been finalised.
- The applicant proposes two wastewater pump stations. Council's preference is a single pump station designed to serve the entire block, including areas not developing as part of this application, to avoid proliferation of pump station assets.
- Detailed pump station design consultation with Council has been initiated (Woods, 6 May 2026) but has not yet progressed to substantive discussion.

Referral position: *The lack of wastewater capacity is a known constraint, but a feasible servicing solution via the Breadalbane pump station appears achievable. This is not considered a fundamental obstacle to the referral, provided the substantive application adequately addresses the servicing solution, upgrade requirements, and cost allocation.*

Water Supply

HDC holds groundwater consent which allows 18 million m³ per year to be abstracted from the Heretaunga Plains Aquifer to supply the Hastings urban area (currently approximately 65,026 residents).

Given the fully allocated nature of the Aquifer, and the current regional planning settings, there is a low likelihood of additional water being allocated to HDC in the foreseeable future.

Developers should be aware that HDC is operating with a constrained resource and will be carefully considering all development proposals, and their water needs, whether within the FDS identified growth area or outside it, within that constrained context.

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Developers are encouraged to proactively identify options to minimise increased demand for water and to discuss these with HDC at the earliest possible stage. Such options should include transferring any privately held water allocation for the subject site to HDC.

Referral position: *Water supply capacity is limited. Addressing this projected shortfall will require much more efficient use of existing water sources, demand management, new ways of securing water supplies*

Earthworks

The proposal involves approximately 145,000 m³ of earthworks and 40,000 m³ of imported fill. Two matters require resolution:

- 148 Middle Road is currently a stockpile location with soils contaminated by needle grass. The applicant needs to confirm management of existing stockpiles and how earthworks will be undertaken without spreading contaminated material.
- The scale of earthworks is substantial. The substantive application should address effects on surrounding properties (level changes, drainage, runoff, sediment control, construction impacts).

Referral position: *Addressable in the substantive application. Not a fundamental obstacle.*

Herehere Stream and Geotechnical Constraints

HDC is currently undertaking erosion protection design work along the Herehere Stream in this reach. The development introduces lots along the stream edge and will need to demonstrate:

- Avoidance of exacerbating existing bank erosion or instability;
- Appropriate setbacks from the stream edge for structures, earthworks, and private assets;
- Maintenance of access for ongoing stream maintenance and erosion protection works;
- Consistency with the HDC Stream Bank Remediation Guide;
- Addressing geotechnical constraints including groundwater, liquefaction susceptibility, and lateral spread risk near the stream (as identified in the preliminary geotechnical assessment).

Referral position: *Addressable in the substantive application through detailed design. Not a fundamental obstacle, but the relationship between the development and HDC's ongoing stream works needs coordination.*

Overall Engineering Assessment

From a development engineering perspective, no single issue identified would justify declining the referral at this stage. The proposal is conceptually feasible, and the applicant has demonstrated a willingness to engage with Council on the technical matters.

The key risk area is the stormwater and flood management, which requires comprehensive modelling in the substantive application to demonstrate no adverse effects on existing

properties and infrastructure. The wastewater servicing approach via Breadalbane is workable in principle but needs to be fully resolved.

Council should seek assurance that these matters will be comprehensively addressed in the substantive application, and that the workshop being arranged with the Woods team (late May 2026) is used to progress resolution of the stormwater modelling, wastewater pump station configuration, and global consent matters.

Open Spaces

Council has reviewed the relevant documents and confirm there are no fundamental public/open space issues that could result in declining the referral. At this stage, comments are limited to matters that would make the proposal unworkable and unable to be addressed through the substantive application process.

The key concern remains the interface between residential lots and adjoining streets and open space areas — particularly the number of lots backing onto the stormwater reserves, and whether rear boundaries and interfaces are designed to provide appropriate surveillance of the reserve.

Council also notes the increased open space areas shown in the latest concept plan (May layout shown below in comparison to the previous iterations). This is a positive change, particularly where wider connections have replaced narrower links.



Revised Layout

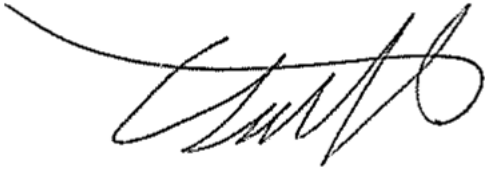
Previous Layout

May Layout – Invited Comment

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.

Managers signoff

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A handwritten signature in black ink, appearing to read 'Craig Scott', with a long horizontal flourish extending to the left.

Craig Scott

Team Leader Environmental Planning – Policy

Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council

21 May 2026

[Manager Name]

Date

Your written comments on a project under the Fast Track Approvals Act 2024

Project name	Middle Road Project
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Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (*) must be completed.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)	Hawke's Bay Regional Council (HBRC)		
*First name	Brandon		
*Last name	Baillie		
Postal address	159 Dalton Street, Napier		
*Contact phone number	s 9(2)(a)	Alternative	
*Email	s 9(2)(a)		

2. Please provide your comments on this application	
If you need more space, please attach additional pages. Please include your name, page numbers and the project name on the additional pages.	
<p>1. HBRC was invited to comment on the referral application, which must provide comments on items 1 & 2 below:</p> <p>1. <i>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.</i></p>	
<u>HBRC Comment:</u>	
<p>It should be noted that the Planning Overview Report (s3.3.1.2) includes provision to take water from impounded water (from the stormwater ponds) during construction, from pre-application discussions it is HBRC's understanding that this water take would only utilise rainwater generated and collected on site. The impounded water source would not be supplied by either groundwater or other surface water sources from nearby streams.</p>	
<p>On this basis and as at the date of this repose, HBRC is not aware of any competing applications.</p>	

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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.*

HBRC Comment:

On the basis described above and as at the date of this response, there are no existing resource consents issued where sections 124C(1)(c) or 165ZI of the RMA could apply if the project were to be applied for as a resource consent under the RMA.

2. Matters of interest to the Minister/Fast Track Team:

Items 3 and 4 below were included in the invitation as matters of particular interest to the Acting Manager – Fast-track Operations.

3. *whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*

HBRC Comment:

The project does not appear to involve an ineligible activity as defined by 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).*

HBRC Comment:

As the activity is for subdivision, use and development of property entirely made up of LUC2 highly productive soils, the project would result in irreversible development of those LUC2 soils. Whether the Minister considers the irreversible loss of LUC2 highly productive soils to be considered a significant adverse effect would determine whether the application may be declined pursuant to s21(5)(c).

HBRC records regarding the compliance history of CDL Land New Zealand Limited does not identify any enforcement action or poor compliance history that would warrant the application be declined.

3. Other HBRC Comments on the Project in General:

HBRC holds a neutral position on the application.

3.1. Is the project an infrastructure or development project that would have significant regional or national benefits (FTAA s22(1)(a)?

HBRC questions whether the Middle Road Project can be considered to have regionally significant benefits in accordance with section 22(1)(a) of the Fast Track Approvals Act 2024 (the FTAA). While the proposal will increase the supply of housing in the Havelock North area, in the version of the 2025-2055 Napier-Hastings Future Development Strategy (FDS) adopted by HBRC (on 27th August 2025), the 'Middle Road' site is not identified as a suitable residential greenfield development area within the 2024-2055 planning period. Although this does not necessarily prevent the development of the site, it does set a relatively high threshold for proponents to justify their position through rezoning proposals and/or resource consent applications.

3.2. FTAA s22(2)(a) Matters:

S22(2)(a)(ii) – Despite not delivering any *new* regionally or nationally significant infrastructure, the Middle Road Planning Overview Report¹ (Planning Report) states the project “*will enable the continued functioning and optimisation of the efficient use of existing regionally significant infrastructure given the site’s proximity to the existing Havelock North town centre (900m) and supporting physical infrastructure*”. It is not clear in what the *regionally significant infrastructure* it is referred to in this instance and we consider this should be clarified. If the *Havelock North town centre* (and its associated services/amenities) is the matter being referred to as the “*regionally significant infrastructure*” in this statement, it is not clear how exactly (if at all) the project actually enables the *efficient* use of this “*infrastructure*” to be considered consistent with FTAA section 22(2)(a)(ii), unless it is only referring to the efficient use of future property owners of the project site in their ability to be located in close proximity to the Havelock North town centre. Whereas it is difficult to understand how the project enables efficient use of Havelock North town centre for any other user (being any users other than those who own property proposed by this project).

S22(2)(a)(iii) – The proposal will increase the supply of houses however, the site was not identified within the most recent FDS as mentioned above.

S22(2)(a)(iv) – HBRC does not oppose the Economic Benefit stated within the application and Appendix 7 (the Economic Impact Assessment, ‘EIA’).

S22(2)(a)(vii) – HBRC is supportive of encouraging means modes of transport that don’t contribute to greenhouse gases (i.e. walking & cycling) or lower greenhouse gas emission modes of transport than conventional private cars (i.e. public transport). However, the Planning Report states the proposal will contribute to a reduction of greenhouse gas emissions over time. This statement is not entirely true when compared to status quo, where the site is likely to have a lesser impact on greenhouse gas emissions since there is currently no development or

¹ *Middle Road Planning Overview Report*, authored by Woods & Partners Consultants Limited (Woods) and dated 8/04/2024.

significant contributor to greenhouse gas source on the site. Therefore, the project may be comparing itself to a density of development currently enabled by the Hasting District Plan, although, given only a handful of property titles make up the subject site, the density that may be enabled by the Hastings District Plan may also contribute less to greenhouse gas emissions than compared to the proposed development so it is unclear to HBRC what exactly this statement compares to.

S22(2)(a)(viii) -Regarding reduced risk from natural hazards, Appendix 13 (Stormwater Report) indicates that flooding inside the subject site can be addressed through the mitigation and management measures proposed. It also identifies the proposed development would result in minor increases (of flood water) outside the development however, states these can be 'designed out' as part of a substantive application, although specific information has not been provided about how this could be achieved. If the flood effects can be designed out, as proposed, based on this information the project appears as though it could reduce the extent of land that is currently subject to flooding, an improvement for land not only within the subject site but land owned by others outside the subject site also.

3.3. S22(2)(a)(x) - Is the project consistent with local or regional planning documents, including spatial strategies:

3.3.1. Regional Policies:

For a more detailed consideration of whether the project is (or shows intent of being) consistent or inconsistent with the relevant regional strategic documents, being of the Hawke's Bay Regional Policy Statement (RPS), Regional Resource Management Plan (RRMP) and Proposed Plan Change 9 (TANK) of the RRMP, please refer to Appendix 1 of this comment below.

In principle and to summarise the findings of Appendix 1 (of this comment), the project appears to be consistent (or shows intent of being consistent with) the following RPS, RRMP and TANK objectives and policies:

- OBJ LW1 relation to protection of outstanding values of outstanding water bodies in Schedule 25.
- POL LW3A relates to activities that may affect outstanding water bodies.
- POL UD4.4 relates to inappropriate greenfield growth areas.
- POL UD12 relating to public transport, active transport, and social infrastructure.
- OBJ 16 off site impacts or nuisance effects of conflicting land use activities.
- OBJ 21 no degradation of groundwater quality of Heretaunga Plains Aquifer.
- OBJ 22 maintenance or enhancement of groundwater quality.
- POL 17 decision making criteria for activities affecting groundwater quality.
- OBJ 25 quality of water in rivers for freshwater objectives.
- OBJ 27 being surface water quality.
- OBJ 27A riparian vegetation enhancement.
- POL 38 avoidance of significant adverse effects from activities.
- POL 49 mitigation of cumulative effects of stormwater discharges on water quality.
- OBJ 31 Avoidance or mitigation of effects of natural hazards.
- POL 61 regard for consultation.

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- POL 66B loss of river extent.
- POL 66C Matters for consideration for discharge permits.
- POL 71 environmental guidelines for surface water quality.
- OBJ 42 no degradation of groundwater quality.
- OBJ 43 maintenance or enhancement of groundwater quality in aquifers.
- POL 75 environmental guidelines for groundwater quality.
- POL 76 Implementation of environmental guidelines for groundwater quality.
- OBJ 45 maintenance or enhancement for beds of rivers.
- POL 79 environmental guidelines for beds of rivers.
- OBJ TANK 1 catchments sustainably managed as integrated natural resources.
- OBJ TANK 2 mauri enhancement and ecosystem health outcomes.
- OBJ TANK 2A recognition of cultural connections to ancestral waters.
- OBJ TANK 3 climate change resilience.
- OBJ TANK 4 quality of freshwater bodies maintained or improved.
- OBJ TANK 4A no degradation of groundwater quality.
- OBJ TANK 5 riparian margins protected or improved.
- OBJ TANK 10 target attribute states of the catchments improved.
- OBJ TANK 11 target attribute states of catchments managed to enable outcomes.
- POL TANK 1 freshwater management of catchments.
- POL TANK 2 work with community to maintain or improve target attribute states.
- POL TANK 3 work with tangata whenua for improved outcomes for the Karamu River.
- POL TANK 12 establishment of riparia vegetation.
- POL TANK 13 native plant riparian margins.
- POL TANK 14 support improvement of riparian management.
- POL TANK 19 reduced adverse effects on freshwater and coastal aquatic ecosystems from eroded sediment.
- POL TANK 26 considerations for applications to discharge and divert stormwater.
- POL TANK 27 Source of stormwater contamination and contaminated stormwater reductions.
- POL TANK 42 assessing applications to take water.
- POL TANK 44 allocation and efficient use of water.
- POL TANK 50 phase out overallocation.
- POL TANK 59 considerations for decisions on land and water management.

And the project appears to be inconsistent with the following RPS, RRMP and TANK objectives and policies:

- OBJ UD2 providing for residential grown in suitable locations.
- POL UD1 placing priority on retention of versatile land.
- POL UD4.3 relating to greenfield growth areas.
- POL UD8 average minimum yield.
- POL UD10.1 development in accordance with structure plan.
- POL UD10.2 Avoidance of inappropriate ad hoc urban development within residential greenfield growth areas.
- POL TANK 40 Efficient use of water

3.3.2. Regional Land Transport Plan

The indicative public transport route with potential bus stop locations set out in Appendix 14 of the application, being the Transport Overview² are as discussed with HBRC's Regional Transport Team and are reasonable. Section 7 of the Transport overview outlines the consultation discussions with HBRC's Transport Team and this section is concurred with.

4. Other Matters

4.1. Highly Productive Land

The project proposes 300–350 dwellings over a ten-year period (2027–37). This is clearly out of sequence with the planned and coordinated delivery of well-functioning urban environments set out in the 30-year blueprint for the Napier–Hastings urban area. In 2025, the Regional Council adopted the 2025–2055 Napier–Hastings Future Development Strategy. In doing so, the Regional Council explicitly considered whether two Middle Road areas should be identified as future residential greenfield areas and decided they should be excluded. Hastings District Council reached the same conclusion for the same sites. Despite this, CDL Land New Zealand Limited lodged this Referral Application less than 12 months after the councils adopted the 2025–2055 FDS.

The Middle Road sites have been examined previously as possible residential greenfield areas, including assessments in 2010 and 2017. On each occasion, the sites were not preferred in the short or medium term. Decisions made last year reaffirmed that position in the FDS. A key reason was the presence of productive soils. The Applicant has provided a productive capacity and rural land use assessment (Appendix 12). The planning report suggests that further assessment would be undertaken if the application is referred. Ultimately, the Applicant would need to satisfy the Expert Consenting Panel that the irreversible loss of LUC 2 land and productive soils is outweighed by the benefits of a 300–350 dwelling development.

Overall, application documents (especially the Planning report) address the key issues of interest to HBRC. The level of detail provided is appropriate for a Referral Application, rather than for substantive consent applications. The Applicant acknowledges that several matters will require further detail and clarification if and when substantive applications are lodged. While the Applicant's reports include some imprecise statements about the context and status of certain matters (for example, decisions relating to the Napier–Hastings Future Development Strategy and the HPUDS predecessors), these do not amount to fatal flaws or significant deficiencies in the Referral Application at this stage.

4.2. Freshwater Ecology:

4.2.1. Review of EclA

² Appendix 14 *Middle Road Project Fast Track Referral – Transport Overview*, authored by Flow Transportation Specialists Ltd and dated 31 March 2026.

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HBRC undertook a review of Appendix 9 (Ecology Report), and the comments are as follows:

The report [Appendix 9 Boffa Miskell: Middle Road Fast Track Application; Ecology Report Prepared for CDL, 3 April 2026, final version (V5)] provides a thorough assessment suitable for this referral of the ecological values and potential effects of the proposed development, including impacts associated with vegetation removal, sediment discharge, and stormwater discharge. It concludes that adverse effects can be appropriately avoided or minimised through implementation of the recommended mitigation measures and application of the effects management hierarchy.

HBRC's Ecologist agree with the approach and recommendations presented in the report, as outlined in more detail in my memo dated 18 March 2026, for which HBRC's Ecologist had no amendments or additional recommendations. There were no significant changes between draft version V3 and the final EclA (V5) report. Accordingly, HBRC's Ecologist maintain the view that the recommendations in the final report provide an appropriate framework to effectively minimise sediment and stormwater impacts on the Herehere Stream and downstream receiving environments, while supporting positive ecological outcomes.

This position is subject to review at the substantive application stage, when more detailed design and management plans become available.

4.3. Groundwater Quality and Source Protection Zone

The Planning Overview Report and supporting appendices identify the presence of shallow groundwater, situated approximately 1 – 3 m below ground level however, (and recognising the nature of Referral applications) little information is provided within the application documentation identifying how this is to be managed so to address potential effects on, and associated risk to, groundwater. Appendix 11 (Infrastructure Report) states further investigations will occur at the substantive application stage. These investigations should address this information gap to address potential issues associated with groundwater quality as well as effects on drinking water supplies. If the project is successful in its referral, a substantive application should clearly identify how the project will address protection of groundwater for the duration of the activity/in perpetuity.

Worthy of mention, the Planning Overview Report states the stormwater basins will be lined to protect groundwater and HBRC is supportive of this approach. However, Appendix 12 (Productive Capacity Assessment) states (s10.1.2) stormwater infiltration basin will discharge to underlying soils and aquifer, this contradicts the statements above and poses a risk of contaminating groundwater resources.

It is noted at the time of writing, the site is not situated within a current Source Protection Zone or Territorial Local Authority Source Water Risk Management Area (as per the requirements of Water Services Act, 2021).

4.4. Groundwater Quantity and Surface Water Quantity

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The proposal includes provision to take water from impounded water source(s), HBRC understands from discussions with the applicant that source is from rainwater collected on site in stormwater basin(s) constructed on site, similar to what was proposed for the Arataki FTAA project (FTAA-2506-1083) and that no take of groundwater or surface water (from a river or lake) is proposed. HBRC is supportive of the applicant's approach of utilising rainwater collected on site for construction related activities (i.e. dust suppression).

4.5. Engineering

In principle, the proposed concept for the management of stormwater for the development is acceptable.

- The design is in line with the HBRC's Waterway Guidelines – Stormwater Management.
- The design is in line with the HBRC's Waterway Guidelines – Low Impact Design.
- The HBRC drains are based on a rural level of service. The development is an urban nature with ponding areas to attenuate the flows to the existing stormwater system.

If successful in its referral, a future substantive application and in addition to the detailed design information to be provided, the project would need to address the following concerns/matters:

- How the project will not result in HBRC drains being compromised by the proposed stormwater diversion.
- Erosion protection of the outlets from the development into the stream and drains.
- Detail of the quality treatment devices including sizing.
- Detail of the quantity sizing of all stormwater treatment devices.

4.6. Regional Land Transport

The Transport Overview Report (Appendix 14) includes a potential public transport bus stop locations and the consultation notes discussions of possible public transport routes through the project. HBRC is supportive of provision for both matters being included to enable possibility of potential future public transport route options or alternatives.

4.7. Other Consents and information:

4.7.1. Soil Contamination

The planning report makes mention of potential need for consent pursuant to the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS). Dependent on the way in which contaminated soils are to be managed, resource consent from HBRC may also be required. If in the instance through the management of contaminated soils that contaminated soils were to be moved/mixed across other less/noncontaminated areas of the site, this may result in the

activity not complying with Regional Resource Management Plan (RRMP) Rule 48(c) that reads as follows:

(c) The discharge shall not cause any increase in the concentration of any hazardous substances or pathogenic organisms on or in any land.

If contaminants from the property are to be discharge/mixed into another area on site that wasn't previously identified as contaminated, then this would trigger a need for consent pursuant to Rule 52 of the RRMP.

Despite this additional matter not being touched on in this referral application, it is not considered significant enough to impact consideration of the project in this referral application. However, if this project is successful in this referral application, as part of a future substantive application the applicant should clearly identify how contaminated soils are to be managed and confirm whether (or not) the activity would also require resource consent from HBRC as outlined above.

4.7.2. Use of Flocculants

Appendix 9 (Ecology Report) states flocculants are likely to be required to manage sediment discharged from the site [during construction works], it is likely the use of flocculants would require additional resource consent as a discharge of contaminants from the site. However, this matter is not material to this referral decision and, if the project is successful in its referral, could be addressed either in a substantive application or a separate consent application if required.

4.8. Stormwater Reserve, Stream Ownership and Transfer of Drainage Asset Ownership

The application proposes the establishment of stormwater reserves and detention basins to manage stormwater. HBRC understands that these reserves and basins, along with all associated infrastructure (including the ongoing maintenance of the receiving streams), are intended to be vested in Hastings District Council (HDC).

In this context, it is noted that:

- Two existing HBRC drainage assets (the Bake and Pomeroy drains) are proposed to be removed as part of the application; and
- These assets are rural drains maintained as part of the wider HBRC drainage network which will be replaced by urban stormwater design in the proposal; and
- The Herehere Stream, which is proposed to receive stormwater from the development, is managed by HDC.

To avoid any uncertainty, HBRC does not support the vesting of the proposed stormwater reserves, basins, or associated infrastructure in HBRC ownership, including any responsibility for their operation or maintenance during any development and after completion.

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Given the need for ongoing maintenance and management of the stormwater infrastructure (including the streams themselves), the applicant should:

- Engage with HDC regarding potential vesting of the assets; or
- Establish an appropriate legal entity (e.g. a body corporate or similar arrangement) to ensure clear ownership and responsibility for ongoing maintenance.

It is also noted that vesting this infrastructure in either HBRC or HDC would transfer the costs of operation and maintenance to ratepayers. This raises a broader question as to whether the proposal is of sufficient regional significance, and whether its benefits outweigh the costs imposed on the wider community.

Similarly, responsibility for the existing HBRC drainage assets within the site (the Bake and Pomeroy drains) should be transferred to the consent holder, so that HBRC is no longer responsible for these assets or their ongoing maintenance. It is noted that during construction, consideration for transitional measures would need to be accounted for by the developer to ensure adjoining land (i.e. adjoining the current alignment of Gilpin Drain) is not negatively impacted, and clear 6m drain maintenance access provision is available along the drain length. Currently maintenance access is on the proposed development area close to the western and southern boundary.

4.9. Ownership of Consent

If in the instance the referral application were successful, the applicant should consider options for the long-term ownership (and any operation, maintenance or ongoing compliance) of any consent(s) with limited duration, particularly any stormwater discharge consent. As above, the applicant should consider whether the likes of HDC or a body corporate for options to ensure any ongoing requirements of consents can be upheld. Furthermore, if it were intended that any potential regional consent for stormwater discharge be eventually transferred into HDC ownership (or incorporated into HDC's network stormwater discharge consent), it is suggested the stormwater management of the site be designed also in accordance with the Hawke's Bay Waterway Guidelines Low Impact Design (April 2009) to assist with ensuring the proposal is consistent with HDC's network stormwater discharge consent. Currently the information provided in this application is consistent with the following HBRC Waterway Guidelines for Stormwater Management and Low Impact Design.

4.10. Regional Planning Committee

Regarding HBRC's Regional Planning Committee (RPC) for future reference and involvement on approvals for resource consents under the Resource Management Act 1991, HBRC does not expect applicants for consent to consult with the RPC. The RPC Terms of Reference (section 4)³ outline the functions of the RPC. The specified functions relate to plan making processes such as reviewing and preparing Regional Plans and Regional Policy Statements, making necessary

³ Feb 2024 council-adopted RPC TOR.

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changes and variations, and overseeing consultation and public notification processes on plans, and do not extend to providing feedback on individual consent applications or projects.

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.

Managers signoff



Katrina Brunton

21/05/2026

Under authority delegated by Hawke's Bay Regional Council

Appendix 1: Relevant Provisions of the Hawke's Bay Regional Policy Statement, Regional Plan and Proposed Plan Change 9 (TANK)

Appendix 1: Relevant Provisions of the Hawke’s Bay Regional Policy Statement, Regional Plan and Proposed Plan Change 9 (TANK)

Middle Road Project Fast Track Application (Referral) – Consistency with Hawke’s Bay Regional Policy Statement

Regional Policy Statement (RPS) Objective / Policy	HBRC Comment/Assessment
<p>3.1A Integrated Land Use and Freshwater Management:</p> <p>OBJ LW 1 Integrated management of fresh water and land use and development Fresh water and the effects of land use and development are managed in an integrated and sustainable manner which includes:</p> <ol style="list-style-type: none"> 1. protecting the outstanding and significant values of outstanding water bodies identified in Schedule 25; 1A. protecting wetlands, including their significant values; 2. the maintenance of the overall quality of freshwater within the Hawke's Bay region and the improvement of water quality in water bodies that have been degraded to the point that they are over-allocated; 2.A. establishing where over-allocation exists, avoiding any further over-allocation of freshwater and phasing out existing over-allocation; 3. recognising that land uses, freshwater quality and surface water flows can impact on aquifer recharge and the coastal environment; 4. safeguarding the life-supporting capacity and ecosystem processes of fresh water, including indigenous species and their associated fresh water ecosystems; 5. recognising the regional value of fresh water for human and animal drinking purposes, and for municipal water supply; 6. recognising the significant regional and national value of fresh water use for production and processing of beverages, food and fibre; 	<p>The application shows intent of being consistent with OBJ LW1, as the Planning Overview Report states the stormwater basin <u>will</u> be lined, which if this was a liner preventing connection between the Heretaunga Plains Aquifer System (identified as Outstanding Water Body <i>OWB 1A</i> in Schedule 25) and the basin the project would be consistent with OBJ LW1 as a means for preventing a contamination pathway. However, the infrastructure report (Appendix 11 to the application) states the basin <u>may</u> be lined, dependent on further investigation of ground conditions. Neither Appendix 10 (Preliminary Geotechnical Assessment Report) nor Appendix 13 (Stormwater Report) mention whether the basin will be lined or not.</p> <p>Te Karamū River (the Karamū River) is also an Outstanding Water Body (OWB) identified in Schedule 25 as OWB 12A. Stormwater from the project site would be discharged to the Herehere Stream and eventually into Te Karamū River as a receiving environment, the planning overview report has not identified the values of this OWB item. However, the proposal does recognise some cultural values associated with Te Karamū River (and the Herehere Stream) as set out in relevant Iwi Management Plans.</p> <p>In principle, the proposal is generally consistent with the relevant provisions of this objective.</p>

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- 7. recognising the potential national, regional and local benefits arising from the use of water for renewable electricity generation;
- 8. recognising the benefits of industry good practice to land and water management, including audited self-management programmes;
- 8A. recognising the role of afforestation in sustainable land use and improving water quality;
- 9. ensuring efficient allocation and use of water;
- 12. recognising and providing for river management and flood protection activities;
- 13. recognising and providing for the recreational and conservation values of fresh water bodies; and
- 14. promoting the preservation of the natural character of the coastal environment, and rivers, lakes and wetlands, and their protection from inappropriate subdivision, use and development.

POL LW3A Resource consent decision-making criteria – Outstanding water bodies identified in Schedule 25 (new activities)

- 1A. Policy LW3A applies where the activity does not meet Policy LW3B.1.
- 1. In relation to those types of activities identified in Policy LW3A.2 a consent authority must take into account:
 - a) the extent to which the activity may on its own or cumulatively adversely affect the outstanding value(s) identified in Schedule 25 of the relevant outstanding water body; and

The Planning Overview Report correctly identifies the site is situated over the Heretaunga Plains Aquifer which is an Outstanding Water Body (OWB) however, the planning report did not identify Te Karamū River (the Karamū River) as a relevant OWB. Te Karamū River would be an eventual receiving waterbody for any stormwater discharge to surface water from the site since the drains and watercourses in the vicinity of the site all drain to Te Karamū River. Te Karamū River is listed as OWB 12A and has the following outstanding characteristics or values: Cultural or spiritual values including wāhi taonga, whakapapa o te wai, nohoanga/pāhi.

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<p>b) the extent to which the activity may on its own or cumulatively adversely affect:</p> <ul style="list-style-type: none">i. the significant values (if any) identified in Schedule 25 of the relevant outstanding water body; <p>and/or</p> <ul style="list-style-type: none">ii. any relevant values identified in Appendix 1A and 1B of the NPSFM 2020 and any other values that are determined to be relevant taking into account local and regional circumstances, where there is evidence that such values are present in the particular water body, prior to the operative date of the relevant catchment-based plan change; and <p>c) whether, in order to protect the water body's outstanding values and significant values:</p> <ul style="list-style-type: none">i. the location of the proposed activity is appropriate;ii. if time limits, including seasonal, or other limits on the activity may be appropriate; and <p>d) The need to manage any conflicts between values in accordance with the hierarchy of obligations in Te Mana o te Wai, prioritising:</p> <ul style="list-style-type: none">i) first, the health and well-being of water bodies and freshwater ecosystems;ii) second, the health needs of people (such as drinking water);iii) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the	<p>Though all relevant details of the project are not yet clear, the activity shows intention of being consistent with Pol LW3A in relation to the Heretaunga Plains Aquifer System by protecting the water body from potential connection with stormwater basins, and the implementation of a treatment train approach to minimise the impact of discharges to the Herehere Stream (and ultimately Te Karamū River). This is dependent on the measures proposed to manage potential effects on the OWBs and their values being maintained in perpetuity/for the intended design life.</p>
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future with priority given to outstanding values over significant values in cases where those values fall within the same Te Mana o te Wai category.

2. Prior to the operative date of the relevant catchment-based plan change, Policy LW3A only applies to the following activities in a regional plan (but not a regional coastal environment plan):

- a) a take, use, damming, or diversion of water from an outstanding water body;
- b) a discharge of a contaminant into an outstanding water body;
- c) a discharge of a contaminant onto or into land in circumstances that may result in that contaminant (or, as a result of any natural process from the discharge of that contaminant, any other contaminant) entering an outstanding water body;
- d) a land use consent for any new structure in, on, under or over the bed of an outstanding water body;
- e) a land use consent for any new or increased disturbance of the bed of an outstanding water body that is not already authorised by a current land use consent.

3. Policy LW3A only applies in the following circumstances:

- a. where the outstanding value(s) of the outstanding water body is identified in Part 2 of Schedule 25; or
- b. POL LW3B where the significant value(s) of the outstanding water body is identified in Part 2 of Schedule 25.

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<p>3.1B Managing the Built Environment</p> <p>OBJ UD1 Establish compact, and strongly connected urban form throughout the Region, that:</p> <p>a) achieves quality built environments that:</p> <ul style="list-style-type: none">i. provide for a range of housing choices and affordability,ii. have a sense of character and identity,iii. retain heritage values and values important to tangata whenua,iv. are healthy, environmentally sustainable, functionally efficient, and economically and socially resilient, andv. demonstrates consideration of the principles of urban design; <p>b) avoids, remedies or mitigates reverse sensitivity effects in accordance with objectives and policies in Chapter 3.5 of this plan;</p> <p>c) avoids, remedies or mitigates reverse sensitivity effects on existing strategic and other physical infrastructure in accordance with objectives and policies in Chapter 3.5 and 3.13 of this plan;</p> <p>d) avoids unnecessary encroachment of urban activities on the versatile land of the Heretaunga Plains; and</p> <p>e) avoids or mitigates increasing the frequency or severity of risk to people and property from natural hazards.</p> <p>OBJ UD2 Provide for residential growth in the Heretaunga Plains sub-region through higher density development in suitable locations.</p>	<p>OBJ UD1 is relevant to the project in several ways, namely reverse sensitivity well-functioning areas, encroachment on versatile land and risks relating to natural hazards. The project includes measures to address reverse sensitivity, well-functioning environment and natural hazards. The application information includes an assessment of the productive capability, largely it's lack of capacity given site-specific constraints and access to water.</p> <p>The Future Development Strategy 2025 (FDS) has identified locations to fulfil hastings housing capacity needs, and this site is not included in the FDS. The project is inconsistent with OBJ UD2.</p>
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<p>OBJ UD6 Ensure that the planning and provision of transport infrastructure is integrated with development and settlement patterns and facilitates the movement of goods and people and provision of services throughout the Region, while:</p> <ul style="list-style-type: none">a) limiting network congestion;b) reducing dependency on private motor vehicles;c) reducing emission of contaminants to air and energy use; andd) promoting the use of active transport modes. <p>POL UD1 In providing for urban activities in the Heretaunga Plains sub-region, territorial authorities must place priority on:</p> <ul style="list-style-type: none">a) the retention of the versatile land of the Heretaunga Plains for existing and foreseeable future primary production, andb) ensuring efficient utilisation of existing infrastructure, orc) ensuring efficient utilisation of planned infrastructure already committed to by a local authority, but not yet constructed. <p>POL UD4.3 Within the Heretaunga Plains sub-region, areas where future residential greenfield growth for the 2015-2045 period has been identified as</p>	<p>Inclusion of an indicative public transport bus stop is provided, and this aligns well with the consultation undertaken with HBRC and OBJ UD 6.</p> <p>Given the project does not place priority on the retention of versatile land as it to develop all the LUC2 across the site, the proposal is inconsistent with POL UD1.</p> <p>Middle Road / Iona/ Hills is identified within Policy POL UD4.3 as an area that is appropriate for greenfield growth area however, higher order documents such as the NPS-Highly Productive Land (NPS-HPL) came into effect since this</p>
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appropriate and providing choice in location, subject to further assessment referred to in POL UD10.1, POL UD10.3, POL UD10.4 and POL UD12, are:

- a) Bay View
- b) Park Island / Parklands
- c) Taradale Hills
- d) Te Awa / The Loop e) Arataki Extension
- f) Haumoana (south of East Road) / Te Awanga
- g) Havelock North Hills (lower extension)
- h) Howard Street
- i) Irongate Road / York
- j) Kaiapo Road
- k) Lyndhurst
- l) Lyndhurst Road extension
- m) Maraekakaho rural settlement
- n) Middle Road / Iona / Hills
- o) Murdoch Road / Copeland
- p) Omaha / Bridge Pa (marae-based)
- q) Waimarama All indicative areas are shown in Schedule XIVa.

policy was created and along with the NPS-HPL was the requirement for councils' to implement Future Development Strategies (FDS). As mentioned above, this site is not currently identified within in the FDS 2025 as a greenfield growth area and therefore, is **inconsistent** with POL UD4.3.

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a) an average yield of 15 lots or dwellings per hectare in each greenfield growth area developed post 31 December 2015;

b) an average yield of 20 lots or dwellings per hectare within each intensification development area.

POL UD10.1 In the Heretaunga Plains sub-region, development of urban activities within greenfield growth areas shall occur in accordance with a comprehensive structure plan. Structure plans shall be prepared when it is proposed to amend the district plan, and shall be included in the district plan to provide for urban activities.

POL UD10.2 In the Heretaunga Plains sub-region, avoid inappropriate ad hoc urban development within the residential greenfield growth areas identified in Policy UD4.3 or created under Policy UD4.2 prior to rezoning taking place.

POL UD12 In preparing or assessing any rezoning, structure plans, or other provisions for the urban development of land within the Region, territorial authorities shall have regard to:

a) The principles of the New Zealand Urban Design Protocol (Ministry for the Environment, 2005);

b) New Zealand Standard NZS4404:2010 Land Development and Subdivision Infrastructure, and subsequent revisions;

There does not appear to be an HDC structure plan for this location that for the as such it is considered the activity is **inconsistent** with POL UD10.1.

In regard to POL UD10.2, the applicant has been open to consulting with HBRC on the matters relevant to HBRC's jurisdiction on this project and despite there not being a structure plan in this location for the proposal to be considered against, it appears intensive planning and design has been applied to this project . However, in the version of the 2025-2055 Napier-Hastings Future Development Strategy (FDS) adopted by HBRC (on 27th August 2025), the subject site is not identified as a suitable residential greenfield development area within the 2024-2055 planning period. It is noted that project intends to provide for and contribute to a well-functioning urban environment connected to the existing urban nature of Havelock North. However given the comments above it is considered the project is **inconsistent** with this provision of POL UD10.2.

In **principle the project is consistent** with policy POL UD12 regarding public transport and provision for active transport, walkable distance to community,

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<p>c) Good, safe connectivity within the area, and to surrounding areas, by a variety of transport modes, including motor vehicles, cycling, pedestrian and public transport, and provision for easy and safe transfer between modes of transport;</p> <p>d) Location within walkable distance to community, social and commercial facilities;</p> <p>e) Provision for a range of residential densities and lot sizes, with higher residential densities located within walking distance of commercial centres;</p> <p>f) Provision for the maintenance and enhancement of water in waterbodies, including appropriate stormwater management facilities to avoid downstream flooding and to maintain or enhance water quality;</p> <p>g) Provision for sufficient and integrated open spaces and parks to enable people to meet their recreation needs, with higher levels of public open space for areas of higher residential density;</p> <p>h) Protection and enhancement of significant natural, ecological, landscape, cultural and historic heritage features;</p> <p>i) Provision for a high standard of visual interest and amenity;</p> <p>j) Provision for people's health and well-being through good building design, including energy efficiency and the provision of natural light;</p> <p>k) Provision for low impact stormwater treatment and disposal;</p> <p>l) Avoidance, remediation or mitigation of reverse sensitivity effects arising from the location of conflicting land use activities;</p>	<p>social and commercial facilities and a variety of residential densities and lot sizes, and the provision for social infrastructure (being the basin reserves).</p>
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<p>m) Avoidance of reverse sensitivity effects on existing strategic and other physical infrastructure, to the extent reasonably possible;</p> <p>n) Effective and efficient use of existing and new infrastructure networks, including opportunities to leverage improvements to existing infrastructure off the back of proposed development;</p> <p>o) Location and operational constraints of existing and planned strategic infrastructure;</p> <p>p) Appropriate relationships in terms of scale and style with the surrounding neighbourhood; and</p> <p>q) Provision of social infrastructure.</p>	
<p>3.3 Loss and Degradation of Soil</p> <p>OBJ 14 The avoidance of loss in the productive capability of land, as a result of reduced soil health.</p>	<p>The project will clearly result in a loss of productive land availability given the site is entirely covered with LUC2 soils, however the key question in OBJ 14 is whether the project will result in a loss of the productive <i>capability</i> of land.</p> <p>Appendix 12 (Productive Capacity Assessment) sets out an argument for those reasons as to why the project site has a constrained productive capacity in the first place.</p>
<p>3.5 Effects of Conflicting Land Use Activities</p> <p>OBJ 16 For future activities, the avoidance or mitigation of off site impacts or nuisance effects arising from the location of conflicting land use activities.</p> <p>POL 6 PROBLEM-SOLVING APPROACH – FUTURE LAND USE CONFLICTS</p> <p>To recognise that the future establishment of potentially conflicting land use activities adjacent to, or within the vicinity of each other is appropriate</p>	<p>The project seeks to largely rely on the no-rural activities on the adjacent boundaries and design measures such as greater setback distances as a means for addressing potential reverse sensitivity issues but note the reliance on adjoining neighbour’s high-level support for the project, neighbouring landowner’s submissions into the FDS (to include their properties) and project design response (larger deeper lots, potential setbacks, landscaping, other interface/buffer treatments or stormwater locating basin/reserve assets at boundaries). The Hawke’s Bay Regional Resource Management Plan generally directs matters of conflicting land uses/reverse sensitivity to be addressed</p>

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<p>provided no existing land use activity (which adopts the best practicable option or is otherwise environmentally sound) is restricted or compromised. This will be primarily achieved through liaison with territorial authorities and the use of mechanisms available to territorial authorities, which recognise and protect the ongoing functioning and operation of those existing activities.</p>	<p>through measures implemented by Territorial Authorities. The proposal shows intent of being consistent with OBJ 16.</p> <p>POL 6 largely directs matters to territorial authorities to use mechanisms available to them to manage future land use conflicts, and from the consultation (Appendix 4) it appears the applicant has taken on board feedback HDC.</p>
<p>3.8 Groundwater Quality</p> <p>OBJ 21 No degradation of existing groundwater quality in the Heretaunga Plains and Ruataniwha Plains aquifer systems.</p> <p>OBJ 22 The maintenance or enhancement of groundwater quality in aquifers in order that it is suitable for human consumption and irrigation without treatment, or after treatment where this is necessary because of the natural water quality.</p> <p>POL 17 DECISION-MAKING CRITERIA – ACTIVITIES AFFECTING GROUNDWATER QUALITY</p> <p>To manage the effects of activities that may affect the quality of groundwater in accordance with the following approach:</p> <p>(a) To ensure that all activities, particularly discharges of contaminants onto or into land, comply with the environmental guidelines for groundwater quality, and the associated implementation approach, set out in Policies 75 and 76.</p> <p>(b) To encourage discharges of contaminants onto or into land where these are likely to have less adverse effect than discharges into water.</p>	<p>The proposal shows intent of being consistent with OBJ 21 and OBJ 22 in relation to the management of stormwater basins being lined to prevent connection between the aquifer system. If successful in its referral, the project would need to detail how the lining of the stormwater basins will be implemented and managed to ensure its integrity for the duration of its intended lifespan. The project’s intent of connecting the future lots to HDC’s reticulated wastewater network is also consistent with this provision as it avoids individual on-site wastewater discharges for each proposed lot along with individual ownership and maintenance by their future owners.</p> <p>Assuming the project is carried out in accordance with the statements made in the Planning Overview, particularly that the stormwater basins will be lined to protect groundwater quality, the project would be consistent with POL 17 for item (a). See consideration of POL 75 & 76 below. Additionally, the planning overview report states the project will utilise a spill management plan to manage the project, which is consistent with this policy also given the site may have a medium-high level of contamination vulnerability as according to</p>

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(c) To consider the effects of the taking of groundwater on the quality of groundwater, including the potential for salt water intrusion.

(d) To prevent or minimise spills or other breaches of resource consent conditions causing contamination of groundwater, particularly in those areas of high contamination vulnerability for the Heretaunga Plains aquifer system as shown in the DRASTIC map in Schedule V, by requiring the preparation and implementation of site management plans and spill contingency measures for relevant activities.

(e) To disallow any discharge activity which presents a significant risk of groundwater contamination in those areas of high contamination vulnerability for the Heretaunga Plains aquifer system as shown in the DRASTIC map in Schedule V.

POL 22 DECISION-MAKING CRITERIA – RISK ASSESSMENT OF CONTAMINATED SITES

(a) When assessing the risks to environmental and public health through the effects of contaminated sites on groundwater quality the following factors shall be taken into account:

- (i) the level of contamination in soil and water at the site and the characteristics of the contaminants, such as their mobility
- (ii) any numerical standards provided by relevant national guidelines
- (iii) in the absence of relevant national guidelines, numerical standards determined in other internationally recognised guidelines

Schedule V of the Regional Resource Management Plan. Overall, the project **shows intent of being consistent** with POL 17.

Based on the information available, it is **currently unclear** as to whether the project is consistent with this policy, if successful in this referral, the applicant should include information to address the matters of POL 22 to support a substantive application. Depending on the nature of the contamination present on site, this matter is likely an item that can be managed via appropriate site management methods to avoid, minimise and mitigate adverse environmental effects of potentially contaminated soils and therefore is not considered to be material to the decision making of this referral.

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<p>(iv) the current or proposed land use and any restrictions on future land uses of the site</p> <p>(v) the proximity of the site to sensitive ecosystems and the sensitivity of those ecosystems to the contaminants</p> <p>(vi) the possible exposure pathways</p> <p>(vii) the degree and nature of the discharges from the site</p> <p>(viii) the geological nature and history of the site.</p> <p>(b) Remediation and/or containment of any existing contaminated site will be required to ensure that the final level of contamination is appropriate for the current, proposed or any permitted use of that land.</p>	
<p>3.10 Surface Water Resources</p> <p>OBJ 25 The quantity of water in wetlands, rivers and lakes is suitable for sustaining aquatic ecosystems, for achieving other freshwater objectives, and ensuring resource availability for a variety of purposes across the region, while recognising the impact caused by climatic fluctuations in Hawke's Bay.</p> <p>OBJ 27 The water quality in rivers, lakes and wetlands is suitable for sustaining or improving aquatic ecosystems, and for other freshwater objectives identified in accordance with a catchment-based process set out in Policy LW1 and Policy LW2, including contact recreation purposes where appropriate.</p>	<p>It is stated in the application that the stormwater management approach has been designed to manage both water quality and quantity, ensuring post-development runoff does not exceed pre-development peak flows, thereby avoiding adverse hydrological effects on the receiving environment. The proposal shows intent of being consistent with OBJ 25.</p> <p>The applicant has identified there are no wetlands on site. The applicant has stated in regard to stormwater quality that a treatment train approach will be taken using water sensitive measures to treat runoff prior to discharge to the receiving environment, and the applicant stated there are opportunities for stream enhancement. The proposal shows intent of being consistent with OBJ 27.</p>

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<p>OBJ 27A Riparian vegetation on the margins of rivers, lakes and wetlands is maintained or enhanced in order to:</p> <ul style="list-style-type: none">a) maintain biological diversity;b) maintain and enhance water quality and aquatic ecosystems; andc) support the use of surface water resources in accordance with tikanga Māori. <p>POL 38 DECISION-MAKING CRITERIA – EFFECTS OF NEW TAKES</p> <p>To avoid any significant adverse effects of new takes, uses, damming or diversion of water on lawfully established activities in surface water bodies, including any significant adverse effects on takes and uses of water for an individual’s reasonable domestic needs or the reasonable needs of an individual’s animals for drinking water or takes for firefighting.</p> <p>POL 47 DECISION-MAKING CRITERIA – DISCHARGES</p> <p>To manage activities affecting the quality of water in wetlands, rivers and lakes in accordance with the environmental guidelines and implementation approaches set out in Chapter 5 of this Plan.</p> <p>POL 49 DIVERSION AND DISCHARGE OF STORMWATER</p> <p>(b) To promote mitigation of the cumulative effects of stormwater discharges on water quality where appropriate.</p>	<p>Riparian enhancements have been identified within the application, particularly in regard to the Herehere Stream to support improved ecological and amenity outcomes. The proposal is consistent with OBJ 27A.</p> <p>The proposal seeks to take water from impounded water source(s) (being the proposed stormwater basin) for construction activities (i.e. dust suppression). Since the construction of stormwater basin(s) during construction will only be supplied via rainwater collected onsite, the proposal is considered consistent with POL 38 as the take will not affect other uses or lawfully established takes.</p> <p>The matters of Chapter 5 (Regional Plan Objectives and Policies) are assessed below.</p> <p>The concepts and measures proposed are in line with common practice and in line with HBRC Stormwater Management Guidelines. The proposal shows intent of being consistent with POL 49.</p>
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<p>3.12 Natural Hazards</p> <p>OBJ 31 The avoidance or mitigation of the adverse effects of natural hazards on people's safety, property, and economic livelihood.</p>	<p>The applicant has correctly stated that part of the site is subject to an identified flood risk. The other portion is 'not within the study area', note that this does not mean that this land is not subject to flooding, but instead means this land was not in the study area to confirm whether (or not) the site is within a flood risk area. Appendix 13 (Stormwater Report) states that increases in flood level less than 20mm outside of the development extent, can be designed out as part of the substantive application process. HBRC is supportive of preventing any increase of flooding on land owned by other parties other than the applicant and/or land not subject to this project footprint. Designing out any potential increase of flooding on land owned by others and avoiding flood effects on the proposed development by providing for on-site flood storage and attenuation to manage runoff is consistent with OBJ 31. However we note that information about the 'designing out' of these effects and how they can be achieved at the site.</p>
<p>3.14 Recognition of Matters of Significance to Iwi/Hapu</p> <p>OBJ 34 To recognise tikanga Maori values and the contribution they make to sustainable development and the fulfilment of HBRC's role as guardians, as established under the RMA, and tangata whenua roles as kaitiaki, in keeping with Maori culture and traditions.</p> <p>OBJ 35 To consult with Maori in a manner that creates effective resource management outcomes.</p> <p>POL 59 Consultation with tangata whenua should be undertaken in a manner that acknowledges Maori values, with the fundamental approach in</p>	<p>The applicant has considered the proposal against Iwi Management plans, and identified that the Heretaunga Plains Aquifer System holds cultural values.</p> <p>The site also falls within Nga Hapu o Tutaekuri's iwi management plan area for Tutaekuri Awa Management and Enhancement Plan, however it does not appear as though the applicant has identified this matter.</p> <p>The applicant has opened communication with relevant parties and has stated that engagement will continue.</p> <p>The applicant appears to have engaged or initiated the offer to engage with parties. As HBRC was not a part of those engagements, it would be up to those</p>

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<p>consultation being “kanohi ki te kanohi” (face to face) or personal contact. Other matters necessary to be exercised are:</p> <ul style="list-style-type: none"> (a) consideration of a consent application not yet finally decided upon (b) listening to what others have to say (c) considering their responses (d) deciding what will be done (e) appropriate timing. <p>POL 61 Resource management decisions made subsequent to consultation shall show regard for that consultation.</p>	<p>parties to determined whether the consultation was undertaken in the manner described. The application states that engagement will continue.</p> <p>The applicant has been responsive to HBRC’s feedback from pre-application feedback so far and therefore, the project has been consistent with POL 61 to date (in regard to consultation with HBRC).</p>
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Middle Road Project Fast Track Application (Referral) – Consistency with Hawke’s Bay Regional Plan

Chapter 5 Regional Resource Management Plan Objective / Policy	HBRC Comment/Assessment
<p>5.1A Consolidated regional plan provisions inserted by various national directions</p> <p>POL 66B Loss of river extent and values</p> <p>(1) The loss of river extent and values is avoided, unless the council is satisfied that:</p> <ul style="list-style-type: none"> (a) there is a functional need for the activity in that location; and (b) the effects of the activity are managed by applying the effects management hierarchy. 	<p>Other than potential stream enhancement (including bank stabilisation and riparian planting) it does not appear as though the activity would result in a loss of river extent of the Herehere Stream. Furthermore Appendix 9 (the Ecology Report) states “there will be no loss of extent of rivers or streams with the Herehere Stream retained in its current alignment within the development”. The proposal shows intent of being consistent with POL 66B.</p>

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POL 66C DISCHARGE PERMITS – Matters for consideration in catchments other than Tukituki River catchment

(1) When considering any application for a discharge the consent authority must have regard to the following matters:

- (a) the extent to which the discharge would avoid contamination that will have an adverse effect on the lifesupporting capacity of fresh water including on any ecosystem associated with fresh water and
- (b) the extent to which it is feasible and dependable that any more than minor adverse effect on fresh water, and on any ecosystem associated with fresh water, resulting from the discharge would be avoided.

(2) When considering any application for a discharge the consent authority must have regard to the following matters:

- (a) the extent to which the discharge would avoid contamination that will have an adverse effect on the health of the people and communities as affected by their contact with fresh water; and
- (b) the extent to which it is feasible and dependable that any more than minor adverse effect on the health of the people and communities as affected by their contact with fresh water resulting from the discharge would be avoided.

(3) This policy applies to the following discharges (including a diffuse discharge by any person or animal):

- (a) a new discharge or

The application states a variety of management plans and methods will be used to manage effects from the proposal, including Erosion and Sediment Controls, Spill Management Plans, as well as a treatment train approach to managing stormwater discharges. The proposal **shows intent of being consistent** with POL 66C.

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<p>(b) a change or increase in any discharge – of any contaminant into fresh water, or onto or into land in circumstances that may result in that contaminant (or, as a result of any natural process from the discharge of that contaminant, any other contaminant) entering fresh water.</p> <p>(4) Policy 66C(1) does not apply to any application for consent first lodged before the National Policy Statement for Freshwater Management 2011 took effect on 1 July 2011.</p> <p>(5) Policy 66C(2) does not apply to any application for consent first lodged before the National Policy Statement for Freshwater Management 2014 took effect on 1 August 2014.</p> <p>(6) Policy 66C does not apply to any application for a discharge permit within the Tukituki River catchment (refer Schedule 14C).</p>	
<p>5.2 Land</p> <p>OBJ 38 The sustainable management of the land resource so as to avoid compromising future use and water quality.</p>	<p>The proposal shows intent of being consistent with OBJ 38 insofar that the proposal has set out a number of measures to minimise impact on water quality. But it should be noted, despite Appendix 12 (productive Capability Assessment) identifying a lack of availability of water for productive activities (i.e. irrigation etc) due to over allocation of the groundwater resource, the project will result in additional demand on the HDC reticulated water supply network for drinking water. HDC’s reticulated water supply network is sourced by the same groundwater source that is overallocated. Therefore, the project would still result in additional demand on that overallocated resource, noting that this additional demand will be a matter that HDC will need to manage within HDC’s consented water take allocation. This however, is not likely to affect water quality, only the quantity available for future use.</p>

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4. Soluble reactive phosphorus	The concentration of soluble reactive phosphorus should not exceed 0.015 mg/l.	lakes	The 'Clive river and its tributaries' (i.e. the Karamū River) are identified within Table 8, however, considering the measures previously discussed, the proposal appears to show intent of being consistent with POL 71.
5. Clarity	In areas used for contact recreation, the horizontal sighting range of a 200 mm black disk should exceed 1.6 m.		
These guidelines apply after reasonable mixing and disregarding the effect of any natural perturbations that may affect the water body, as set out in Policy 72.			

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**Table 8. Environmental Guidelines – Surface Water Quality
Part II - Guidelines that Apply to Specific Catchments**

Catchment Area	Faecal Coliforms (cfu/100 ml)	Suspended Solids (mg/l)
Aropoanui River	200	50
Clive Rivers and tributaries	200	10
Esk River	200	50
Ikanui Stream	200	50
Kopuawhara Stream	200	50
Mangakuri Stream	200	50
Maraetotara River	200	50
Mohaka River	50	10
Ngaruroro River upstream of Fernhill Bridge	50	10
Ngaruroro River between Fernhill Bridge and Expressway Bridge	100	25
Ngaruroro River downstream of the Expressway Bridge	150	25
Opoutama Stream	200	50
Porangahau River	200	50
Puhokio Stream	200	50
Taharua Stream	50	10
Tutaekuri River upstream of Redclyffe Bridge	50	10
Tutaekuri River between Redclyffe Bridge and SH50	100	25
Tutaekuri River downstream of the Expressway Bridge	150	25
Waingonoro Stream	200	50
Waipatiki Stream	200	50
Waipuka Stream	200	50
Wairoa River and tributaries upstream of Frasertown	100	25
Wairoa River at and downstream of Frasertown	200	25

5.6 Groundwater Quality

OBJ 42 No degradation of existing groundwater quality in aquifers in the Heretaunga Plains aquifer system.

With regard to stormwater management, and as mentioned above, the planning report states that the basin will be lined. However, Appendix 11 Infrastructure report states basin may be lined. But later recommends further

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<p>OBJ 43 The maintenance or enhancement of groundwater quality in unconfined or semi-confined productive aquifers in order that it is suitable for human consumption and irrigation without treatment, or after treatment where this is necessary because of the natural water quality.</p> <p>POL 75 ENVIRONMENTAL GUIDELINES - GROUNDWATER QUALITY</p> <p>Other than in the productive aquifer systems in the Tukituki River catchment, to manage the effects of activities affecting the quality of groundwater in accordance with the environmental guidelines set out in Table 10.</p>	<p>Geotech assessment to ensure basins do not adversely interact with the groundwater table. With regard to wastewater, the project intends to connect to HDC's reticulated wastewater network, this avoids potential for degradation of the Heretaunga Plains aquifers associated with individual on-site wastewater systems. The proposal shows intention of being consistent with OBJ 42 and 43 and POL 75.</p>
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Table 10. Environmental Guidelines – Groundwater Quality

Issue	Guideline
CONFINED, PRODUCTIVE AQUIFERS IN THE HERETAUNGA PLAINS AQUIFER SYSTEM (as shown in Schedule IV)	
1. No degradation	There should be no degradation of existing water quality.
OTHER PRODUCTIVE AQUIFERS	
1. Human consumption	The quality of groundwater should meet the "Drinking Water Quality Standards for New Zealand" (Ministry of Health, 1995) without treatment, or after treatment where this is necessary because of the natural water quality.
2. Irrigation	The quality of groundwater should meet the guidelines for irrigation water contained in the "Australian Water Quality Guidelines for Fresh and Marine Waters" (Australian and New Zealand Environment and Conservation Council, 1998) without treatment, or after filtration where this is necessary because of the natural water quality.

POL 76 IMPLEMENTATION OF ENVIRONMENTAL GUIDELINES – GROUNDWATER QUALITY

To implement the environmental guidelines for groundwater quality set out in Policy 75 predominantly in the following manner:

POL 76 directs the consent authority to use the environmental guidelines of POL 75 through the process of making decision on resource consents, this

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<p>(a) Resource consents – The environmental guidelines will primarily be used in the process of making decisions on resource consents, in accordance with section 104 (1)(b) of the RMA.</p> <p>(b) Regional rules – The environmental guidelines have also been incorporated in conditions, standards and terms in the rules set out in Chapter 6 of this Plan as appropriate.</p> <p>And in accordance with the following approach:</p> <p>(c) After reasonable mixing - The environmental guidelines will apply after reasonable mixing of contaminants, and disregarding the effect of any natural perturbations that may affect the water body.</p> <p>(d) Heretaunga Plains confined aquifers – To not permit any activity that is likely to cause any degradation of groundwater quality in confined productive aquifers in the Heretaunga Plains aquifer systems. This means that activities involving the discharge of contaminants over the recharge areas will be regulated.</p> <p>(e) Other productive aquifers with good water quality - For other productive aquifers where the existing groundwater quality is suitable for human consumption and irrigation (without treatment, or after filtration where this is necessary because of the natural water quality), to ensure that the groundwater quality remains within these guidelines.</p> <p>(f) Other productive aquifers with poor water quality – Where existing water quality is poorer than the guidelines for “other productive aquifers”, the following approach will be adopted:</p> <p>(i) Regulated activities – Where activities that are regulated by way of resource consents (e.g. discharges of contaminants onto land) are the</p>	<p>matter can be addressed though design and conditions of consent. The proposal shows intent of being consistent with POL 76.</p>
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predominant cause of poor water quality, improvements will be sought at the time of granting, review or renewal of consent while having regard to the following:

- the extent to which the activity causes the poor water quality relative to other activities
- for existing activities, the need to allow time to achieve the required improvements.

Where activities that are regulated by way of resource consents are not the predominant cause of degraded water quality, conditions will be imposed on such consents to avoid further degradation of water quality unless the HBRC is satisfied that:

- exceptional circumstances justify allowing further degradation, or
- in the case of discharges, the discharge is of a temporary nature, or is associated with necessary maintenance work.

(ii) Unregulated activities – Where activities that are unregulated are the predominant cause of poor water quality, non-regulatory methods (as set out in Chapter 4) will be used as the primary means for achieving an improvement in water quality, in particular the provision of education and co-ordination.

Where no improvement or where further degradation is evident over time as a result of unregulated activities, the HBRC will consider the need for regulation of these activities.

(g) Interconnections between aquifers and other water bodies – Aquifers (including unconfined, unproductive aquifers) that have hydraulic connections with other aquifers or surface water bodies will be managed in a manner which

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<p>avoids a breach of the environmental guidelines for those other water bodies that are hydraulically connected.</p>	
<p>5.8 Beds of Rivers and Lakes</p> <p>OBJ 45 The maintenance or enhancement of the natural and physical resources, and use and values, of the beds of rivers and lakes within the region as a whole.</p> <p>POL 79 ENVIRONMENTAL GUIDELINES – BEDS OF RIVERS AND LAKES</p> <p>To manage the effects of activities affecting river beds and lake beds in accordance with the environmental guidelines set out in Table 12 below.</p>	<p>The project proposes to undertake enhancement of the Herehere stream through bank stabilisation and planting. The proposal shows intentions of being consistent with OBJ 45.</p> <p>Appendix 9 (Ecological Report) states “no structures that could affect fish passage are proposed within the Herehere Stream”. The proposal is silent on fish spawning specifically, however, mentions that any effects on native fish communities is not expected. Proposed planting along Herehere Stream will have some benefits to stream functions and fauna. Effects on fish within the existing artificial watercourses across the site can be mitigated through construction methodology and fish relocation measures as mentioned in the ecology report. Provided the project undertakes relocation of any native or threatened fish species as suggested in the Appendix 9, it is considered that the proposal shows intention of being consistent with POL 79.</p>

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Table 12. Environmental Guidelines – Beds of Rivers and Lakes

Issue	Guideline
1. Fish passage	The activity should be undertaken in a manner that continues to provide for the existing passage of fish past the structure.
2. Fish spawning	In areas of fish spawning the activity should be undertaken in a manner that minimises adverse effects on overall fish spawning patterns.
3. Bed stability	No long term or ongoing acceleration of the rate of erosion or accretion of the bed of a river or lake as a result of any activity in a river bed or lake bed.
4. Habitat	Adverse effects on the habitat of aquatic and terrestrial flora and fauna within the bed of a river or lake should be avoided, remedied or mitigated.
5. Flow regimes	Adverse effects on natural flow regimes should be avoided where this is possible, or remedied or mitigated where avoidance is not possible.
6. Other structures & activities	There should be no significant adverse effects, including by way of destabilisation, on lawful existing structures or activities within the bed of a river or lake.
7. Flood & debris risk	There should be no reduction in the ability of the channel to convey flood flows, and no significant impedance to the passage of floating debris.
8. Damage to property	There should be no damage caused, and no increase in the risk of damage, to any property, including river control works, unless written approval is obtained from any affected parties.
9. Temporary activities	Upon completion of any temporary activity affecting the bed of a river or lake, the bed should as far as practicable be restored to no less than the state it was in prior to the activity taking place.
10. Outstanding natural features	Adverse effects on any outstanding natural features within river and lake beds should be avoided, remedied or mitigated.

POL 80 IMPLEMENTATION OF ENVIRONMENTAL GUIDELINES – RIVER BEDS & LAKE BEDS

POL 80 focuses on the implementation of guidelines through rules and resource consents. It can be expected that if the project is successful that it

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<p>To implement the environmental guidelines for river beds and lake beds set out in Policy 79 predominantly in the following manner:</p> <p>(a) Regional rules – The environmental guidelines have been incorporated in conditions, standards and terms in the rules set out in Chapter 6 of this Plan, and to guide the level of regulation, as appropriate. In particular, the use, maintenance and removal of structures have been allowed provided adverse effects are managed in accordance with the environmental guidelines.</p> <p>(b) Resource consents – The environmental guidelines will also be used in the process of making decisions on resource consents, in accordance with section 104 (1)(b) of the RMA.</p>	<p>could be expected that conditions of consent be imposed in accordance with guidelines.</p>
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Middle Road Project Fast Track Application (Referral) – Consistency with Hawke’s Bay Regional Resource Management Plan Proposed Plan Change 9 (Court Order Version 29 April 2026)

Proposed Plan Change 9 (TANK) Objective / Policy	HBRC Comment/Assessment
<p>5.10.1 TANK Objectives</p> <p>Overarching Objective</p> <p>OBJ TANK 1 Land and freshwater in the Tūtaekurī, Ahuriri, Ngaruroro and Karamū catchments are sustainably managed as integrated natural resources to give effect to Te Mana o te Wai by prioritising:</p>	<p>Site is within the Karamū Catchment therefore the Proposed Plan Change 9 (TANK) applies. The proposal shows intent of being consistent with OBJ TANK 1 through the measures for protecting the health and well-being of waterbodies and freshwater ecosystems, and the needs of people and communities.</p>

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- a) First, the health and well-being of water bodies and freshwater ecosystems
- b) Second, the health needs of people (such as drinking water)
- c) Third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.

OBJ TANK 2 Mauri enhancement and ecosystem health outcomes are achieved through:

- a) Recognising ki uta ki tai and the interconnectedness of land and water and the particular connections between groundwater and surface water in these catchments
- b) Protecting indigenous biodiversity and safeguarding the life-supporting capacity of aquatic ecosystems
- c) Collectively managing all of the specified attributes described in schedule 26
- d) Providing for values identified in schedule 26
- e) Establishing limits (including targets and minimum flows where appropriate) for groundwater and surface water
- f) Sustainably allocating water

Ki uta ki tai and the connectedness of land and water is identified within the planning report and appears to be considered as part of the project. The project **shows intention of being consistent** with OBJ TANK 2. If this project is successful in its referral, it will need to demonstrate how it can show further consistency with this objective.

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<p>g) Protecting the outstanding and significant values of the Outstanding Water Bodies identified in Schedule 25</p> <p>h) The matters identified in OBJ 2A</p> <p>OBJ TANK 2A The relationships, culture, traditions, and tikanga of tangata whenua with their ancestral waters, wāhi tapu, and taonga are recognised and provided for by:</p> <p>a) Active protection and restoration of their ancestral freshwater resources including wāhi tapu and taonga;</p> <p>b) Recognition of their mana and rangatiratanga and exercise of Kaitiakitanga over their ancestral freshwater resources, wāhi tapu and taonga;</p> <p>c) Mauri tū, Mauri oho, Mauri Ora (improve and provide for) the mauri, mana and oranga of Atua, taonga species, ecosystems and waters within the TANK catchments and the Heretaunga muriwaihou so that customary practices can be undertaken, including mahinga kai.</p>	<p>The project shows intention of being consistent with OBJ TANK 2A. Whether the project truly aligns with OBJ TANK 2A, would be dependent on the continue engagement applicant stated they intend to undertake.</p>
<p>Climate Change</p> <p>OBJ TANK 3 Climate change and social, cultural, economic and ecosystems resilience are taken into account when making decisions about land and water management within the TANK catchments.</p>	<p>Climate change has been taken into account through the design of the stormwater management system. The project shows intention of being consistent with OBJ TANK 3.</p>

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<p>Water Quality General</p> <p>OBJ TANK 4 The quality of the TANK freshwater bodies and estuaries is maintained where objectives are currently being met, or is improved where degraded so that they meet target attribute states in Schedule 26 by 2040 provided that:</p> <p>a) where the attribute state is found to be higher than the target attribute state given in Schedule 26, the higher state is to be maintained</p> <p>b) progress is made over the life of this Plan towards the long term target attribute states by the mixture of regulatory and non-regulatory provisions in this Plan.</p> <p>OBJ TANK 4A No degradation of existing groundwater quality in aquifers in the Heretaunga Plains aquifer system.</p> <p>OBJ TANK 5 Riparian margins are protected or improved where necessary to provide for aquatic ecosystem health and mauri of water bodies in the TANK catchment and to:</p> <p>a) reduce effects of contaminant loss from land use activities</p> <p>b) improve aquatic habitat and protect indigenous species including fish spawning habitat</p>	<p>The proposal shows intentions of being consistent with OBJ TANK 4 through the various measures to manage effects of the project (particularly stormwater, erosion and sediment controls, spill, spill management and construction management measures). If successful in its referral, the project will need to show how it intends to align with the target attributes in TANK Schedule 26 in its substantive application.</p> <p>The project shows intention of being consistent with OBJ TANK 4 as previously mentioned regarding the measures proposed to line the stormwater basins. The measure for</p> <p>The project intends to enhance riparian planting adjacent to Herehere Stream. The proposal shows intention of being consistent with OBJ TANK 5.</p>
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<ul style="list-style-type: none">c) reduce stream bank erosiond) enhance natural character and amenitye) improve indigenous biodiversityf) reduce water temperature in summerg) reduced nuisance macrophyte growth.	
<p>Catchment Objectives</p> <p>OBJ TANK 10 In combination with meeting the target attribute states specified in Schedule 26, the mauri, water quality and water quantity in the Karamū and Clive Rivers catchment are improved to enable:</p> <ul style="list-style-type: none">a) healthy ecosystemsb) healthy and diverse indigenous aquatic and bird populations, especially black pātiki, tuna and whitebait, and healthy macroinvertebrate communitiesc) people to safely carry out a wide range of social, recreational, and cultural activities, including swimming and cultural practices of Uu and rowing and waka ama in the Clive/Karamūd) collection and consumption of kai to provide for social and cultural well-beinge) people and communities to safely meet their domestic water needs	<p>Through the treatment train approach to managing stormwater quality and requiring all individual lots to be connected to HDC’s reticulated wastewater network, the proposal shows intention of being consistent with OBJ TANK 10 and 11.</p>

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f) primary production, industrial and commercial water needs and water required for associated processing and other urban activities to provide for community social and economic well-being

and provide for:

g) contribution to the healthy functioning of the Waitangi Estuary ecosystem and to enable people to safely carry out a wide range of social, cultural and recreational activities and the collection of kai in the estuary.

OBJ TANK 11 In combination with meeting the target attribute states specified in Schedule 26 the mauri, water quality, water quantity and groundwater levels are maintained in the Groundwater connected to the Ngaruroro, Tūtaekurī and Karamū rivers and their tributaries is managed to enable:

a) people and communities to safely meet their domestic water needs and to enable the provision of safe and secure supplies of water for municipal use

b) primary production, industrial and commercial water needs and water required for associated processing and other urban activities to provide for community social and economic well-being

and provide for:

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<p>c) the maintenance of groundwater levels at an equilibrium that accounts for annual variation in climate and prevents long term decline or seawater intrusion</p> <p>d) contribution to water flows and water quality in connected surface waterbodies.</p>	
<p>Water quantity</p> <p>OBJ TANK 15 The current and foreseeable water needs for mauri, mahinga kai, and ecosystem health and of future generations are secured through phasing out existing over-allocation and avoiding future overallocation, supported by:</p> <ul style="list-style-type: none">a) water conservation, water retention in the landscape, water use efficiency, and innovations in technology and managementb) flexible water allocation and management regimesc) water reticulationd) aquifer recharge and flow enhancement with a preference for natural aquifer rechargee) flow augmentation, where appropriatef) water harvesting and storage , in appropriate locationsg) riparian and wetland restoration.	<p>The proposal seeks to utilise water from impounded rainwater (stormwater basins) during construction for construction matters (i.e. dust suppression). This impounded water is not proposed to be obtained from any other surface water or groundwater resource and therefore will not subject to allocation volumes. Objective TANK 15 is therefore not relevant to the project. Regarding water supply, the project would result in additional demand on HDC’s reticulated water supply network, however, this additional demand will be a matter that HDC will need to manage within HDC’s consented water take allocation.</p>

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<p>5.10.1 Policies: Surface Water and Groundwater Quality Management</p> <p>General</p> <p>POL TANK 1 Freshwater management in the Tūtaekurī, Ahuriri, Ngaruroro and Karamū catchments will be achieved by the Council, tangata whenua and the urban and rural community working together in a way that:</p> <ul style="list-style-type: none">a) recognises tangata whenua as kaitiaki and other resource users as stewards and the responsibilities they each have in freshwater managementb) recognises the importance of monitoring, resource investigations and the use of mātauranga Māori to inform decision making and limit setting for sustainable managementc) ensures good land and water management practices are followed and where necessary, mitigation or restoration measures adoptedd) supports good decision making by resource users.	<p>The proposal shows intentions of being consistent with POL TANK 1 through the measures for managing freshwater, both in relation to the Herehere Stream, Groundwater and through management of stormwater discharge.</p>
<p>Adaptive and Priority Management Approach to Nutrient and Contaminant Management</p> <p>POL TANK 2 The Council will regulate land use activities and will work with tangata whenua, landowners, local authorities, industry and community groups, and other stakeholders to manage land use activities so that existing</p>	<p>The project shows intent of being consistent with POL TANK 2 through the number of avoidance or mitigation measures.</p>

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<p>water quality is maintained in its current state or improved to meet target attribute states shown in Schedule 26 by focusing on:</p> <ul style="list-style-type: none">a) water quality improvement in priority catchments (as described in Schedule 27) where water quality is not meeting specified freshwater quality targetsb) sediment management as a key contaminant pathway to also address phosphorus and bacteria lossesc) the significant environmental stressors of excessive sedimentation and macrophyte growth in lowland rivers and nutrient loads entering Te Whanganui ā Orotū (Ahuriri) and Waitangī estuariesd) the management of riparian marginse) the management of urban stormwater networks and the reduction of contaminants in urban stormwaterf) the protection of water quality for domestic use and registered drinking water supplies.g) ensuring no degradation of existing groundwater quality in aquifers in the Heretaunga Plains aquifer system <p>POL TANK 3 In the Clive/Karamū Rivers and their tributaries, in addition to POL TANK 2 the Council will work with tangata whenua, landowners and the Hastings District Council to:</p>	<p>The project intends to enhance the Herehere stream through measures such as riparian planting. Erosion and sediment control measures are proposed to be in place to manage and minimise erosion and sediment migration during construction. Furthermore, the treatment measures proposed for stormwater</p>
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<p>a) reduce water temperature and increase the level of dissolved oxygen by:</p> <ul style="list-style-type: none">i. the establishment of riparian vegetation to shade the water and reduce macrophyte growth while accounting for flooding and drainage objectivesii. reducing excessive macrophyte growth by physical removal of aquatic plants in the short term <p>b) adopt flow management regimes to remedy or mitigate the effects of surface and ground water abstraction</p> <p>c) reduce the amount of sediment and nutrients entering the freshwater from adjacent land</p> <p>d) improve stormwater and drainage water quality and the ecosystem health of urban waterways and reduce contamination of stormwater associated with poor site management practices, spills and accidents in urban areas (refer also to POLs TANK 26 -29).</p>	<p>management appear to be consistent with local industry best practice. The proposal shows intention of being consistent with POL TANK 3.</p>
<p>Riparian Land Management</p> <p>POL TANK 12 The Council will promote and support the establishment of riparian vegetation, including in conjunction with stock exclusion and setback regulations, that:</p> <p>a) contributes to the health of aquatic ecosystems especially for indigenous species</p>	<p>The project proposes enhancement of the Herehere Stream through riparian planting and open space for improved amenity values, the project shows intention of being consistent with POL TANK 12, 13 and 14.</p>

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b) provides shading to reduce macrophyte growth and water temperature especially in lowland tributaries of the Karamū River

c) reduces contamination of water from land use activities

d) reduces river bank erosion

e) improves local amenity and protects and enhances natural character

f) enhances recreational activities

g) improves current and future fish spawning habitat

h) assist in weed control

i) improves mauri and mahinga kai

POL TANK 13 Where appropriate, support establishment of native plant species in riparian margins to contribute to improving the region's indigenous biodiversity, the collection of kai, taonga raranga, taonga rongoa and the mauri of the river, and account for matters in POL TANK 12 when making decisions about land drainage and flood control, and regional biosecurity.

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POL TANK 14 The Council will support improvement of riparian management to meet the specified timeframes (in POL TANK 25) consistent with POLs TANK 12 and TANK 13 by:

- a) working with industry groups and land owner collectives to identify where riparian management is to be improved
- b) providing information about appropriate riparian planting that assists in meeting the outcomes sought for riparian land
- c) regulating cultivation, and indigenous vegetation clearance activities that have a significant adverse effect on functioning of riparian margins in relation to water quality and aquatic ecosystem health in adjacent waterbodies
- d) providing funding assistance for riparian vegetation improvements and
- e) when making decisions on applications for resource consent to:
 - i. take into account benefits arising to the outcomes in POL TANK 12 and 13 as a result of the activity
 - ii. consider whether to waive the fees and charges required to process the application where:
 - 1. there is significant public benefit from the activity or the nature and scale of the activity results in significant ecosystem benefits

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<p>2. the activity is not a requirement of any other resource consent.</p>	
<p>5.10.2 Policies: Managing Adverse Effects from Land Use on Water Quality (Diffuse Discharges)</p> <p>Sediment Management</p> <p>POL TANK 19 The Council will reduce adverse effects on freshwater and coastal aquatic ecosystems from eroded sediment, and from the phosphorus associated with this, by prioritising the following mitigation measures:</p> <ul style="list-style-type: none">a) regulating cultivation, and vegetation clearance activitiesb) targeting priority areas and activities for sediment loss management where there is high sediment loss risk and working with land managers to identify and manage critical source areas of contaminants at both property and catchment scalec) informing land managers where land is vulnerable to erosion, using tools such as SedNet and LUC and providing information about measures that reduce soil lossd) recognising the benefits provided by tree planting and retirement of land for erosion control as well as for mitigating climate change effects and improving indigenous biodiversity by:<ul style="list-style-type: none">i. targeting resources where multiple objectives can be met	<p>The proposal has appropriately identified erosion and sedimentation as a key area of concern and shows intention of being consistent with POL TANK 19 through implementation of Erosion and Sediment Controls during construction and through the Stormwater Management, and bank stabilisation through riparian planting.</p>

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<p>ii. and supporting landowners to retire land, establish forests where appropriate, and plant trees on land with high actual or potential erosion risk</p> <p>e) supporting and encouraging improved riparian management across all TANK catchments.</p>	
<p>Stormwater Infrastructure</p> <p>POL TANK 26 When considering applications to divert and discharge stormwater, the adverse effects of stormwater quality and quantity on aquatic ecosystems and community well-being will be avoided, reduced or mitigated by requiring:</p> <p>a) measures to achieve the target attribute states in Schedule 26</p> <p>b) Local Authorities to adopt an integrated catchment management approach to the collection, treatment and discharge of stormwater</p> <p>c) stormwater to be discharged into a reticulated stormwater network where such a network is available or will be made available as part of the development</p> <p>d) retention or detention of stormwater where necessary, while not exacerbating flood hazards</p>	<p>The applicant has included consent pursuant to Rule TANK 23 (diversion and discharge of stormwater from local authority networks), provided Hasting District Council are agreeable to taking over ownership and responsibility of a consent for this site, such a consent would likely eventually be incorporated into the wider HDC network consent (current AUTH-118324-03 but currently have a lodged renewal) which would consider the project with an integrated catchment management lens at the time HDC take over ownership/responsibility. Furthermore, the measures proposed show intention of addressing existing flooding issues at the site without exacerbating flood hazard on adjoining properties. Appendix 13 (Stormwater Report) states the Low Impact Design Guidelines for stormwater management have been reviewed to formulate the stormwater management strategy for the site. The proposal shows intent of being consistent with POL TANK 26.</p>

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<p>e) adoption of a good practice approach to stormwater management including adoption of Low Impact Design for stormwater systems and adherence to relevant industry guidelines</p> <p>f) protection of: (i) significant and/or outstanding values of the receiving environment including estuaries, wetlands and any waterbody listed in Schedule 25; (ii) water quality in the Heretaunga Aquifer; (iii) Indigenous freshwater species; and (iv) Indigenous fish spawning habitat, particularly during spawning periods;</p> <p>and by further considering:</p> <p>g) site specific constraints including areas with high groundwater and, source protection zones and extents</p> <p>h) impact of the activity on the joint approach of HBRC, Napier City and Hastings District Councils to provide for integrated stormwater management</p> <p>i) the effects of climate change when providing for new and upgrading existing infrastructure.</p>	
<p>Source Control</p> <p>POL TANK 27 Sources of stormwater contamination and contaminated stormwater will be reduced by:</p> <p>a) specifying requirements for the design and installation of stormwater control facilities on sites where there is a high risk of freshwater contamination arising from either the direct discharge of stormwater to freshwater, the</p>	<p>As previously mentioned, there is uncertainty regarding statements made in relation to measures for protecting groundwater quality. On the based that the statement in the Planning Overview Report that measures would be implemented to prevent connection between groundwater and the stormwater basin(s) and the protection of groundwater quality, the project shows intention of being consistent with TANK POL 27 through implementation of</p>

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<p>discharge of stormwater to land where it might enter water or the discharge to a stormwater or drainage network</p> <p>b) requiring the implementation of good site management to avoid contaminants and debris entering stormwater</p> <p>c) controlling, and if necessary avoiding, activities that will result in target attribute states not being able to be met.</p>	<p>management plans, particularly erosion and sediment control plans and stormwater management plans that seek to prevent and/or minimise erosion and sediment generation. If the statements within the Planning Overview Report regarding protection of groundwater quality are incorrect/not intended, then it is unlikely the project would be consistent with POL TANK 27.</p>
<p>5.10.7 Policies: Surface Water Low Flow Management</p> <p>General Water Allocation</p> <p>POL TANK 42 When assessing applications to take water the Council will:</p> <p>a) provide that the taking and use of water that has been taken and impounded or stored at times of high flow and released for subsequent use, is not subject to allocation limits</p> <p>b) require water meters to be installed for all water takes authorised by a water permit and water use to be recorded and reported via telemetry provided that telemetry will not normally be required where the consented rate of take is less than 5l/sec</p> <p>c) ensure water allocation from tributaries is accounted for within the total allocation limit for the relevant zone and that the total abstraction from any tributary does not exceed 30% of the MALF for that tributary unless otherwise specified in Schedule 30</p>	<p>Limited information is available in the Planning Overview Report regarding the take of water from impounded water, but it is HBRC's understanding from pre-application discussions that this water is only collection of rainwater generated on the site during construction. Provided this understanding remains correct, the proposal is consistent with POL TANK 42 as a water take from this source is not subject to allocation limits. Measurement of water take is typically managed through conditions of resource consent where the rate of take is $\geq 5\text{L/sec}$.</p>

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<p>d) offset the stream depletion effects of any groundwater takes in Zone 1 Groundwater, that were not previously considered stream depleting, by managing them as if they were in the Heretaunga Plains Groundwater Quantity Area</p> <p>and:</p> <p>i. require contributions to an applicable lowland stream enhancement scheme at a rate equivalent to the stream depletion effect consistent with POL TANK 37 once such schemes are operational</p> <p>or:</p> <p>ii. require the water take to cease when the minimum flow for the affected river is reached if a permit holder does not contribute under clause (i) where there is an applicable lowland stream enhancement</p> <p>and:</p> <p>iii. allow further technical assessments to determine the extent of stream depletion effect.</p>	
<p>Water Use and Allocation – Efficiency</p> <p>POL TANK 44 When considering applications for resource consent, the Council will ensure water is allocated and used efficiently by:</p> <p>a) ensuring that the use of water is efficient through:</p>	<p>POL TANK 44 is typically applicable to take and use of water for activities such as irrigation where the take is sourced from either groundwater or surface water. It is HBRC’s understanding that the take and use for this project would be sourced from rainwater collected on site. Therefore, it is not anticipated that the allocation aspect of this provision is applicable to the project as it is limited to the rainfall that occurs on-site. As there is limited information regarding the water take from impounded water source, currently the proposal</p>

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<ul style="list-style-type: none">i. allocation of water for irrigation end-uses based on soil characteristics, climate and plant needsii. requiring the adoption of water use technology and processes that minimise the amount of water lost from the soil profileiii. the use of water meters <p>b) using the IRRICALC water demand model or a suitable equivalent approved by Council that utilises crop type, soil type and climatic conditions to determine efficient water allocations for irrigation uses</p> <p>c) allocating water for irrigation on the basis of an 80% application efficiency, and 95% reliability of supply</p> <p>d) requiring all non-irrigation water takes (except as provided by POL TANK 47 and 48 for municipal and papakāinga supplies) to show how water use efficiency of at least 80% is being met and is consistent with any applicable industry good management practice</p> <p>e) requiring new water takes and irrigation systems to be designed and installed in accordance with industry codes of practice and standards</p> <p>f) requiring irrigation and other water use systems to be maintained and operated to ensure on-going efficient water use in accordance with applicable industry codes of practice.</p>	<p>is inconsistent with POL TANK 44 as there is insufficient information detailing how the efficient use of water will be managed during construction activities. Despite this, practices for efficient use could be set out in the appropriate management plans (i.e. dust management plan etc) as to how to most efficiently utilise water on site during construction activities. If successful in its referral, the project may be able to show alignment with this provision.</p>
<p>Water Allocation - Permit Duration</p>	

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POL TANK 46 When considering applications to take and use water, the Council will set common expiry dates that enable consistent and efficient management of the resource, and will set durations that provide a periodic opportunity to review effects of the cumulative water use and to take into account potential effects of changes in:

- a) knowledge about the water bodies
 - b) over-allocation of water
 - c) patterns of water use
 - d) development of new technology
 - e) climate change effects
 - f) flow enhancement and aquifer recharge schemes and any riparian margin upgrades
- and the Council:
- g) will impose consent durations of 15 years according to specified water quantity area expiry dates as specified in Schedule 32. Future dates for expiry or review of consents within that catchment are every 15 years thereafter
 - h) will impose a consent duration of up to 30 years for municipal supply and will impose consent review requirements that align with the expiry of all other consents in the applicable quantity area

A particular duration for the water take from impounded water source has not been defined however, takes of water for use during construction (i.e. for dust suppression) typically only last as long as the construction activity itself. Such an approach is **not considered to be inconsistent** with POL TANK 46.

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<p>i) may grant consents granted within three years prior to the relevant common catchment expiry date with a duration to align with the second common expiry date in Schedule 32, except where the application is subject to section 8.2.4 of the RRMP.</p>	
<p>Over-Allocation</p> <p>POL TANK 50 The Council will phase out over-allocation by:</p> <p>a) preventing any new allocation of water (not including any reallocation in respect of permits issued before 2 May 2020, or high flow allocations)</p> <p>b) for applications in respect of existing consents due for expiry or when reviewing consents, to:</p> <p style="padding-left: 40px;">i. allocate water according to Actual and Reasonable use (except as provided for by POLs TANK 47 and 48) and take into account any water use required as part of a programmed or staged development specified within the existing water permit or associated resource consent, if:</p> <p style="padding-left: 80px;">1.the consent holder can demonstrate that existing investment is dependent on water use over and above Actual and Reasonable use</p> <p style="padding-left: 80px;">2.the specified activity or development has not lapsed during the resource consent duration</p>	<p>As mentioned above, provided the take and use of water is from rainwater collected on site through impounded sources (stormwater basins) during construction, the proposal is not anticipated to impact allocatable volumes and therefore, would be consistent with POL TANK 50. However, a take by any means other than that understanding above is likely be inconsistent with this policy.</p>

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3.the activity or development is integral to the on-going operation of the activity or development for which the permit was issued

4.where applicable, water demand is calculated for rootstock only where there is evidence of a contract for the supply of that rootstock existing as at 2 May 2020

ii. impose conditions that require implementation of good management practice for efficiency of water use, including through altering the volume, rate or timing of the take, and providing information to verify efficiency of water use relative to good management practice standards

c) provide for, within the duration of the consent, meeting water efficiency standards where hardship can be demonstrated

d) reducing the amount of water permitted to be taken without consent, including those provided for by Section 14 (3)(b) of the RMA, except for authorised uses existing before 2 May 2020

e) encouraging voluntary reductions, site to site transfers (subject to clause (f)) or promoting water augmentation/harvesting

f) prevent site to site transfers of allocated but unused water that does not meet the definition of Actual and Reasonable use

g) enabling and supporting permit holders to develop flexible approaches to management and use of allocatable water within a management zone

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<p>including through catchment collectives, water user groups, consent or well sharing or global water permits</p> <p>h) enabling and supporting the rostering of water use or reducing the rate of takes in order to avoid water use restrictions at minimum or trigger flows.</p>	
<p>Climate change</p> <p>POL TANK 59 The Council will require decisions on land and water management to consider:</p> <p>a) the effects on climate change on aquatic ecosystems, indigenous biodiversity, freshwater bodies, water supply, human health, primary production and infrastructure from the predicted:</p> <ul style="list-style-type: none">i. Increases in intensity and frequency of rainfallii. effects of rainfall on erosion and sediment lossiii. increases in sea level and the effects of salt water intrusioniv. increasing frequency of water shortagesv. increasing variability in river flows <p>b) the amount of information available</p> <p>c) the scale and probability of adverse effects, particularly irreversible effects, as a consequence of acting or not acting</p>	<p>The project shows intent of being consistent with POL TANK 59 insofar that it appears to be giving consideration for several matters included in this provision.</p>

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d) the timeframes relevant to the activity

e) how to improve community resilience for changes

f) opportunities to reduce greenhouse emissions alongside other contaminant losses.

Hon Tama Potaka

Minister of Conservation
Minister for Māori Crown Relations
Minister for Māori Development
Minister for Whānau Ora
Associate Minister of Housing



20 MAY 2026

Hon. Chris Bishop
Minister for Infrastructure
c.bishop@ministers.govt.nz
Parliament Buildings
Private Bag 18041
WELLINGTON 6160

Tēnā koe Hon. Bishop

Thank you for your invitation to comment on the fast-track consent application for the Middle Road project. This proposal seeks to enable a residential development of approximately 300 to 350 dwellings in a range of typologies, supported by integrated transport, three waters infrastructure and open space networks. It also includes the retention and enhancement of the Herehere Stream corridor. The site is around 15 minutes' walk from Havelock North town centre.

There is a significant need for housing supply in the Napier-Hastings area. Hastings has been identified as one of five target location for social housing and affordable rentals through the Ministry of Housing and Urban Development's Housing Investment Plan. Additional homes would help to address housing need and take the pressure off the local market.

Hastings District Council is likely to raise issues including stormwater management challenges and natural hazard mitigation, noting that a large portion of the site was affected by Cyclone Gabrielle. The site is classified as LUC 2 and is excluded on those grounds from the Hastings Future Development Strategy. These matters will need to be considered at the detailed consenting stage.

The site is covered by the Heretaunga Tamatea settlement, which provides for a statutory acknowledgement over Karamū Stream and its tributaries. I understand the applicants intend to address effects on waterways and associated cultural values through best practice stormwater management and ongoing engagement with Tamatea Pōkai Whenua through the detailed design and consenting process.

I have no objection from the perspective of the Housing Portfolio to this project being referred to the next stage. Thank you again for the opportunity to comment.

Mauriora,

A handwritten signature in blue ink that reads "Tama Potaka".

Hon Tama Potaka
Associate Minister of Housing

From: [Infrastructure Portfolio](#)
To: [FTAreferrals](#)
Subject: FW: CORPG4651 / Invitation to comment on Fast-track referral application for the Middle Road project under the Fast-track Approvals Act 2024 – FTAA-2603-1180
Date: Friday, 8 May 2026 12:15:28 pm

Please see below.

From: Paul Goldsmith (MIN) <P.Goldsmith@ministers.govt.nz>
Sent: Friday, 8 May 2026 12:14 PM
To: Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>
Subject: RE: CORPG4651 / Invitation to comment on Fast-track referral application for the Middle Road project under the Fast-track Approvals Act 2024 – FTAA-2603-1180

Good afternoon,

Confirming Hon Paul Goldsmith, Minister of Arts, Culture and Heritage has no comment.



Office of Hon Paul Goldsmith

Minister for Arts Culture and Heritage | Minister of Justice
Minister for Media and Communications | Minister for Pacific Peoples
Minister for the Public Service and Digitising Government
Minister for Treaty of Waitangi Negotiations

Email p.goldsmith@ministers.govt.nz | www.beehive.govt.nz

Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

From: Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>
Sent: Thursday, 30 April 2026 8:37 am
To: Nicola Willis (MIN) <N.Willis@ministers.govt.nz>; Shane Jones (MIN) <S.Jones@ministers.govt.nz>; Nicola Grigg (MIN) <N.Grigg@ministers.govt.nz>; Tama Potaka (MIN) <T.Potaka@ministers.govt.nz>; Paul Goldsmith (MIN) <P.Goldsmith@ministers.govt.nz>
Cc: FTArefferrals <ftarefferrals@mfe.govt.nz>
Subject: CORPG4651 / Invitation to comment on Fast-track referral application for the Middle Road project under the Fast-track Approvals Act 2024 – FTAA-2603-1180

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. 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.

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

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

Important Information

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

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

Project summary

Project name	Middle Road Project
Applicant	CDL Land New Zealand Limited
Location	Havelock North, Hawkes Bay
Project description	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 Website: www.Beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

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Hon Nicola Willis

Minister of Finance
Minister for Economic Growth
Minister for Social Investment



11 May 2026

Hon Chris Bishop
Minister for Infrastructure
Parliament Buildings
Wellington

REQ-0032017

Dear Chris

Thank you for the opportunity to comment under the Fast-track Approvals Act 2024 (the Act) on the following referral applications: Out of Scope


[Redacted] and Middle Road Development - Havelock North (FTAA-2603-1180).

I am providing comment in my capacity as Minister for Economic Growth, focusing on whether the applications are likely to deliver significant economic benefits under section 22(2)(a)(iv) of the Act, based on the information provided.

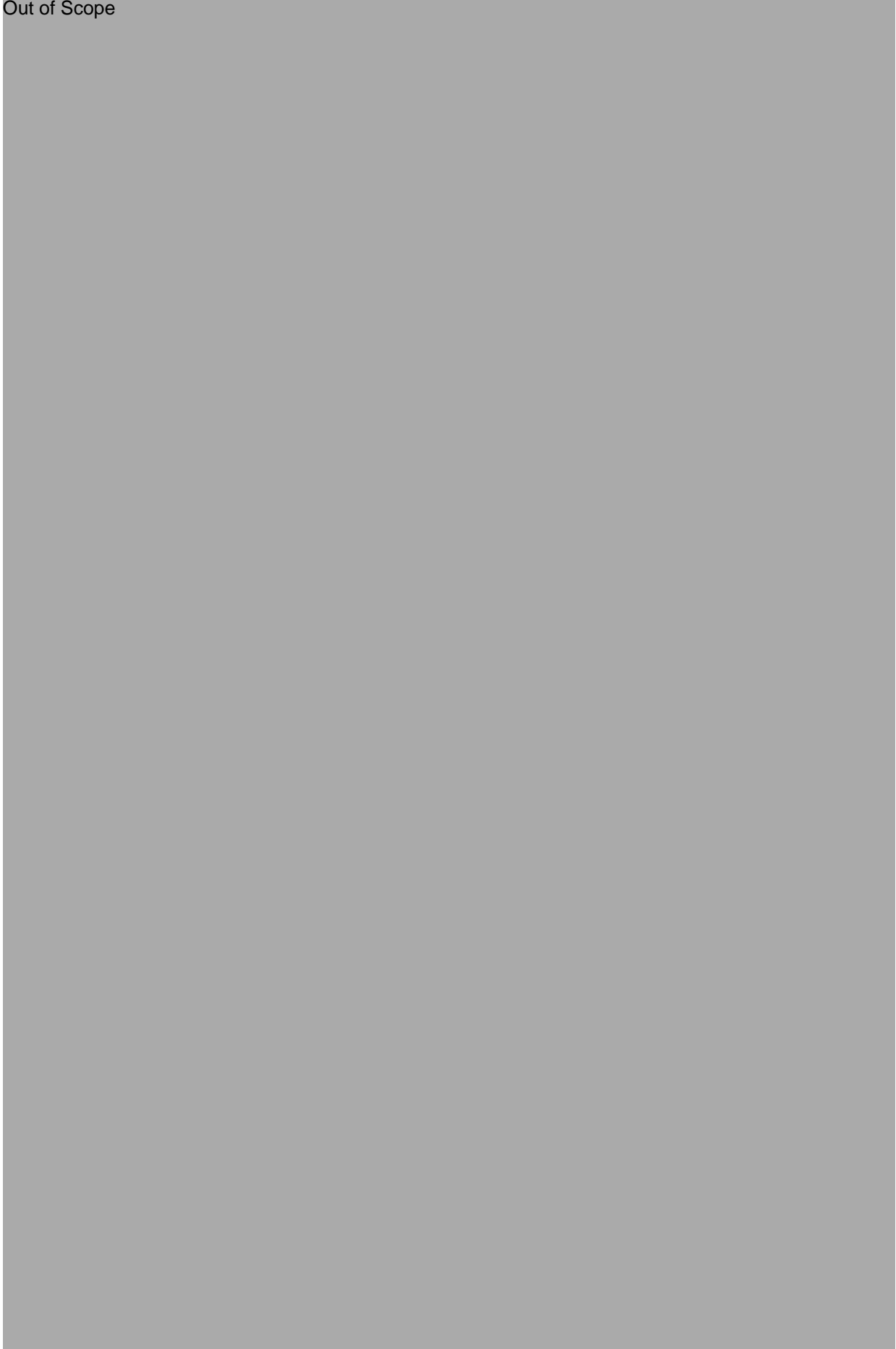
Out of Scope

[Redacted]

Out of Scope



Out of Scope



Middle Road Development — Havelock North, FTAA-2603-1180

This application seeks approval to develop a residential subdivision at Middle Road, Havelock North, on a 33.3-hectare site. The proposal includes at least 300 dwellings, with potential for up to 350 dwellings, across a range of lot sizes. The site is directly west of Havelock North's existing residential neighbourhoods, with residential areas to the east and south, a retirement complex to the north, and Gilpin Road to the west.

According to the economic impact assessment, the proposal has been assessed under two development scenarios comprising 300 to 350 dwellings over an approximately eight-year development period. Across these scenarios, the project is estimated to generate approximately \$257 million to \$277 million in direct development expenditure (excluding land). The resulting contribution to the Hawke's Bay regional economy is estimated at approximately \$150 million to \$162 million in net present value terms using an eight per cent discount rate, or around \$160 million to \$173 million under the two per cent sensitivity test. The assessment estimates the project would support approximately 1,310 to 1,414 full-time equivalent job-years over the development period, including around 619 direct FTE-years and 691 indirect and induced FTE-years under the 300-dwelling scenario. Total direct employment in the construction phase is estimated to peak at 165–170 FTEs.

The assessment identifies wider benefits from the proposal, including increasing housing supply, providing more housing choice, supporting affordability, making use of existing and planned infrastructure, and supporting local employment and regional growth. It notes that approximately 710 new dwellings have been consented each year in Hawke's Bay over the past decade and considers that delivering 300 additional dwellings would make a significant contribution to the region's housing supply.

On this basis, the proposal appears likely to deliver significant regional economic benefits under section 22(2)(a)(iv) of the Fast-track Approvals Act, primarily through its scale of

development expenditure, contribution to regional GDP, and employment impacts. The proposal also relates to increasing housing supply and addressing housing needs under section 22(2)(a)(iii), noting that this criterion is most appropriately assessed by the relevant housing portfolio.

Yours sincerely

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

Hon Nicola Willis
Minister for Economic Growth

From: [Infrastructure Portfolio](#)
To: [FTAreferrals](#)
Subject: FW: SJC3960 Invitation to comment on Fast-track referral application for the Middle Road project under the Fast-track Approvals Act 2024 – FTAA-2603-1180
Date: Wednesday, 6 May 2026 1:22:02 pm

Hi team,

No comment from the Minister for Regional Development.

From: Ashleigh Munn <Ashleigh.Munn@parliament.govt.nz>
Sent: Wednesday, 6 May 2026 9:53 AM
To: Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>; Rob Schick <Rob.Schick@parliament.govt.nz>
Subject: RE: SJC3960 Invitation to comment on Fast-track referral application for the Middle Road project under the Fast-track Approvals Act 2024 – FTAA-2603-1180

Heya,

Just a note to say that Minister Jones won't be commenting on this one.

Thanks,
Ashleigh

From: Rob Schick <Rob.Schick@parliament.govt.nz>
Sent: Thursday, 30 April 2026 11:11 AM
To: Nicola Willis (MIN) <N.Willis@ministers.govt.nz>; Shane Jones (MIN) <S.Jones@ministers.govt.nz>; Nicola Grigg (MIN) <N.Grigg@ministers.govt.nz>; Tama Potaka (MIN) <T.Potaka@ministers.govt.nz>; Paul Goldsmith (MIN) <P.Goldsmith@ministers.govt.nz>
Cc: FTAreferrals <ftareferrals@mfe.govt.nz>
Subject: RE: SJC3960 Invitation to comment on Fast-track referral application for the Middle Road project under the Fast-track Approvals Act 2024 – FTAA-2603-1180

Apologies, **please note that 15 working days is 21 May 2026**, and not 20 May 2026 as stated in the email below.

Kind regards,



Office of Hon Chris Bishop

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

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

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From: Infrastructure Portfolio
Sent: Thursday, 30 April 2026 8:37 AM
To: Nicola Willis (MIN) <N.Willis@ministers.govt.nz>; Shane Jones (MIN) <S.Jones@ministers.govt.nz>; Nicola Grigg (MIN) <N.Grigg@ministers.govt.nz>; Tama Potaka (MIN) <T.Potaka@ministers.govt.nz>; Paul Goldsmith (MIN) <P.Goldsmith@ministers.govt.nz>
Cc: FTAreferrals <ftareferrals@mfe.govt.nz>
Subject: Invitation to comment on Fast-track referral application for the Middle Road project under the Fast-track Approvals Act 2024 – FTAA-2603-1180

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. 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.

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

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

Important Information

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

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

Project summary

Project name	Middle Road Project
Applicant	CDL Land New Zealand Limited
Location	Havelock North, Hawkes Bay
Project description	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 Website: www.Beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

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Comments on a referral application under the Fast Track Approvals Act 2024

Middle Road Development, FTAA-2603-1180

Contact Details	
Organisation Name	Heritage New Zealand Pouhere Taonga (HNZPT)
Contact person	HNZPT Fast-track Team
Contact Number	(04) 470 8053
Email	fasttrack@heritage.org.nz

General Comments

1. CDL Land New Zealand Ltd (Applicant) has lodged an application for referral of the Middle Road Development (project) under the Fast-track Approvals Act 2024 (the FTA Act).
2. In accordance with section 17(1)(c) of the FTA Act, Heritage New Zealand Pouhere Taonga (HNZPT) has been invited to comment on the referral application as the administering agency for the Heritage New Zealand Pouhere Taonga Act 2014.
3. HNZPT has been provided application documents that are relevant to the archaeological authority application. These have been assessed and HNZPT comments as follows:

Consultation and Engagement

4. The Applicant has provided information on the development to HNZPT, including providing an archaeological memo (Campbell, M. 2026. Middle Road: archaeological assessment). This memo has also been included in the referral application as Appendix 15. A pre-referral application meeting occurred on 17 December 2025.

Archaeological Authority Application

5. The archaeological memo identified one possible archaeological site within the project area, a villa that may have been constructed prior to 1900. Further assessment is required to determine if the villa was erected prior to 1900, thus meeting the definition of an archaeological site under the HNZPT Act 2014.
6. While the villa is being retained, the surrounding area may contain sub-surface deposits associated with the use and occupation of the Villa, such as rubbish pits. If the villa is determined to have been constructed prior to 1900, the earthworks surrounding the villa risks modifying or destroying archaeological material.
7. Archaeological sites relating to pre-European Māori occupation have been recorded in the hills south of Havelock North and within the Heretaunga Plains. Fertile soils and waterways would have made the area attractive for Māori settlement. While the archaeological memo has



concluded that there is a low likelihood of Māori archaeological material surviving within the project area, it cannot be discounted that subsurface material may be encountered during works.

8. HNZPT considers that the works have the potential to modify or destroy subsurface archaeological material and will therefore require an archaeological authority.
9. The project area is of significance to tangata whenua. The referral application notes that introductory correspondence was sent to Ngāti Kahungunu Iwi Incorporated (NKII) in December 2025 and January 2026. Engagement with Tamatea Pōkai Whenua (TPW) commenced in October 2025. A site meeting in December 2025 was attended by TPW and representatives from Korongatā Marae and Mihiroa Marae.
10. Tangata whenua have recommended that a Cultural Values Assessment be prepared to inform the Project. HNZPT agrees with this recommendation; a CVA will identify the cultural impacts of the proposed project and how identified adverse effects can be avoided or mitigated.

Effects on Archaeological Values

11. In order to mitigate the adverse effects on archaeological values, a suite of conditions will be required.
12. This has been briefly discussed with the Applicant and discussion will continue through the application process.

Conclusion

13. If the project is referred, HNZPT anticipates further engagement with the Applicant to ensure all relevant documentation is provided with a substantive application, including:
 - A fulsome archaeological assessment;
 - Appropriate methodologies and strategies proposed;
 - Appropriate draft management plan and research strategy;
 - Evidence of appropriate consultation with tangata whenua; and
 - Appropriate proposed conditions.

Hon Tama Potaka

Minister of Conservation
Minister for Māori Crown Relations
Minister for Māori Development
Minister for Whānau Ora
Associate Minister of Housing



20 May 2026

By email: infrastructure.portfolio@parliament.govt.nz

Tēnā koe Minister Bishop,

Invitation to comment on the Middle Road project under the Fast-track Approvals Act 2024

Thank you for the invitation to comment on the Middle Road project under section 17 of the Fast-track Approvals Act 2024.

I have considered the application and its alignment with my portfolios as Minister for Māori Crown Relations: Te Arawhiti and Minister for Māori Development.

I support the application progressing and I encourage the applicant and the panel to have due regard to:

- relevant Treaty settlement legislation and instruments; and
- any feedback received from relevant Māori groups, as set out in the Treaty settlements and other obligations (Section 18) report prepared by the Ministry for the Environment.

Nāku noa, nā

A handwritten signature in blue ink that reads 'Tama Potaka'.

Hon Tama Potaka

Te Minita mō Te Arawhiti me Te Minita Whanaketanga Māori
Minister for Māori Crown Relations: Te Arawhiti and Minister for Māori Development

Title	Middle Road
Regarding	Tamatea Pōkai Whenua - Invitation to comment - Middle Road Project
Comments	<p>TPW acknowledge the work undertaken to date in relation to stormwater management, stream enhancement, transport integration, ecological assessment, and broader infrastructure planning associated with the proposed development. It is encouraging to see early consideration of integrated stormwater management, water-sensitive urban design, pedestrian and cycle connectivity, reserve/open space provision, and enhancement opportunities associated with Herehere Stream.</p> <p>Notwithstanding the technical work undertaken to date, TPW consider the following matters remain important through the detailed design and future consenting phases of the development:</p> <ul style="list-style-type: none">- Mana whenua expect to be actively involved throughout the detailed design process, particularly in relation to freshwater management, stream enhancement works, landscape design, planting strategies, public/open space design, and cultural outcomes.- The protection, restoration, and long-term enhancement of the mauri of Herehere Stream should remain a central consideration throughout the development and future management of the site. Opportunities to naturalise and restore modified stream environments should continue to be prioritised wherever practicable.- While archaeological and ecological assessments have been undertaken, further engagement through the Cultural Impact Assessment process will be important to identify any cultural values, wāhi tapu, cultural associations, or other matters of significance to mana whenua.- TPW support opportunities for meaningful mana whenua identity and cultural narratives to be visibly reflected within the development through appropriate design responses, which may include pou, public art, indigenous planting, naming, interpretation signage, or other cultural design elements where appropriate.- Any accidental discovery protocols, cultural monitoring requirements, and tikanga-based management approaches should be developed in partnership with mana whenua early in the process.- TPW expect future urban growth to occur in a manner that recognises and provides for Te Mana o te Wai and supports long-term environmental and community wellbeing.