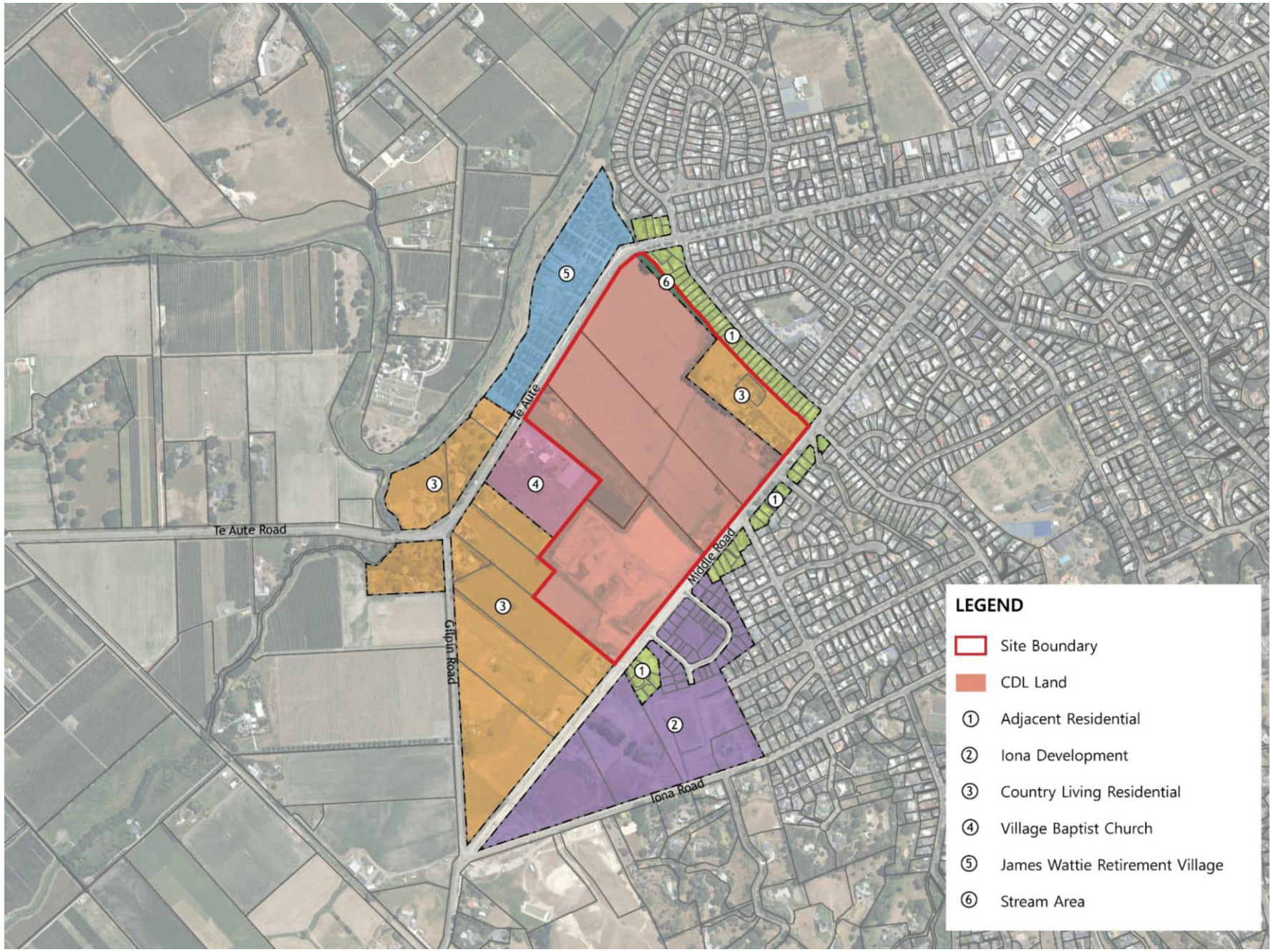


WOODS
Est.1970



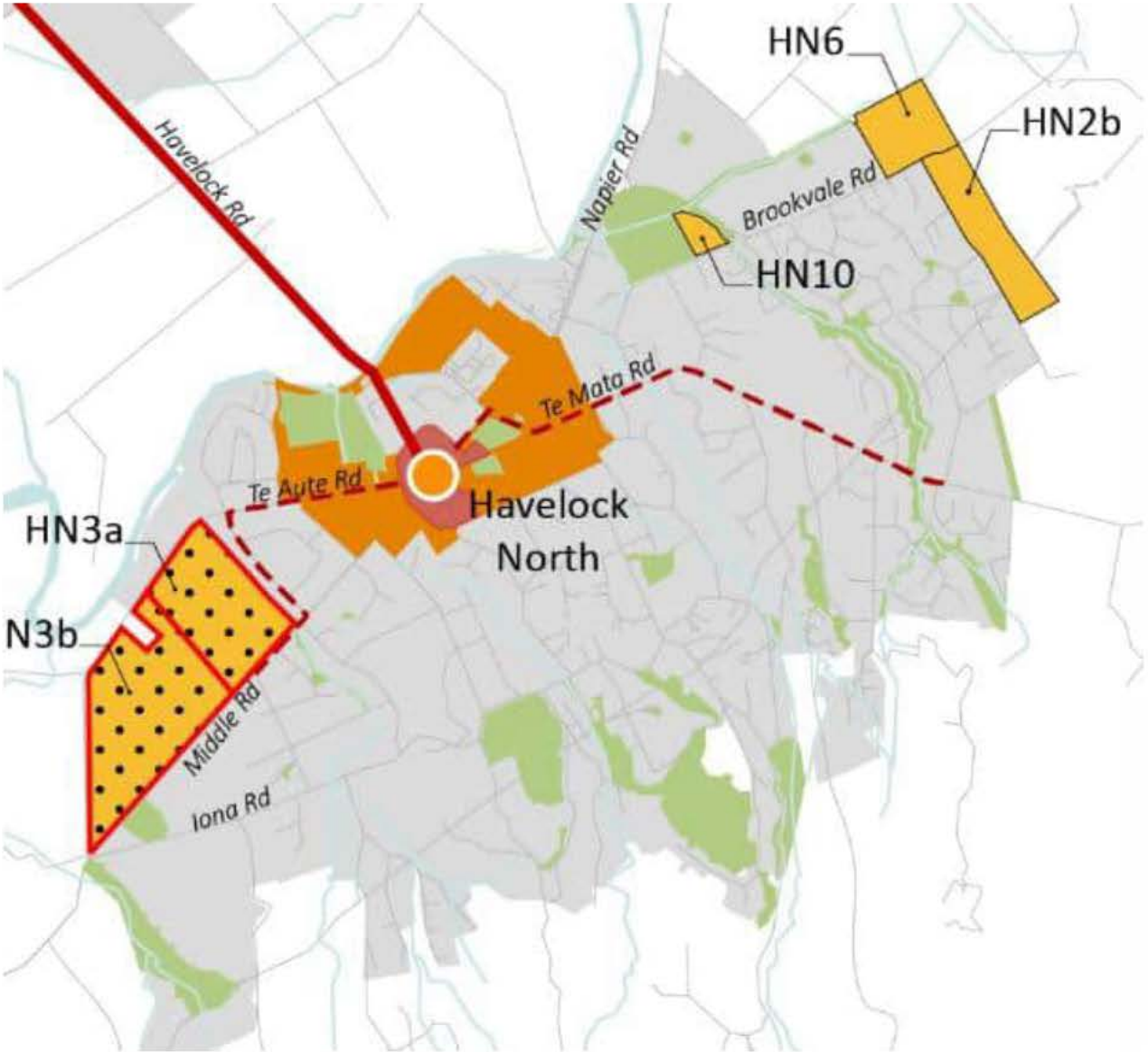
WOODS
Est.1970

SITE PLAN



WOODS
Est.1970

PROPERTY OWNERSHIP



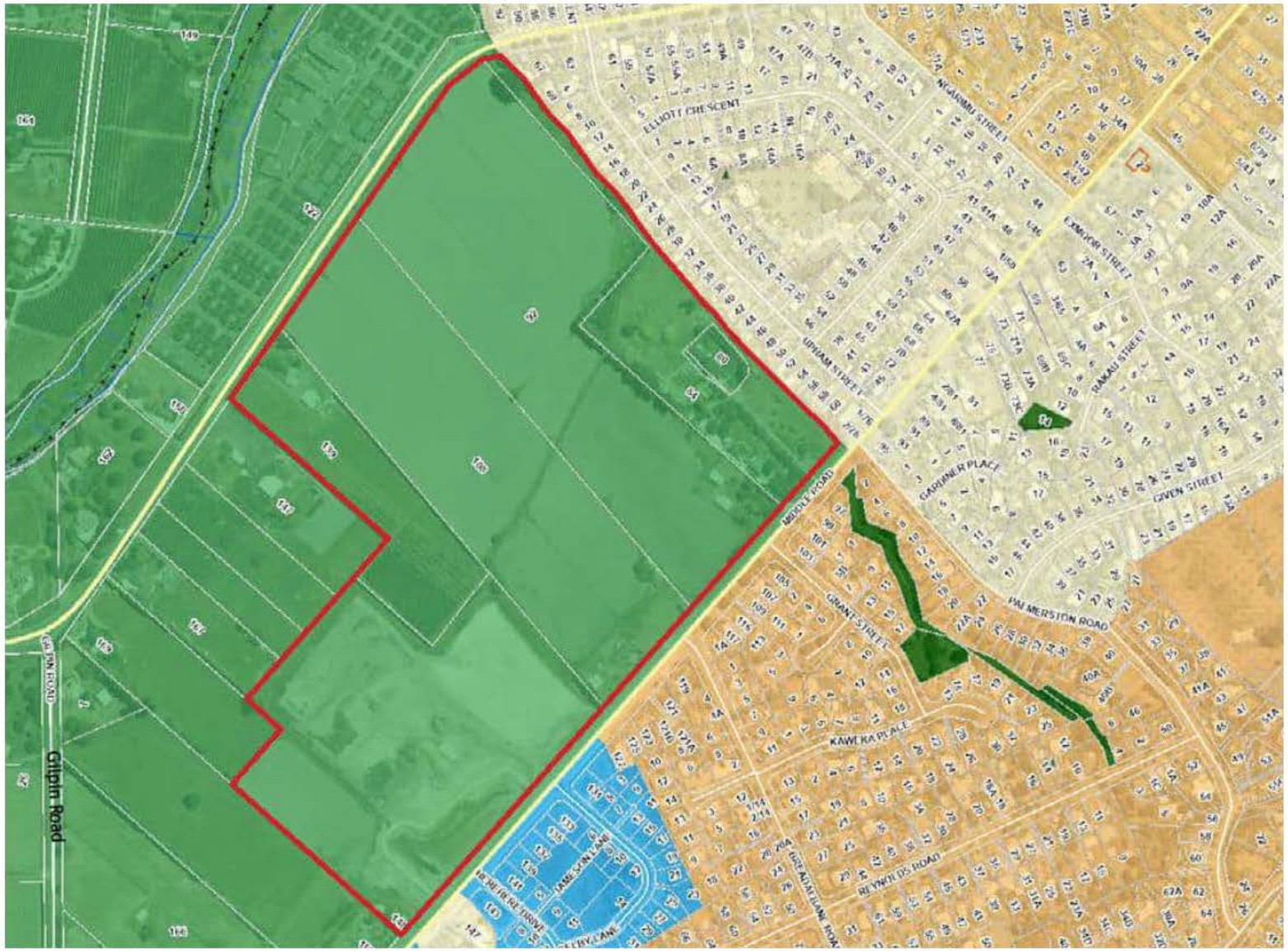
Site Ref	Site Name / Location	Approx. Capacity
NC4a	Riverbend Road / Willowbank Avenue, Napier	290 dwellings
NC4b [19]	Riverbend Road, Napier	660 dwellings
NC4d	South Pirimai, Ulyatt Road, Napier	370 dwellings
NC6	Mission Estate, Church Road, Napier	100 dwellings
H2a	Lyndhurst Extension, Hastings	280 dwellings
H3	Kaiapo Road, Hastings	430 dwellings
H4	Murdoch Road, Hastings	120 dwellings
H8	Copeland Road, Hastings	130 dwellings
FM2 & FM9	Portsmouth Road, Flaxmere	655 dwellings
HN2b	Arataki Road Extension, Havelock North	170 dwellings
HN6	Brookvale Road, Havelock North	125 dwellings
HN10	Oderings Site, Havelock North	35 dwellings
H5	Wall Road, Hastings	110 dwellings
HN3a and HN3b	Middle Road, Havelock North	640 dwellings
AS	Ahuriri Station, Bay View	1,000 dwellings
Total		5,115 dwellings[20]

LEGEND

- Primary Urban Centres
- Secondary Urban Centres
- Locally Important Urban Centres
- Centre Zone
- Intensification Areas
- New / Expanded Residential Areas
- New / Expanded Residential Areas - Voted for exclusion by HDC and HBRC
- New / Expanded Residential Area - Voted for exclusion by HDC
- New / Expanded Industrial Areas
- High Frequency Public Transport Corridor
- Other Frequent Public Transport Corridors
- Increased State Highway Capacity
- Hastings Aerodrome
- Hastings Hospital
- 50 State Highway
- Railway Line
- Existing Zoned or Consented Urban Areas
- Reserves and Open Space Areas
- Water Bodies

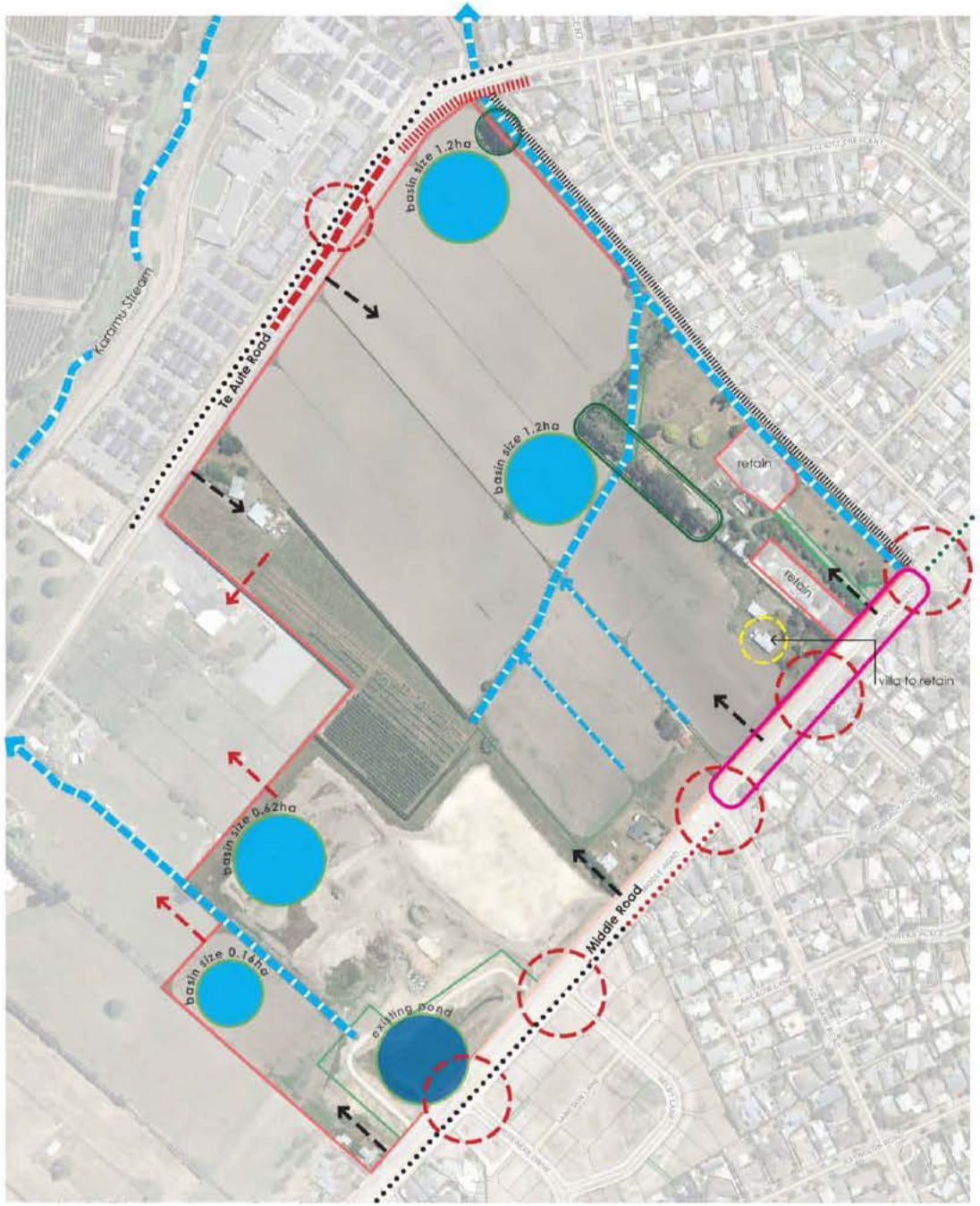
WOODS
EST.1970

FDS PLAN



WOODS
Est.1970

ZONE PLAN

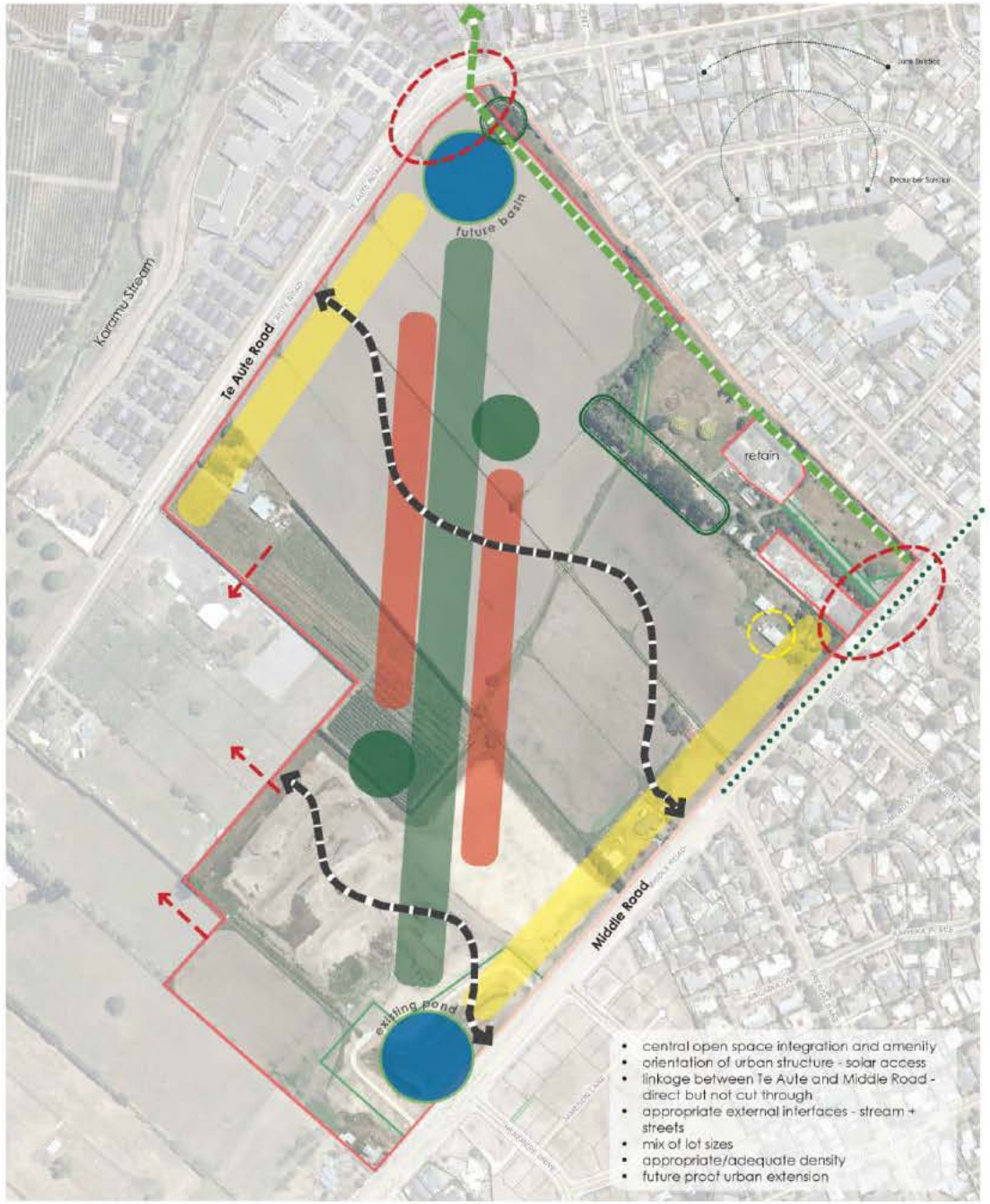


existing drainage channel
rear fences - poor amenity and little surveillance
future indicative size and location of stormwater management area
potential future intersections
new/developing shared path
existing on road cycle path
links to adjacent properties needed
existing intersections - off set required
central median
gap in cycle provision
shelterbelt/specimen

site constraints

existing drainage channel
rear fences - poor amenity and little surveillance
future indicative size and location of stormwater management area
potential future intersections
new/developing shared path
existing on road cycle path
links to adjacent properties needed
existing intersections - off set required
central median
gap in cycle provision
shelterbelt/specimen

SITE CONSTRAINTS



WOODS
EST.1970

stream corridor - public access and amenity, safety

larger lots - visual consistency + traffic safety

open space corridor integrating SW area and acive modes (Iona Stage 1)

smaller lots - open space amenity and safety

gateway - transition through landscape and/or heritage

stream corridor - public access and amenity, safety

larger lots - visual consistency + traffic safety

open space corridor integrating SW area and acive modes (Iona Stage 1)

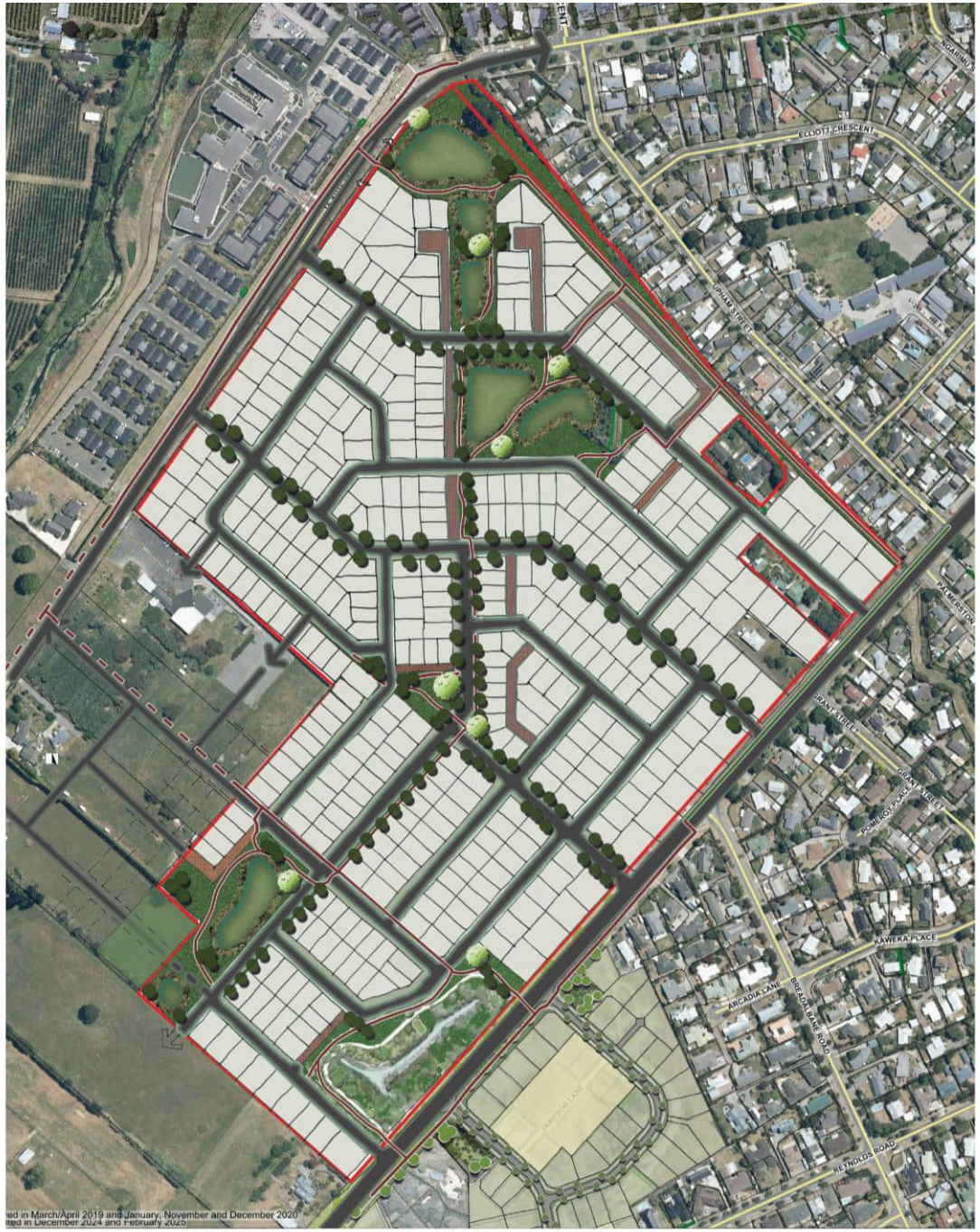
smaller lots - open space amenity and safety

gateway - transition through landscape and/or heritage

DESIGN DRIVERS



Concept Plan



CONCEPT PLAN:

Site Area: 33.3 ha

Stormwater Area: 5 ha

Net Residential Land: 28.3 ha

Density: 14 du/ha gross

Total Yield: 400 lots

WOODS
Est.1970





WOODS
Est.1970

Estimated yield

60 (15%) large (600m² +)

220 (55%) medium (400 - 600m²)

120 (30%) small (300 - 400m²)

400 lots

site area - 33.3ha
stormwater areas - 5ha

net residential land - 28.3 ha
density - 14 du/ha gross

assume 25% for roading,
net land area = 21.2ha
then net density is 19du/ha

CONCEPT PLAN



ROADING

- main routes into town centre
- internal collector
- local road
- minor local road
- private accessway
- rear lot

WOODS
EST.1970

CONCEPT PLAN



PEDESTRIAN + CYCLE

- main off carriageway shared path
- cycle lane on carriageway
- crossing point
- internal cycle friendly route
  - along car-free linakge route
  - through passive open space
  - along berm with no vehicle crossings
  - adjacent to deep rear berm

WOODS
Est.1970

CONCEPT PLAN



Consultants and Stakeholders

EXPERT CONSULTANTS

Discipline	Consultant	Contact
Ecology	Boffa Miskell	[redacted]
Geotech	CMW	[redacted]
Archaeologist	CFG Heritage	[redacted]
RMA Legal	Ellis Gould	[redacted] & [redacted]
Transport	Flow	[redacted] [redacted]
HPL / Soils Assessment	Agfirst	[redacted]
Economics	Property Economics	[redacted]
Urban Design	Urban Acumen	[redacted]
Civil Design	Woods	[redacted] & [redacted]
Planning	Woods	[redacted] & [redacted]
Survey	Woods	XXX
3 Waters	Woods	[redacted]

STAKEHOLDERS

Stakeholder	Comment
Relevant Local Authorities	• Heretaunga Hastings District Council • Hawkes Bay Regional Council
Mana Whenua	• Tamatea Pōkai Whenua • Ngāti Kahungunu
Administering Agencies	• Environmental Protection Agency • Ministry for Environment
Other Agencies	• Ministry of Education • Department of Conservation • NZHPT


WOODS
Est.1970

From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: P25-496 - Middle Rd Fast Track - Initial Engagement
Date: Thursday, 30 October 2025 9:51:15 am
Attachments: 19bb3d38-c51c-481e-9919-b3a505e11018.png
image687964.png
Middle Road_Site Plan.pdf

Hi [redacted]

Thanks for taking my call on Tuesday. As discussed, Woods have been engaged by CDL Land New Zealand Ltd (CDL) to investigate and progress a Fast-track Referral application for the landholdings at Middle Road, Havelock North.

Site Details and Background
The Middle Road Fast-Track area (site) comprises the block of land in west Havelock North that includes the properties 80, 84, 92, 108, and 148, Middle Road, and 139 Te Aute Road (indicative properties, includes third parties). The site has a total area of 33.83 ha. See attached site plan.

The Site is currently zoned Plains Production zone within the Operative Hastings District Plan which does not provide for urban development. Under the HPUDS, the Middle Road land (in part) was identified as a Reserve Growth Area. The Draft Napier–Hastings Future Development Strategy 2024–2054 (FDS) assessed the site as a potential growth area at the edge of Havelock. The technical analysis considered the site suitable for future urban development, given its proximity to the Iona Special Character Zone and existing infrastructure corridors. However, the final FDS did not include the Middle Road site.

Middle Road FT Project
Given this context, CDL is now looking to progress urban residential development across the site through the Fast-track Approvals Act 2024 (FTAA). Initially this will include a Referral application under the FTAA, which if successful, will be quickly followed by a Substantive Application. Work has commenced in the last week to progress an initial masterplan / scheme which will be refined through expert consultant inputs. The following expert disciplines have been engaged to provide advice to the development of the masterplan and feasibility of the project:

- Archaeology
- Contamination
- Ecology
- Economics
- Engineering
- Geotechnical
- Highly Productive Land
- Survey
- Stormwater
- Traffic; and
- Urban Design

Referral Application Information:
The Referral application must provide enough detail for the Minister for Infrastructure (who is advised by the MfE) to decide whether a project should enter the Fast-track

pathway. While this stage does not require the full technical reporting that would support a future Substantive Application, the information provided needs to give confidence that the project is suitable, feasible, and consistent with the purpose of the FTAA.
The Referral must include sufficient information about the site, the Project and its potential effects, identify the approvals likely to be required, and provide evidence of consultation. The MfE reviews the application and provides advice to the Minister, who then decides whether to accept or decline the Referral.

Council Involvement:
As required by the FT referral process, and in line with good planning practice, we would like to meet with Council to discuss the project in more detail once we have a draft masterplan in hand to talk to. Are we able to arrange a tentative diary time for Thursday 13 November? It would be helpful to have the following Council officers at the meeting:

- Strategic planning / Urban design
- Transportation
- Infrastructure /Stormwater

The meeting will be high level. We are keen to hear your thoughts on the proposal, any constraints / opportunities you identify, and any strategic planning & infrastructure background / knowledge we should be aware of, etc as we further develop the masterplan.

Timeframes:
CDL is aiming to lodge the referral application in the first quarter of 2026. Masterplan development is now underway, with the concept plan finalisation and draft expert reports due mid-December.

Should you have any questions or require clarification on any of the above, don't hesitate to reach out to myself or [redacted] I look forward to hearing from you regarding a future meeting time.

Kind regards,
[redacted]

[redacted]
Senior Associate Planner
BPlan (Hons)
[redacted]
+64 29 [redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners

Attachment 3: Ngāti Kahungunu Iwi Incorporated Correspondence

From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: FW: P25-496 - Middle Rd Fast Track CDL - Project Introduction
Date: Tuesday, 27 January 2026 11:52:13 am
Attachments: image326439.png
a532d932-e7e0-431b-badc-de1afef058fa.png
image031628.png
Middle Road_Site Plan.pdf
Middle Road Concept for Iwi consultation v3.pdf

Kia ora [redacted] & [redacted]

I trust you are both well and enjoying the start to the new year.

I am following up on our last correspondence from late last year regarding the Middle Road (Havelock North) residential development fast-track referral project. I appreciate that many people are only just returning to work following the summer period.

Please let me know whether you would like to be involved in discussions on this project at any stage, or whether you consider it appropriate for engagement to continue primarily through Tamatea Pōkai Whenua and the local marae representatives we are currently working with.

Ngā mihi,
[redacted]

[redacted]
Senior Associate Planner
BPlan (Hons)
[redacted]
+64 29 [redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.

From: [redacted] <[redacted]
Sent: Friday, 19 December 2025 10:01 am
To: [redacted]
Cc: [redacted] <[redacted]
<[redacted] <[redacted]
Subject: P25-496 - Middle Rd Fast Track CDL - Project Introduction

Kia ora [redacted] and [redacted]

I hope you are both well. Ko [redacted] tōku ingoa. As you may remember, I am a planning consultant from Woods and I have previously been in touch with you regarding the CDL Arataki Extension fast track project located on the eastern side of Havelock North. We engaged with Tamatea Pōkai Whenua (TPW) and local mārae Ruahāpia on that project and I have valued working through environmental outcomes with them.

Recently we have kicked off another CDL project on the western side of Havelock North at Middle Road which Ngāti Kahungunu may have an interest in – '**Middle Road Project**'. Through engagement with TPW we met on site with representatives with Korongatā Marae and Mihiroa Marae to discuss the project concept on 4 December 2025. [redacted] and [redacted] recommended that we get in contact with you both.

Site Details and Background
The Middle Road Fast-Track area (**site**) comprises the block of land in west Havelock North that includes the properties 80, 84, 92, 108, and 148, Middle Road, and 139 Te Aute Road. The site has a total area of 33.83 ha. The site is north of CDL's Iona development which is consented and under construction. The northern boundary of the site adjoins the Herehere Stream which feeds into the Karamu stream. See **attached site plan** for location.

The Site is currently zoned Plains Production zone within the Operative Hastings District Plan which does not provide for urban development. Under the HPUDS, the Middle Road land (in part) was identified as a Reserve Growth Area. The Draft Napier–Hastings Future Development Strategy 2024–2054 (**FDS**) assessed the site as a potential growth area at the edge of Havelock. The technical analysis considered the site suitable for future urban development. However, the final FDS approval by the local Councillors (7-6 vote) did not include the Middle Road site. I understand this was due to their concerns on the highly productive soils position.

Middle Road FT Project
Given this context, CDL is now looking to progress urban residential development across the site through the Fast-track Approvals Act 2024 (**FTAA**). Initially this will include a Referral application under the FTAA, which if successful, will be quickly followed by a Substantive Application through mid 2026. Work has commenced to progress an initial masterplan / scheme which will be refined through expert consultant inputs and stakeholder engagement. At this stage, we are looking to provide for 350 – 400 residential lots across the site.

Referral Application Information:
The Referral application must provide enough detail for the Minister for Infrastructure

(who is advised by the MfE) to decide whether a project should enter the Fast-track pathway. While this stage does not require the full technical reporting that would support a future Substantive Application, the information provided needs to give confidence that the project is suitable, feasible, and consistent with the purpose of the FTAA.
The Referral must include sufficient information about the site, the Project and its potential effects, identify the approvals likely to be required, and provide **evidence of consultation**. The MfE reviews the application and provides advice to the Minister, who then decides whether to accept or decline the Referral.

Mana Whenua Engagement:
As mentioned above, we have held initial hui with **Korongatā Marae** and **Mihiroa Marae** on 4 December 2025 and facilitated by TPW. We have provided them a copy of the 'concept plan' (attached) to provide any initial feedback, identify opportunities, or concerns. We are particularly interested in exploring opportunities for meaningful involvement of mana whenua in the ongoing development of the masterplan and design, ensuring that cultural values and environmental outcomes are appropriately reflected.

Timeframes:
CDL is aiming to lodge the referral application in the **first quarter of 2026**. Masterplan development has commenced, with the concept plan and expert reports due early February. While this phase of the project is progressing quickly, we recognise the importance of allowing adequate time for mana whenua engagement and input. There will be further opportunity to explore the design detail in greater depth as part of the future substantive application, should CDL be successful with the referral.

Next Steps:
We welcome **Ngāti Kahungunu** to provide any feedback on the project that they may have. In the first instance I have sent this background email for you to digest, but I'd be happy to reach out by phone call / arrange any onsite hui required by yourselves in the new year to dive into engagement. In the meantime, should you have any questions or require clarification on any of the above, don't hesitate to reach out to myself or [redacted] (cc'd). All the best for your summer break and Meri Kirihimete.

Ngā mihi nui,

[redacted]
(Holiday leave: 22 December 2025 – 9 January 2026)

[redacted]
Senior Associate Planner

BPlan (Hons)
[redacted]
+64 29 [redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.





Healthy people and ecology through shared walking and cycle paths that connect streams and open spaces



Stormwater basins used to detain and treat water and also for community and play space



Green streets with street trees and swales to promote urban ngahere to create habitat and reduce heat





Herehere Stream - potential revitalisation through more meandering, revegetation and more gentle banks



active frontage and public access along Herehere Stream



Explore opportunity for roadside stormwater devices to convey rainwater and support open space and amenity

urban acumen

CDL LAND
NEW ZEALAND LIMITED

Client:	CDL	**Scale:**	NTS
Project No:	23-059	**Date:**	15 Dec 2025

Middle Road Referral Concept -Water Management Opportunities

Disclaimer: This is a preliminary design only; engineering, traffic and planning advice and mana whenua consultation is required to confirm strategy and detail.

[redacted]

From: [redacted]
Sent: Friday, 19 December 2025 10:01 am
To: [redacted]
Cc: [redacted]
Subject: P25-496 - Middle Rd Fast Track CDL - Project Introduction
Attachments: Middle Road_Site Plan.pdf; Middle Road Concept for Iwi consultation v3.pdf

Kia ora [redacted] and [redacted]

I hope you are both well. Ko [redacted] tōku ingoa. As you may remember, I am a planning consultant from Woods and I have previously been in touch with you regarding the CDL Arataki Extension fast track project located on the eastern side of Havelock North. We engaged with Tamatea Pōkai Whenua (TPW) and local mārae Ruahāpia on that project and I have valued working through environmental outcomes with them.

Recently we have kicked off another CDL project on the western side of Havelock North at Middle Road which Ngāti Kahungunu may have an interest in – '**Middle Road Project**'. Through engagement with TPW we met on site with representatives with Korongatā Marae and Mihiroa Marae to discuss the project concept on 4 December 2025. [redacted] and [redacted] recommended that we get in contact with you both.

Site Details and Background
The Middle Road Fast-Track area (**site**) comprises the block of land in west Havelock North that includes the properties 80, 84, 92, 108, and 148, Middle Road, and 139 Te Aute Road. The site has a total area of 33.83 ha. The site is north of CDL's Iona development which is consented and under construction. The northern boundary of the site adjoins the Herehere Stream which feeds into the Karamu stream. See **attached site plan** for location.

The Site is currently zoned Plains Production zone within the Operative Hastings District Plan which does not provide for urban development. Under the HPUDS, the Middle Road land (in part) was identified as a Reserve Growth Area. The Draft Napier–Hastings Future Development Strategy 2024–2054 (**FDS**) assessed the site as a potential growth area at the edge of Havelock. The technical analysis considered the site suitable for future urban development. However, the final FDS approval by the local Councillors (7-6 vote) did not include the Middle Road site. I understand this was due to their concerns on the highly productive soils position.

Middle Road FT Project
Given this context, CDL is now looking to progress urban residential development across the site through the Fast-track Approvals Act 2024 (**FTAA**). Initially this will include a Referral application under the FTAA, which if successful, will be quickly followed by a Substantive Application through mid 2026. Work has commenced to progress an initial masterplan / scheme which will be refined through expert consultant inputs and stakeholder engagement. At this stage, we are looking to provide for 350 – 400 residential lots across the site.

Referral Application Information:
The Referral application must provide enough detail for the Minister for Infrastructure (who is advised by the MfE) to decide whether a project should enter the Fast-track pathway. While this stage does not require the full technical reporting that would support a future Substantive Application, the

information provided needs to give confidence that the project is suitable, feasible, and consistent with the purpose of the FTAA.
The Referral must include sufficient information about the site, the Project and its potential effects, identify the approvals likely to be required, and provide **evidence of consultation**. The MfE reviews the application and provides advice to the Minister, who then decides whether to accept or decline the Referral.

Mana Whenua Engagement:
As mentioned above, we have held initial hui with **Korongatā Marae** and **Mihiroa Marae** on 4 December 2025 and facilitated by TPW. We have provided them a copy of the 'concept plan' (attached) to provide any initial feedback, identify opportunities, or concerns. We are particularly interested in exploring opportunities for meaningful involvement of mana whenua in the ongoing development of the masterplan and design, ensuring that cultural values and environmental outcomes are appropriately reflected.

Timeframes:
CDL is aiming to lodge the referral application in the **first quarter of 2026**. Masterplan development has commenced, with the concept plan and expert reports due early February. While this phase of the project is progressing quickly, we recognise the importance of allowing adequate time for mana whenua engagement and input. There will be further opportunity to explore the design detail in greater depth as part of the future substantive application, should CDL be successful with the referral.

Next Steps:
We welcome **Ngāti Kahungunu** to provide any feedback on the project that they may have. In the first instance I have sent this background email for you to digest, but I'd be happy to reach out by phone call / arrange any onsite hui required by yourselves in the new year to dive into engagement. In the meantime, should you have any questions or require clarification on any of the above, don't hesitate to reach out to myself or [redacted] (cc'd). All the best for your summer break and Meri Kirihimete.

Ngā mihi nui,
[redacted]
(Holiday leave: 22 December 2025 – 9 January 2026)

[redacted]
Senior Associate Planner
BPlan (Hons)
[redacted]
+64 29 [redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.



SITE PLAN

Middle Road





Healthy people and ecology through shared walking and cycle paths that connect streams and open spaces



Stormwater basins used to detain and treat water and also for community and play space



Green streets with street trees and swales to promote urban ngahere to create habitat and reduce heat





Herehere Stream - potential revitalisation through more meandering, revegetation and more gentle banks



active frontage and public access along Herehere Stream



Explore opportunity for roadside stormwater devices to convey rainwater and support open space and amenity

urban acumen

CDL LAND
NEW ZEALAND LIMITED

Client:	CDL	**Scale:**	NTS
Project No:	23-059	**Date:**	15 Dec 2025

Middle Road Referral Concept -Water Management Opportunities

Disclaimer: This is a preliminary design only; engineering, traffic and planning advice and mana whenua consultation is required to confirm strategy and detail.

Attachment 4: Tamatea Pōkai Whenua Correspondence

From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: Re: P25-496 - Middle Rd Fast Track CDL - Project Introduction Video for TPW
Date: Thursday, 26 March 2026 2:06:16 pm
Attachments: image002.png
image015.png
image016.png
image018.png
833b7155-bc03-4678-9a7c-7d4ab94f7d9b.png
image773680.png
image001.png

Kia ora [redacted]

Thank you so much for the video! It's great and gives a comprehensive overview of the project.

We will circulate it to appropriate mana whenua soon, and as requested, we will not post it to our socials.

Thank you again for all your hard work, and good luck with your future endeavours.

I look forward to working with [redacted] and [redacted] moving forward.

Ngā mihi,

[redacted]
Te Matai Ao Coordinator
[redacted]
www.tpw.iwi.nz
L1/117 Heretaunga St West, Hastings
Tamatea Pōkai Whenua
Te Mātai Ao

From: [redacted]
Date: Tuesday, 24 March 2026 at 2:28 PM
To: [redacted]
Cc: [redacted]
Subject: RE: P25-496 - Middle Rd Fast Track CDL - Project Introduction Video for TPW

Kia ora [redacted]

Thanks very much for your patience waiting for the Middle Road Project presentation video. We encountered a late design issue following receipt of some further stormwater information from HDC last week which required updates to the stormwater management and open space areas. The presentation has now been updated to reflect the latest masterplan which includes increased stormwater management and open space areas. Please let me know if there is an issue accessing the link. It is quite a large file and the presentation is around 20 minutes long.

Video link: Click here

Following our earlier discussion, we understand the video may be uploaded to your social media channels. As the referral application has not yet been lodged with the Minister, we politely request that the video is shared directly with representatives via email only, rather than publicly at this stage. Are you able to confirm that this approach can be followed? Should the project move into the substantive Fast-track process later this year, the information can be shared more broadly with mana whenua and we are happy to discuss further at that stage.

We trust the presentation provides a clear overview of the proposal and sufficient context for representatives. As noted, we are targeting lodgement around Easter, which limits the opportunity for detailed design feedback at this late stage. However, we are keen to continue working with representatives through the referral phase so they can help inform and shape the application. Please feel free to get in touch with any questions arising from the material.

Lastly, I am finishing up my position at woods on the 10th April. I will be leaving this project in the capable hands of [redacted] **and** [redacted] (cc'd) who you have met before to be the main contacts going forward (along with [redacted] at CDL). [redacted] – I understand that you are also making a move to HBRC at the end of the month? If so, congrats on the new role! No doubt you may be involved from that side of the table heading into the substantive phase of this project if we are referred to the fast track.

Ngā mihi nui,
[redacted]

[redacted]
Senior Associate Planner
BPlan (Hons)

[redacted]
+64 29 [redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.

From: [redacted]
Sent: Friday, 13 March 2026 12:28 pm
To: [redacted]
Cc: [redacted]
Subject: Re: P25-496 - Middle Rd Fast Track CDL - Project Introduction

Kia ora [redacted]

No problem at all. Thanks for letting me know.

Have a great weekend,
[redacted]

From: [redacted]
Date: Friday, 13 March 2026 at 11:30 AM
To: [redacted]
Cc: [redacted]
Subject: RE: P25-496 - Middle Rd Fast Track CDL - Project Introduction

Morning [redacted]

As is often the case with complex projects, new information has come through late in the process. HDC have provided us with additional flood modelling data following review of our draft technical reports. This is likely to affect the current masterplan (we may need a slightly altered layout). Given this, I will hold off sending out a project video until next week. No doubt this may affect our lodgement date. I will keep you posted on that front. I hope this is ok. I'll be back in touch next week.

Ngā mihi,
[redacted]

[redacted]
Senior Associate Planner
BPlan (Hons)
[redacted]
+64 29 [redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.

From: [redacted]
Sent: Tuesday, 10 March 2026 1:41 pm
To: [redacted]
Cc: [redacted]
Subject: Re: P25-496 - Middle Rd Fast Track CDL - Project Introduction

Kia ora [redacted]

You're amazing! Thank you so much. Look forward to seeing it

[redacted]
Te Mātai Ao Coordinator
[redacted]
www.tpw.iwi.nz
L1/117 Heretaunga St West, Hastings
Tamatea Pokai Whenua
Te Mātai Ao

From: [redacted]
Date: Tuesday, 10 March 2026 at 1:38 PM

To: [redacted]
Cc: [redacted]
Subject: RE: P25-496 - Middle Rd Fast Track CDL - Project Introduction

Hi [redacted]

Great idea, we can certainly do that for you. It may take me a bit of time to edit it and get it working in the powerpoint software. I should be able to have this to you by the end of the week all going well!

Ngā mihi,
[redacted]

[redacted]
Senior Associate Planner
BPlan (Hons)
[redacted]
+64 29 [redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.

From: [redacted]
Sent: Tuesday, 10 March 2026 1:27 pm
To: [redacted]
Cc: [redacted]
Subject: Re: P25-496 - Middle Rd Fast Track CDL - Project Introduction

Kia ora [redacted]

This summary looks great, thank you.
Following discussions with [redacted] about the best way to engage with mana whenua on this project, particularly given our current capacity constraints, we were wondering whether it might be possible for your team to prepare a short summary video that we could circulate.

Your presentation last week was very clear and easy to follow, and we think a short video summarising the key points would be an effective way for us to share the information more widely. It does not need to be anything complicated - even a simple voiceover explaining the proposal while showing the relevant plan images or diagrams would work well.

Given our current staff capacity, and the challenges that can sometimes arise in bringing everyone together in one room, this format would allow us to circulate the information to the relevant whānau and marae more easily. The sooner we are able to receive the video, the sooner we can distribute it and ensure people have time to review the information.

If this is something your team would be open to, we would circulate the video directly to relevant parties and also share it through our social media channels for general awareness.

Thank you again for the informative hui last week, and I look forward to your response.

Ngā mihi,

[redacted]
Te Mātai Ao Coordinator
[redacted]
Tamatea Pokai Whenua
www.tpw.iwi.nz
L1/117 Heretaunga St West, Hastings

From: [redacted]
Date: Friday, 6 March 2026 at 10:39 AM
To: [redacted]
Cc: [redacted]
Subject: RE: P25-496 - Middle Rd Fast Track CDL - Project Introduction

Kia ora [redacted] and [redacted]

Thanks for meeting with [redacted] and I yesterday to discuss the Middle Road Fast-track referral project. The purpose of the meeting was to provide an update on the project, introduce the latest iteration of the masterplan and confirm next steps for mana whenua involvement. We have prepared a short summary of the meeting discussion points below:

Meeting Minutes

Project Background

Project is for a Fast-track referral to enable the residential urbanisation of the landholdings.

Site is not zoned residential (Plains Production) and the Fast-track process provides a consenting pathway to occur in lieu of urban zoning.

Project Area comprises 30ha of CDL landholdings.

McKenna Block (3ha) will not be included as part of the proposed application site area for the referral, however, expert reporting and the masterplan has covered this block.

The proposed stormwater approach involves dry detention basins that remain grassed and only hold water during heavy rainfall events. A substantial area of open space is included in the current masterplan.

CDL has undertaken engagement with HDC and HBRC around the Herehere Stream. Key environmental matters discussed included:

HDC preference for a more naturalised approach to waterways and landscapes.

Recently released HDC documents provide design and planting guidelines for stream enhancement.

Observations regarding bank erosion, weed management, and overall stream health within the site.

Reference to the stream response north of Te Aute Road - HDC does not want replicated on this site.

HBRC will be the regulatory arm for the approvals process for works alongside the stream. HDC is the asset manager.

Mana Whenua Site Visit Feedback

Initial feedback from iwi from the earlier site visit included:

- Natural stormwater management responses noting the importance of Herehere Stream
- Whether there were natural wastewater management options – concern about health of waterways
- Soil classification / highly productive land concerns (noting Councillor votes)
- Housing density and typology – discussion around smaller house sites and concern about liveability of such lots

Referral Application Process

- The approach for a referral application is to prove 'proof of concept' for the development.
- The masterplan submitted as part of the referral application is conceptual and subject to further stakeholder engagement and detailed design at the future substantive application phase.
- Reports being prepared are high-level for the referral application stage.
- CDL are targeting lodgement at the end of March 2026.
- We understand that the referral approval process takes approximately 2 – 3 months with a decision made by Minister Chris Bishop.
- If accepted, the project moves into the Substantive stage, where detailed technical input and engagement will occur.

Mana Whenua Involvement

TPW advised that the development will require a Cultural Values Assessment (CVA) due to the scale of development and proximity to the stream system.

- TPW advised that early involvement is important to avoid iwi being consulted late in the process.
- Agreed that ongoing engagement with parties is preferred process for both CDL and TPW so that meaningful input can be achieved.
- Due to tight timeframes, agreed it is not possible to get a CVA completed prior to lodgement of the referral application. However, process can commence in parallel with the referral application, allowing it to be incorporated during the Substantive stage.
- TPW to discuss the project internally with relevant mana whenua representatives and confirm which hapū would like to be involved in engagement.
- It was noted that while a further site visit would be beneficial, an online session would allow mana whenua to first gain a clear understanding of the project
- TPW to reach out to reps to confirm if an online meeting with iwi representatives can be arranged this month to provide an update on the project and confirm next steps for engagement.

I trust the above meeting minutes capture our hui accurately. Please let me know if I have omitted anything that you would like recorded.

Next Steps

We felt the above was a very useful discussion and I appreciate your pragmatic approach to mana whenua involvement given the tight programme. We understand from our discussion that it will not be possible to complete a CVA prior to lodgement of the referral application at the end of March. However, we agree that a CVA will be an important component of the project moving forward.

Our understanding from the meeting is that the CVA process could commence in parallel while the referral application is with the Minister for consideration, with the completed assessment then informing the substantive application stage should the project proceed to the Fast-track process. At this stage, I am keen for the referral documentation to focus on high-level principles and values, reflecting the discussions held to date with mana whenua and any additional feedback provided prior to lodgement. The more detailed aspects of design and development outcomes would then be worked through collaboratively during the substantive stage. This would include matters such as the

approach to open space and stream edge, riparian planting, and detailed stormwater management responses and outcomes. I want to stress that the Fast-track process does not preclude mana whenua engagement on these projects – CDL want to make space for mana whenua involvement in the design process over the next few months.

We understand that TPW will discuss the project internally and confirm which hapū / marae would like to be involved in the engagement process. We have attached both the indicative concept plan and an overview document that can be shared with reps. We welcome any further high-level comments on the updated masterplan (noting matters already raised during the earlier site visit), and it would be helpful to receive these prior to lodgement so that we can reflect them in the referral documentation and ensure that decision makers are aware of mana whenua views on this project. We are also happy to facilitate an online hui with mana whenua representatives to provide a fuller overview of the updated masterplan and discuss how the CVA process could feed into the project through the substantive phase.

If the above summary aligns with your understanding of the approach discussed yesterday, it would be helpful to have confirmation once you have had the opportunity to discuss this internally with the mana whenua reps.
Thanks again for your constructive engagement on the project to date. If you have any questions on the above, please get in touch.

Kia pai ō rā whakatā,
[redacted]

[redacted]
Senior Associate Planner
BPlan (Hons)
[redacted]
+64 29 [redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.

From: [redacted] <[redacted]>
Sent: Wednesday, 4 March 2026 1:54 pm
To: [redacted] <[redacted]>
Cc: [redacted] <[redacted]>
Subject: Re: P25-496 - Middle Rd Fast Track CDL - Project Introduction

Kia ora [redacted]

Are you available tomorrow at 9am for a quick online meeting?

NB - I would like to inform that I have resigned from Tamatea Pōkai Whenua and have taken an opportunity to further my professional career within HBRC as the Project Manager Water Security. I will continue to work part-time for Tamatea Pōkai Whenua Trust in 2026 as we undertake the recruitment phase. I will exit from Tamatea Pōkai Whenua on 27 March 2026. Thank you to everyone for your support of the Trust and the mahi that the team has achieved thus far as we continue to advocate for the protection of Te [redacted]

Nāku noa, nā

Te Mātai Ao
[redacted]
Te Mātai Ao General Manager
Environmental Planner
[redacted]
L1/117 Heretaunga St West, Hastings
www.tpw.iwi.nz

From: [redacted] <[redacted]>
Date: Wednesday, 4 March 2026 at 1:46 PM
To: [redacted] <[redacted]>
Cc: [redacted] <[redacted]> <[redacted]> <[redacted]> <[redacted]>
Subject: RE: P25-496 - Middle Rd Fast Track CDL - Project Introduction

Kia ora [redacted]

Thanks for getting back in touch and for clarifying the situation with the EOI (whoops on my part!). I agree that a CIA will likely be appropriate for the substantive application given the scale of the development and its stream proximity.

We would be happy to meet with you and the hapū representatives for a site visit. We have a few dates available over the next two weeks, working around existing travel and to ensure that CDL representative [redacted] can attend if hapū members are present. If hapū representatives are attending, I presume an early morning or late afternoon meeting would be most suitable?

The dates we currently have available are:

- Wednesday 11 March (morning or early afternoon preferred if possible)
- Monday 16 March
- Wednesday 18 March

In the meantime, I would be happy to have a brief Teams meeting with you tomorrow (Thursday) or Friday to run through the background to the project if that would be helpful.

Ngā mihi nui,
[redacted]

[redacted]
Senior Associate Planner
BPlan (Hons)
[redacted]
+64 29 [redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.

From: [redacted]
Sent: Tuesday, 3 March 2026 8:19 pm
To: [redacted]
Cc: [redacted]
Subject: Re: P25-496 - Middle Rd Fast Track CDL - Project Introduction

Kia ora [redacted] and thank you for the update.

I would appreciate someone meeting with me and hapū members to undertake a site visit when possible please, that would be appreciated.

Just a minor point; regarding the EOI we did receive 2 applications, however the timeframe would have been unrealistic to have that completed end of March. And I do agree that some high level feedback at this time would suffice and be helpful, with a likelihood that a CIA will be required for this development given the scale and the proximity to the Herehere and Karamu streams.

Thank you and I look forward to hearing from you.

Nāku noa, nā

Te Mātai Ao
[redacted]
Environmental Planner
[redacted]
L1/117 Heretaunga St West, Hastings
www.tpw.iwi.nz

From: [redacted]
Date: Tuesday, 3 March 2026 at 12:16 PM
To: [redacted]
Cc: [redacted]
Subject: RE: P25-496 - Middle Rd Fast Track CDL - Project Introduction
Kia ora [redacted]

Thanks for taking my call this morning our productive discussion regarding how we approach this project. I appreciate that you are coming in new to the project following [redacted] move overseas so I provide the email below to summarise our discussion and set out a practical way forward within the current proejct timeframes.

As mentioned, we have recently **updated the masterplan** to account for the various discipline inputs that have come in over the past several weeks. See **attached document**. There are two main changes:

- The stormwater dry basin / reserve areas have expanded substantially to account for flood storage requirements. In my opinion, this has resulted in a development wide benefit introducing more green space, particularly adjacent to the Herehere Stream environment which the mana whenua reps identified as an important feature on the site.

The McKenna Block (eastern corner) is now an optional inclusion for the project, rather than being a complete part of the development. The McKenna block is not owned by CDL, but we have shown how this block could be incorporated into the CDL masterplan should those owners decide to urbanise their landholdings in the future. See site plan below for the location of the McKenna block extension.



I noted in my email on 19 December 2026 (below) that the material prepared to support a **referral application** is high-level and conceptual, providing proof of concept so that the Minister can decide whether the project should be considered under the Fast-track process. Should the project be accepted into the Fast-track process, detailed master planning and design would follow as part of the **substantive application** through the middle part of this year. This would include matters such as landscaping, road alignments, stormwater management approaches, water monitoring, and infrastructure design. In summary, change to the masterplan through this process will occur and is expected.

I understand that through the February EOI request that there has not been uptake by individuals to prepare a CIA for this project. We are intending to lodge this application with the Minister at the end of March but I am loathe to hurry important input from mana whenua. That being the case and recognising that time and resourcing constraints face both yourselves and mana whenua representatives (and the project), I wonder whether providing **focused, high-level feedback** at this stage (rather than a full CIA report) would be a pragmatic way to approach the project at this stage. For example:

- Key design principles sought to guide the ongoing development of the masterplan
- Any historical knowledge of the site we should be aware of
- Cultural values or kaupapa that should be taken into account
- Any other important matters that are critical to the project
- Feedback on the masterplan design attached

This feedback would then provide a foundation for working together through more detailed matters as part of the substantive application programme further into 2026. A full CIA (if desired) could then be prepared at the substantive stage when there is adequate time and resource, and when the design has is being further refined. We could essentially work on that in parallel to the referral project being considered by the Minister.

Once you have had a chance to digest the above, happy to discuss further and work out where to from here. We are also very happy to arrange a site walkover (next week?) for yourselves and any mana whenua reps to talk through what is proposed and understand how the masterplan pieces together.

I look forward to working with you to get a positive cultural outcome for this development.

Ngā mihi nui,
[redacted]

[redacted]
Senior Associate Planner
BPlan (Hons)
[redacted]
+64 29 [redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.

From: [redacted] <[redacted]>
Sent: Tuesday, 17 February 2026 3:07 pm

To: [redacted]
Cc: [redacted]
Subject: Re: P25-496 - Middle Rd Fast Track CDL - Project Introduction

Kia Ora[redacted]

The next process of undertaking the CIA will be handled by our[redacted] team here, specifically Di and[redacted]

I am sorry to advise that Friday is my last day, and it has been awesome working with you. Thank you for trusting us and developing a good working relationship to date.

I will pass on your details to the team who will be in contact regarding the next steps.

Nga mihi

[redacted]

PS - This Friday, 20th February 2026 is my final day in this role. It has truly been a privilege and a pleasure to work alongside you over the past 16 months. And I am sincerely grateful for the relationships and experiences shared over this time. The contact email for[redacted] and ongoing matters is: [redacted] Have a safe and prosperous 2026.

[redacted]
Principal Resource Consents Planner
[redacted]
[redacted]
www.tpw.iwi.nz
L1/117 Heretaunga St West,
Hastings
Tamatea Pōkai Whenua
Te Mātai Ao

From: [redacted]
Date: Tuesday, 3 February 2026 at 8:00 am
To: [redacted]
Cc: [redacted]
Subject: RE: P25-496 - Middle Rd Fast Track CDL - Project Introduction
Mōrena[redacted]

Thanks for the update and for getting this underway. Much appreciated at my end.

We'd be keen to work alongside whoever is appointed to prepare the CIA as it progresses. We are keen to start responding to any early findings and build these into the project as we go, rather than waiting until the end of March for the report issue. Perhaps a site visit in February once the author is confirmed would be beneficial so we can talk through initial feedback and the masterplan contents and go from there?

Happy to talk budget when it suits you. Perhaps a starting point would be an indication from the author as to their anticipated number of hours to complete the CIA and site visit.

Let me know if you need anything further from us in the meantime.

Ngā mihi,
[redacted]

[redacted]
Senior Associate Planner
BPlan (Hons)

[redacted]
+64 29 [redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.

From: [redacted]
Sent: Friday, 30 January 2026 11:18 am
To: [redacted]
Cc: [redacted]
Subject: Re: P25-496 - Middle Rd Fast Track CDL - Project Introduction

Kia ora [redacted]

I wanted to update you that the CIA report for the Middle Road development, as discussed, is now expected to be completed by the middle to last week of March https://www.tpw.iwi.nz/mahi

We have issued the EOI and we will have someone assigned to do the work as soon as possible.

It would be helpful to get an indication of your budget, and we can talk this through when you're ready.

Please feel free to reach out if anything needs clarification.

Nga mihi

[redacted]

Tamatea Pōkai Whenua

[redacted]
Principal Resource Consents Planner
[redacted]
[redacted]
www.tpw.iwi.nz
L1/117 Heretaunga St West, Hastings

Te Mātai Ao

From: [redacted]
Date: Wednesday, 28 January 2026 at 5:01 pm
To: [redacted]
Cc: [redacted]
Subject: RE: P25-496 - Middle Rd Fast Track CDL - Project Introduction
Afternoon [redacted]

Thanks for your phone call and your email summary. Yes, confirming CDL are open to engagement with mana whenua. We have found that hui / discussions have been helpful to the shaping of CDL's Arataki project in the district in a meaningful way. Keen to take a similar approach with Middle Road with open door communication as we move forward with this application too. Look forward to hearing from you again soon.

Ngā mihi,

[redacted]

[redacted]
Senior Associate Planner
BPlan (Hons)





Healthy people and ecology through shared walking and cycle paths that connect streams and open spaces



Stormwater basins used to detain and treat water and also for community and play space



Green streets with street trees and swales to promote urban ngahere to create habitat and reduce heat





Herehere Stream - potential revitalisation through more meandering, revegetation and more gentle banks



active frontage and public access along Herehere Stream



Explore opportunity for roadside stormwater devices to convey rainwater and support open space and amenity

urban acumen

CDL LAND NEW ZEALAND LIMITED

Client:	CDL	**Scale:**	NTS
Project No:	23-059	**Date:**	15 Dec 2025

Middle Road Referral Concept -Water Management Opportunities

Disclaimer: This is a preliminary design only; engineering, traffic and planning advice and mana whenua consultation is required to confirm strategy and detail.

[redacted]
+64 29 [redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.

From: [redacted] <[redacted]>
Sent: Wednesday, 28 January 2026 4:06 pm
To: [redacted] <[redacted]>
Cc: [redacted] <[redacted]>
Subject: Re: P25-496 - Middle Rd Fast Track CDL - Project Introduction

Kia ora [redacted]

Happy New Year and thank you for your emails.

I was back at work on the first day of the year, though I was off the last two days recovering from a migraine.

Thank you for sending through the concept plan for the Middle Road proposed development, it is much appreciated.

As discussed, and agreed during our earlier phone conversation today:

- You are open to mana whenua undertaking a cultural assessment to support the proposal. Thank you again for this.
-
- I will circulate the concept plan for mana whenua
-
- We will initiate our process with an EOI for an author
-
- Your preferred timeframe is around four weeks
  -

You are also open to another site visit if needed, to be arranged with [redacted] and [redacted] at a suitable time.

I will be in touch to clarify any further matters as they come up.

Nga mihi

[redacted]

Tamatea Pōkai Whenua

[redacted]
Principal Resource Consents Planner
[redacted]
www.tpw.iwi.nz
L1/117 Heretaunga St West,
Hastings

Te Mātai Ao

From: [redacted] <[redacted]>
Date: Tuesday, 27 January 2026 at 11:02 am
To: [redacted] <[redacted]>
Cc: [redacted] <[redacted]>

Subject: RE: P25-496 - Middle Rd Fast Track CDL - Project Introduction
Kia ora [redacted]

A belated happy new year to you. Hope all is well in the Bay. Just tried to call (you are busy) so sending a quick email instead.

I am following up on the last correspondence we had on the Middle Road referral project late last year. I appreciate everyone has been enjoying their summer break and only just turning minds back to work mode. This being the case, are the local marae representatives interested in catching up again to talk through the proposal and discuss the latest plans / movements for the site? I also wanted to ask whether there has been any update on interest in undertaking a cultural health index for the site, or in preparing a cultural values report as the project progresses.

Look forward to hearing from you.

Ngā mihi,
[redacted]

[redacted]
Senior Associate Planner
BPlan (Hons)
[redacted]
+64 29 [redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.

From: [redacted]
Sent: Friday, 19 December 2025 8:27 am
To: [redacted]
Cc: [redacted] Olver [redacted]
Subject: RE: P25-496 - Middle Rd Fast Track CDL - Project Introduction

Kia ora [redacted]

As per our kōrero on site, please find attached the **draft concept plan** for CDL's Middle Road residential development. We have focused on the principles of water management and provided some imagery to convey these key ideas as we further develop the masterplan. Other key principles will be explored as we further develop the masterplan.

At this stage, the material provided is intended to support a **referral application** for consideration under the Fast-track process. The information is therefore deliberately high-level and conceptual, providing proof of concept only. Should the project be accepted into the Fast-track process, detailed master planning and design would follow as part of the **substantive application**. This would include matters such as landscaping, road alignments, stormwater management approaches, water monitoring, and infrastructure design.

Recognising that time and resourcing constraints face mana whenua representatives, and for the purposes of early engagement on the referral application, at this stage we would welcome initial high-level feedback that focuses on:

- Key principles to guide the ongoing development of the concept
- Any historical knowledge of the site we should be aware of
- Cultural values or kaupapa that should be taken into account
- Any other important matters that are critical to the project

This feedback would then provide a foundation for working together through more detailed matters as part of the substantive application programme further into 2026.

There was discussion during our hui about the potential need for a Cultural Values Assessment (CVA), which CDL is open to progressing. Given the short timeframe to lodge the Fast-track referral (end February), we would appreciate mana whenua guidance on whether a CVA is considered necessary at the referral stage, or whether it would be more appropriate to undertake this work as part of the subsequent substantive application (through mid 2026), should the project progress. We are keen to align the timing and scope of any CVA with mana whenua expectations.

Similarly, we are happy for our archaeologist (CFG Heritage – [redacted] to liaise with any mana whenua preferred heritage and archaeology experts so that we can align our reporting in this space to get the best outcome for the site.

Lastly, I want to acknowledge that change to the masterplan through this process will occur. I note that amendments to other project masterplans have been a challenge for mana whenua involved in recent engagement processes. Our commitment is to communicate any change early, clearly, and with robust reasons, to support shared understanding as the project progresses. I am very keen to ensure a 'no surprises' approach to the project.

Wishing you a Merry Christmas and a fantastic holiday. We will be back in touch in the new year (I'm back on the 12th January).

Ngā mihi nui,
[redacted]

[redacted]
Senior Associate Planner
BPlan (Hons)
[redacted]
+64 29 [redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.

From: [redacted]
Sent: Monday, 8 December 2025 8:30 pm
To: [redacted]
Cc: [redacted] Olver [redacted]
Subject: P25-496 - Middle Rd Fast Track CDL - Project Introduction

Kia ora [redacted]

Thank you once again for organising a site meeting with Havelock North mana whenua representatives to discuss the forthcoming Middle Road Fast-track Referral project. As discussed, here are the minutes from our kōrero last Thursday. Please let me know if there are any corrections that need to made and please pass these on to Koreene and Serene for their information.

We look forward to continuing our engagement with local hapū representatives. Please get in touch if you have any follow up questions or if any further hui is required.

Ngā mihi nui,
[redacted]

Middle Road Fast-Track Referral: Mana Whenua Project Introduction
MINUTES

Attendees:

- Korongatā Marae - [redacted]
- Mihiroa Marae - [redacted]
- Tamatea Pōkai Whenua Settlement Trust - [redacted]
- CDL project team – [redacted] (Senior Development Manager, CDL - landowner), [redacted] (Planner, Woods), [redacted] (Civil Engineer, Woods), and [redacted] (Urban Designer, Urban Acumen)

Location: Middle Road Site, Havelock North
Date: 4 December 2025, 4pm

Project Introduction

- CDL was introduced as the landowner. The company is partly owned by New Zealand investors and partly by a Singaporean family linked to the Millennium and Copthorne Hotel Group.
- CDL outlined the proposal to develop approximately 350 homes on the 30-hectare site.
- Key site feature identified is the Herehere Stream to the north.
- Iona development stormwater management pond and temporary stockpiles identified to the west. CDL is the developer for the Iona property.
- See attached site plan showing development boundaries which was talked to at the hui.

Reflections on Previous Engagement

- Mana whenua expressed concerns about past projects in the area where communication had been inconsistent and promises were not carried through which has eroded trust.
- CDL and the project team are keen to understand the cultural values and local history of the site so this can be appropriately reflected in the master planning of the development.
- Building trust through clear, continuous communication is essential, and delivering on promises.
- Identified that additional personnel and kaumatua will likely want further involvement and hui and CDL supports this.

Housing, Landscape and Liveability

- Key matters raised included:
  - A preference for naturalised design and reduced impervious surfaces.
  - Opportunities for mara (gardens) within lots or as shared community areas.

    - Ensuring lot sizes and housing types support whānau living and affordability.
- Concern over small lot sizes was raised. The project team talked about wanting to provide options for lower house price points with some smaller lot options and maintaining growth close to central Havelock North.

Environmental and Water Matters

- Mana whenua emphasised the importance of naturalising the development, noting a strong preference for natural solutions wherever feasible
- Wastewater management was raised as a significant concern in the district for mana whenua values.
- The project team noted that they had been made aware of the wastewater capacity issue by Council this week and are committed to finding a good solution for this development.
- Representatives encouraged natural treatment approaches as an option and stressed the importance of improving the health of the Herehere and Karamu streams.
- Reuse options (e.g., rain tanks) were also discussed. Noted that the site sits on an aquifer. Discussed whether this could be used for potable water, but noted the importance of maintaining the hydrology of the aquifer for the health of the stream systems.
- Representatives advised that Dr Anthony Cole has been assisting mana whenua on other projects by evaluating complex proposals and could potentially support this process here.
- Encouraged the project team to consider natural wastewater options such as oxidation ponds.
- Discussed existing watercourses that run across the site. These are farm drains with small incised channels that connect to Te Aute Road and Herehere Stream. Acknowledged that there will need to be a stormwater management approach that links water into the Herehere Stream and across the site.

Highly Productive Soils and Planning Context

- Concerns were raised by representatives regarding the potential loss of highly productive soils.
- We discussed the political nature of the site's exclusion from the Future Development Strategy and the rationale for pursuing the fast-track pathway. The vote margin within Council was only one vote.
- Technical assessments indicate the land is not practically highly productive given surrounding constraints such as existing urban area on three sides and small land parcels. CDL understand that the Council officers (rather than elected representatives) are supportive of the urbanisation of this land.
- The project team explained why CDL is seeking referral under the Fast-Track Approvals Act:
    - The current zoning and political environment mean the site cannot progress through standard plan change pathway with the District Council.
    - Referral provides an alternative, central government decision making option to address housing needs while recognising local political complexities.
- The project team noted it is acceptable for mana whenua to hold differing views on the urbanisation of highly productive land.

Herehere Stream Corridor

- The Herehere Stream forms part of the northern boundary of the site and is important to mana whenua. This stream connects to the larger Karamu Stream to the north.
- Mana whenua described the poor existing water quality within these waterways and voiced their commitment to improving ecological outcomes.
- Noted that tuna live in the awa and locals feed the tuna.
- The project team asked whether mana whenua would support:
    - Opening the stream corridor to the public as part of a recreational reserve network; or
    - Retaining it as a private, non-publicly accessible space.
- Mana whenua acknowledged benefits to both approaches and requested time to consider the implications.
- The project team outlined their preliminary preference for public access due to improved stewardship and enhanced connection between residents and the local environment.

Cultural Workstreams

- Representatives will seek guidance from kaumātua as cultural mapping is still underway.
- A Cultural Health Inventory (CHI) needs to be undertaken by mana whenua to understand the cultural status of the site and determine whether a Cultural Value Assessment (CVA) is required.
- Representatives indicated they may directly contact / work with Te Heipora on a combined assessment.
- Recommended that CDL contact Ngāti Kahungunu to advise them directly of the project.
- Noted that larger workstream currently underway in the district to identify and record sites of cultural significance. Representatives to advise if any sites apply to this site so that appropriate measures can be taken to avoid or give reference to what is known. Noted that representatives have a preferred archaeologist. The project team advised that they are welcome to provide their input directly to the project.
- CDL will share archaeological reporting prepared by CFG Archaeology once this is available.
- Hapū representatives will explore potential Māori names for the development.

Next Steps

- Mana whenua to consult kaumātua regarding site history and cultural values and ddvise CDL so that any relevant information can be adopted into the master planning process.
- Representatives to advise what output (i.e. CVA) will be needed for the development following their CHI.
- CDL to circulate updated concept plans before Christmas for feedback in the new year.
- CDL to share archaeological reporting once completed.
- Further hui to be arranged as required.

Timeframes to lodge documentation:

- Stage 1: Referral application (concept master planning) end of February 2026 / early March 2026.
- Stage 2: Substantive application (full design and resource consent) to follow in July – October 2026.

Main takeaway: mana whenua representatives expressed a clear aspiration for the development to adopt natural design options where possible, respect the whenua, and actively enhance the environmental and cultural health of the site and waterways.

[redacted]
Senior Associate Planner
BPlan (Hons)
[redacted]
+64 29 [redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.



WOODS
EST.1970

Middle Road Fast Track Referral Application

MARCH 2026



WOODS
Est.1970

PROJECT BACKGROUND

- CDL Land New Zealand Ltd (CDL) is preparing a referral application under the Fast-track Approvals Act 2024 (FTAA) for a proposed residential development at Middle Road, Havelock North.

SITE DETAILS

- The Middle Road site comprises approximately 30.6 ha of land across seven titles owned by CDL at 92, 108 and 148 Middle Road, and 139 Te Aute Road, Havelock North.
- The site sits immediately southwest of the established Havelock North residential area, with suburban housing to the north and east and rural-residential properties to the southwest.

PROPOSAL

- The Middle Road project will provide for the residential subdivision of the site to enable the development of approximately 320 to 370 lots.

SITE DESCRIPTION

The site is held in five separate titles and consists of a combined area of approximately 30.6 hectares. A separate 3.3ha rural residential landholding at 80 and 84 Middle Road, known as the McKenna Block, is located immediately to the east of the site adjacent to the Herehere Stream. This landholding is in separate ownership and does not form part of the application site at the time of lodgement. However, given the McKenna Block's proximity and relationship to the Middle Road site, the landholding has been considered at a high level within this assessment.

The site is currently used for rural residential purposes with five existing dwellings and a variety of grass pastures. The adjoining interfaces of the site can therefore be described as follows:

- Middle Road runs along the southeast boundary of the site.
- the rear boundaries of the residential properties on Upham Street run along half of the NE boundary with the Herehere Stream, generally with solid fencing at a variety of heights
- Te Aute Road runs along the northwest boundary of the site.
- Rural residential properties and a church (Village Baptist Church) interface with the southwest and part of the northwest boundaries of the site.
- The McKenna Block is a rural residential block with established buildings (including a guest house) and mature trees.









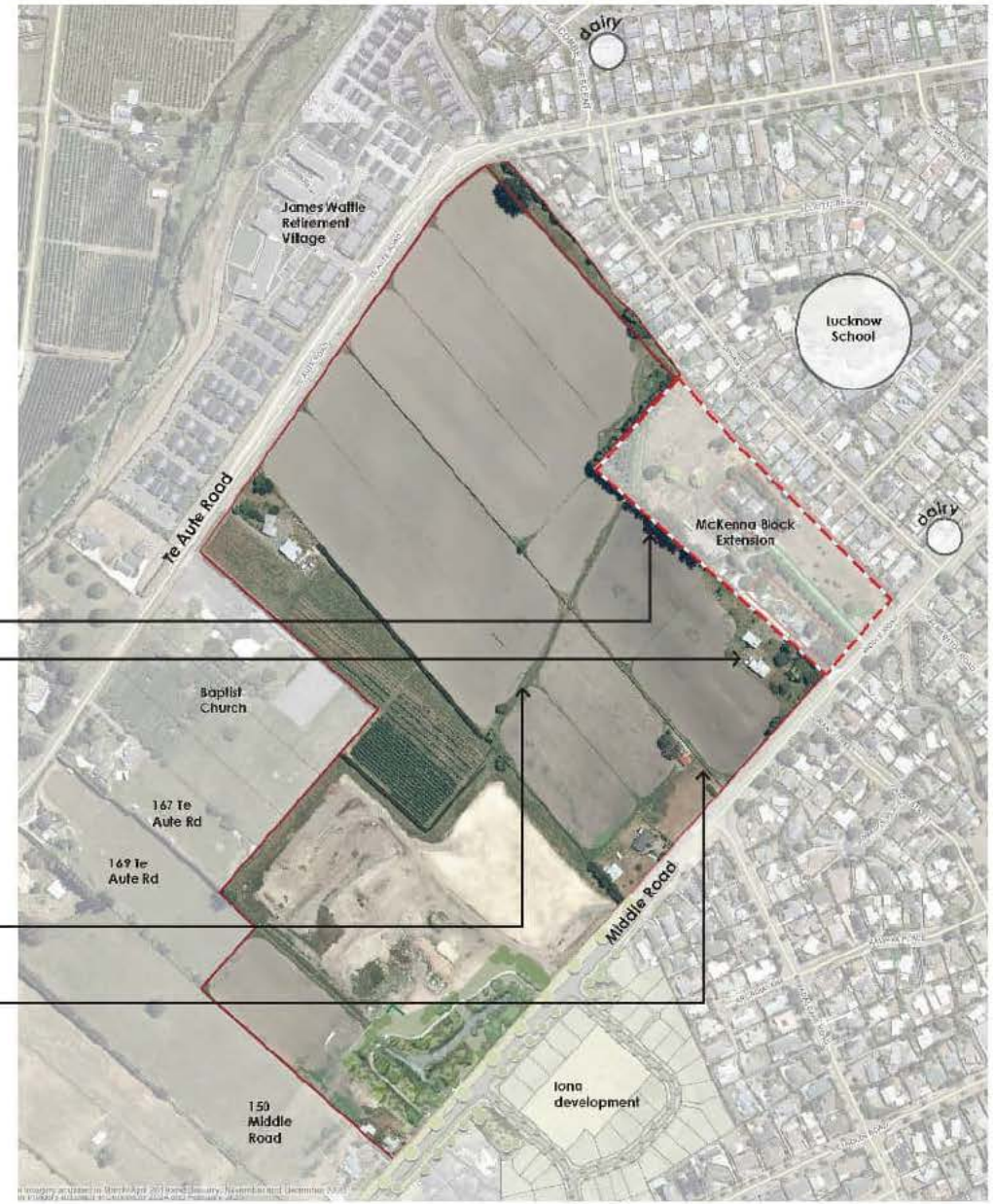


Figure 4. Site Aerial

Key site characteristics include:

- generally level site dissected with farm drains and/or shelter belts
- long distance views across site and to raised land form in south/south west
- rural character established by grazing and homesteads with mature tree planting



Looking south across site from Te Aute Road at Herehere Stream crossing



Looking north west across site from Middle Road boundary

WOODS
Est.1970

SITE PHOTOS



Looking North, Te Aute Road Bridge



North of Te Aute Road Bridge



View of From Middle Road



Looking South, Te Aute Road Bridge

WOODS
Est.1970

SITE CONSTRAINTS

- flood risk - much of the site is below the 1 in 100 year flood level
- limited ability for viable and productive farming (see AGfirst report)
- riprarian corridor/esplanade required along Herehere Stream

existing stream or drainage channel

rear fences - poor amenity and little surveillance

future indicative size and location of stormwater management area

new/developing shared path

existing on road cycle path

links to adjacent properties needed

existing intersections - off set required for new connections to Middle Road

central median

poor sightlines for crossing

gap in cycleway provision

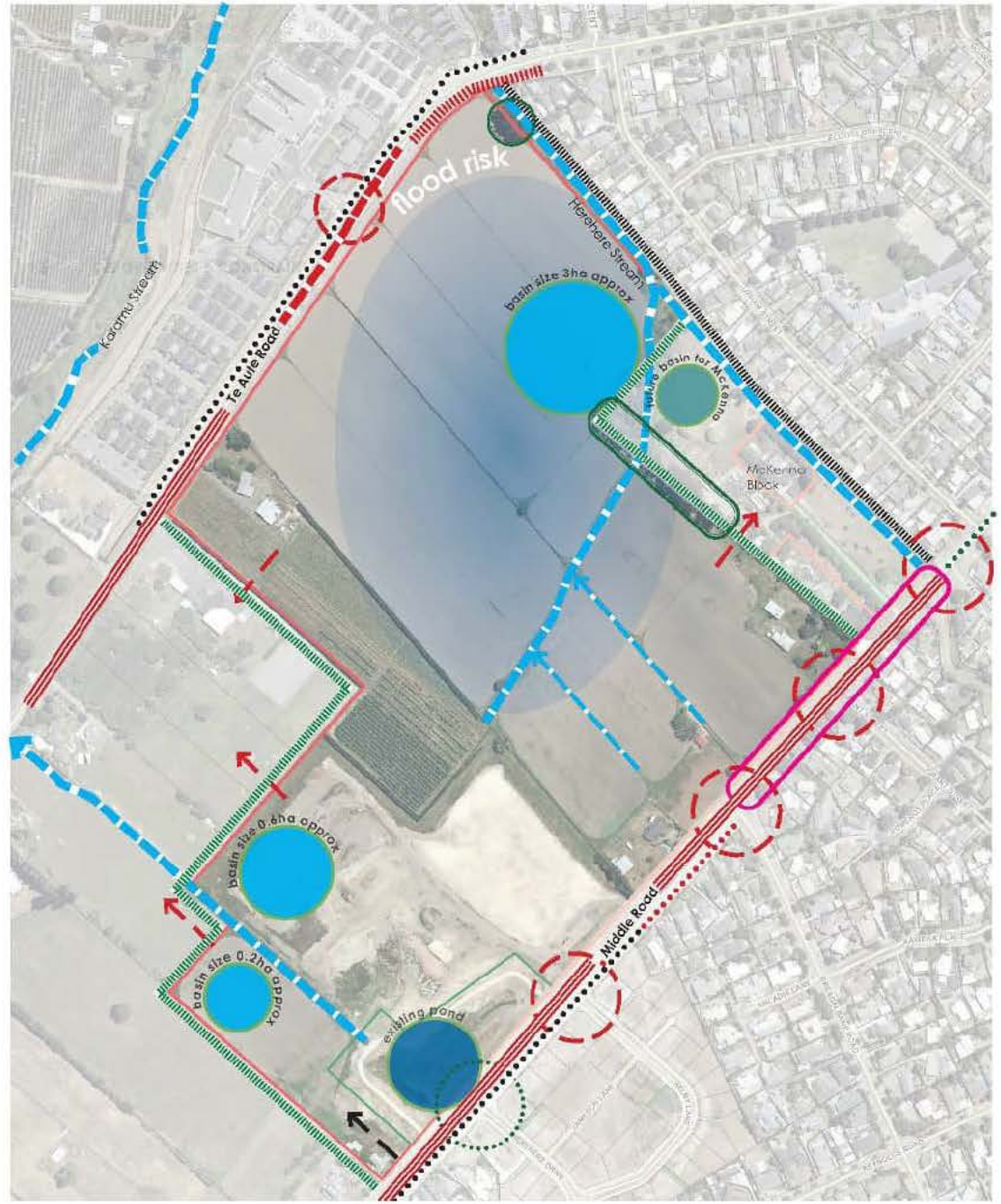
shelterbelt/specimen trees

primary collectors - traffic volume and speeds can be high

Rural Zone - Plains Production

Figure 5. Site Constraints

0m 100m 250m 500m



THE DEVELOPMENT CONCEPT

The development concept plan creates 320 to 370 residential sections intended to range between 300m² and 800m² and be accessed from either existing or new public roads or private laneways. It creates a network of public open spaces to be vested with HDC serving either linkage, recreation or stormwater functions (or both).

The concept proposal is intended to provide a "proof of concept" only at this stage. It is informed by high level urban design objectives and still subject to detailed subdivision and infrastructure design at a resource consent stage. The following pages illustrate and describe the high level outcomes that can be achieved through further development of the subdivision concept. Given the high level nature of the proposal at this stage, recommendations are provided to inform future detailed design in order to ensure the intended urban design outcomes are achieved.



Healthy people and ecology through shared walking and cycle paths that connect streams and open spaces

Herehere Stream - potential revitalisation through more meandering, revegetation and more gentle bank gradients









not to scale



Figure 9. development concept

CONCEPT PLAN:

Site Area:	**30.6 ha**
Stormwater Area:	**6.7 ha**
Net Res Land:	**23.9 ha**
Density:	**19 du/ha gross**
Total Yield:	**Approximately 320 - 370 lots**

Open Space and Landscaping Network

A connected planting and public open space network is proposed comprised of:

- vested drainage and esplanade reserves
- pedestrian/cycle links along public roads
- planting in public streets, either as street trees, gardens os swales
- passive recreation space (TBC after consultation with HDC)

Recommendations for detail design:

- explore opportunities for co-location of stormwater management and recreation spaces, both within the site as well as with potential devices on adjacent properties
- ensure active mode routes through open spaces
- use roads to link passive open spaces through trees and vegetation
- balance road access and private boundaries along Herehere Stream
- explore opportunities to support revitalisation of Herehere Stream
- explore opportunities for above ground stormwater conveyance
- maximise opportunities for street trees
- promote access to and along Herehere Stream and to Karamu Stream
- balance stormwater function of Herehere Stream with opportunity for greater ecological value
- explore opportunities to retain existing vegetation
- ensure passive surveillance is afforded from properties which adjoin publicly accessible open spaces
- explore opportunities for a playground with HDC

natural stream/drainage corridors

potential swales

new detention/treatment basins

existing detention/treatment basins

likely location of basin for McKenna Block

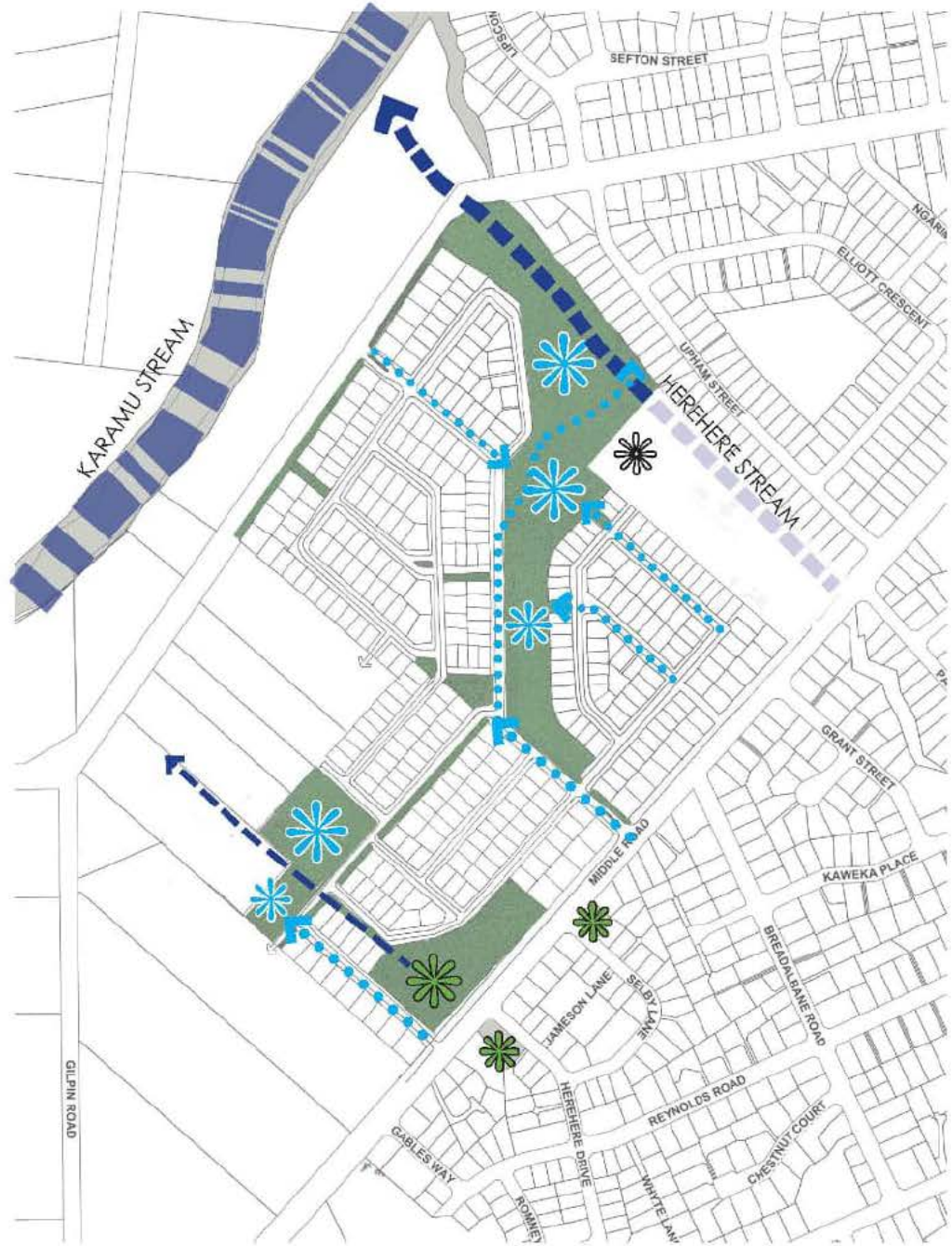


Figure 15. open space


WOODS
Est.1970

From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: P25-496 - Middle Rd Fast Track (New Project) - Initial Engagement TPW
Date: Thursday, 30 October 2025 11:40:41 am
Attachments: 175cd376-b139-40b4-a8ed-7310a48a423b.png
image802765.png
Middle Road_Site Plan.pdf

Kia ora [redacted]

Thanks for taking my call last week. As discussed, Woods have been engaged by CDL Land New Zealand Ltd (**CDL**) to investigate and progress a Fast-track Referral application for the landholdings at Middle Road, Havelock North. This is a new project which is separate from their Arataki Fast Track development.

Site Details and Background

The Middle Road Fast-Track area (**site**) comprises the block of land in west Havelock North that includes the properties 80, 84, 92, 108, and 148, Middle Road, and 139 Te Aute Road (indicative properties, includes third parties). The site has a total area of 33.83 ha. The site is north of CDL's Iona development which is consented and under construction. See attached site plan for location.

The Site is currently zoned Plains Production zone within the Operative Hastings District Plan which does not provide for urban development. Under the HPUDS, the Middle Road land (in part) was identified as a Reserve Growth Area. The Draft Napier–Hastings Future Development Strategy 2024–2054 (**FDS**) assessed the site as a potential growth area at the edge of Havelock. The technical analysis considered the site suitable for future urban development, given its proximity to the Iona Special Character Zone and existing infrastructure corridors. However, the final FDS approval by the local Councillors did not include the Middle Road site. I understand this was due to their concerns on the highly productive soils position.

Middle Road FT Project

Given this context, CDL is now looking to progress urban residential development across the site through the Fast-track Approvals Act 2024 (**FTAA**). Initially this will include a Referral application under the FTAA, which if successful, will be quickly followed by a Substantive Application. Work has commenced in the last week to progress an initial masterplan / scheme which will be refined through expert consultant inputs. The following expert disciplines have been engaged to provide advice to the development of the masterplan and feasibility of the project:

- Archaeology
- Contamination
- Ecology
- Economics
- Engineering
- Geotechnical
- Highly Productive Land
- Survey
- Stormwater
- Traffic; and
- Urban Design

Referral Application Information:
The Referral application must provide enough detail for the Minister for Infrastructure (who is advised by the MfE) to decide whether a project should enter the Fast-track pathway. While this stage does not require the full technical reporting that would support a future Substantive Application, the information provided needs to give confidence that the project is suitable, feasible, and consistent with the purpose of the FTAA.
The Referral must include sufficient information about the site, the Project and its potential effects, identify the approvals likely to be required, and provide **evidence of consultation**. The MfE reviews the application and provides advice to the Minister, who then decides whether to accept or decline the Referral.

Mana Whenua Engagement:

- We would like to engage with mana whenua to introduce the project and share the aspirations for the site. CDL would like to begin this process on a fresh footing with the local hapū, with a focus on building a constructive relationship as we move forward together for this new development project.
- In this regard, we would value the opportunity to meet with hapū representatives over the next month to discuss the project at a conceptual level and hear any initial feedback, opportunities, or concerns. We are particularly interested in exploring opportunities for meaningful involvement of mana whenua in the ongoing development of the masterplan and design, ensuring that cultural values and environmental outcomes are appropriately reflected.
- We also appreciate the time and expertise involved in participating in such discussions and are happy to provide remuneration for mana whenua input into the project.

Timeframes:
CDL is aiming to lodge the referral application in the **first quarter of 2026**. Masterplan development commenced last week, with the concept plan finalisation and draft expert reports due mid-December. While this phase of the project is progressing quickly, we recognise the importance of allowing adequate time for mana whenua engagement and input. There will be further opportunity to explore the design detail in greater depth as part of the future substantive application, should CDL be successful with the referral.

Should you have any questions or require clarification on any of the above, don't hesitate to reach out to myself or [redacted]

Kind regards & ngā mihi nui,
[redacted]

[redacted]
Senior Associate Planner
BPlan (Hons)
[redacted]
+64 29 [redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.

Attachment 5: Ministry for the Environment Correspondence

From: [redacted]
To:
Cc:
Subject: Re: Middle Rd Fast Track Referral - Initial Engagement with MfE
Date: Friday, 16 January 2026 3:55:42 pm
Attachments: image001.png
image042510.png
CDL Land NZ s11 letter.pdf

Kia ora [redacted]

Thank you for your email.

Please find attached our response to your request for consultation with the Ministry for the Environment as the administrating agency of the Resource Management Act 1991.

Ngā mihi,

System Oversight Team

Ministry for the Environment | Manatū Mō Te Taiao
Administering Agency under the Fast Track Approvlas Act 2024
[redacted]environment.govt.nz

From: [redacted]
Sent: Wednesday, January 14, 2026 2:45 PM
To: Admin Agency FTAA <[redacted]
Cc: [redacted]
Subject: RE: Middle Rd Fast Track Referral - Initial Engagement with MfE

MFE CYBER SECURITY WARNING
This email originated from outside our organisation. Please take extra care when clicking on any links or opening any attachments.

Hi there,

Thank you for your email request for additional information.

Woods has been engaged by CDL Land New Zealand Ltd (CDL) to prepare a Fast-track Referral Application under the Fast-track Approvals Act 2024 (FTAA) (section 13) for a 350-440 lot residential development at Middle Road, Havelock North. The site comprises 31 ha of land across five titles owned by CDL at 92, 108 and 148 Middle Road, and 139 Te Aute Road, Havelock North.

I have attached a PDF document which presents the proposed Middle Road Project in relation to your request below. This document includes the following high level information:

- Project Background

- Site Context
- Proposal
- Assessment Summary
- Expert Consultants
- Stakeholder engagement

In accordance with section 11(1)(e) of the FTAA, CDL are required to consult with the relevant administering agencies about the project which includes MfE. Woods would like to obtain feedback from the MfE on this project to meet the obligations of section 11 of the FTAA.

In terms of timeframes, CDL are looking to lodge the referral application with the MfE in late February 2026. Expert reporting is underway and early engagement with local stakeholders has been undertaken. We would appreciate high level MfE engagement on this project as soon as possible given these timeframes our client is working to.

We trust the enclosed document provides you with a good understanding of the project to enable high level engagement comments to be provided. We look forward to hearing back from you.

Thanks,

[redacted]

[redacted]
Senior Intermediate Urban Designer
[redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.

From: Admin Agency FTAA <[redacted]
Sent: Tuesday, 16 December 2025 2:32 pm
To: [redacted] <[redacted]
Subject: RE: Middle Rd Fast Track Referral - Initial Engagement with MfE

Kia ora,

Thank you for your email requesting clarification on our consultation process.

Your request should include:

- a description of the proposal which is sufficient to understand its scale and location and the likely significance of both its positive and adverse effects, particularly as these relate to matters of national importance or matters addressed in national direction under the RMA.
- This could include a draft cover document to the application if it is more convenient to provide this than drafting a new document specifically for this engagement. However, you do not need to include a complete draft application.
- the relevant section of the FTA Act that you are consulting under
- when you need a response by. Please allow at least **5 working days**.

Please note MfE is not able at this point in the process to provide detailed comments on draft applications or to offer pre-application meetings with applicants.

Once have received your request, and we will prepare a written response. You will be able to note this response when you lodge your application to demonstrate that you have fulfilled the pre-lodgement consultation requirements under section 11 or section 29 in relation to MfE.

System Operations
Ministry for the Environment | Manatū Mō Te Taiao
Administering Agency under the Fast Track Approvals Act 2024
[redacted] | environment.govt.nz

From: [redacted]
Sent: Monday, 15 December 2025 5:26 pm
To: Admin Agency FTAA <[redacted]
Cc: [redacted]
Subject: RE: Middle Rd Fast Track Referral - Initial Engagement with MfE

MFE CYBER SECURITY WARNING
This email originated from outside our organisation. Please take extra care when clicking on any links or opening any attachments.

Hi there,

I would like to follow up with the below request.

If you could provide a response or direct to the correct channels as soon as possible, that would be greatly appreciated.

Please let me know if you have any questions.

Thanks, [redacted]

[redacted]
Senior Intermediate Urban Designer
[redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.

From: [redacted] <[redacted]
Sent: Thursday, 27 November 2025 3:30 pm
To: Admin Agency FTAA <[redacted]
Cc: [redacted] <[redacted] [redacted] <[redacted] [redacted] <[redacted]
Subject: Middle Rd Fast Track Referral - Initial Engagement with MfE

Kia ora,

Woods have been engaged by CDL Land New Zealand Ltd (CDL) to prepare a Fast-track Referral Application under the Fast-track Approvals Act 2024 (FTAA) for residential development at Middle Road, Havelock North.

Site Details and Background
The Middle Road site comprises approximately 33.83 ha of land across eight titles at 80, 84, 92, 108 and 148 Middle Road, and 139 Te Aute Road, Havelock North. The site sits immediately south of the established Havelock North residential area, with suburban housing to the north and east and rural-residential properties to the south and west. A site plan is attached for reference.

The land is zoned Plains Production under the Operative Hastings District Plan and is not currently identified for urban development. However, the Draft Napier–Hastings Future Development Strategy 2024–2054 (FDS) assessed the site as a potential growth area due to its proximity to the Iona Special Character Zone and existing infrastructure corridors. While the final FDS did not include the Middle Road site, the technical analysis identified it as a logical extension to the existing urban area.

Middle Road Project
CDL proposes to develop the land for residential use through the FTAA pathway. The initial stage involves a Referral Application to the Ministry for the Environment (MfE), followed by a Substantive Application to the Environmental Protection Authority (EPA) if referral is approved.

The project aims to deliver a high-quality, well-connected residential neighbourhood

supported by integrated infrastructure, stormwater management, and open space networks. Technical input is being provided across a range of disciplines, including urban design, engineering, stormwater, traffic, ecology, geotechnical, archaeology, and economics.

Purpose of Engagement

As part of the preparation of the Referral Application, CDL is undertaking targeted consultation with the relevant government agencies. The purpose of this engagement is to:

- Introduce the project and confirm the appropriate process and information requirements under the FTAA
- Identify any agency interests or matters to be addressed within the Referral documentation
- Establish early communication channels to support an efficient and transparent process.

We would welcome the opportunity to meet with your team in the coming weeks to outline the proposal and understand any considerations relevant to your agency's functions. Please let us know your availability for a short meeting in early December.

Timeframes

CDL is aiming to lodge the Referral Application in the first quarter of 2026. The concept design and draft technical inputs are currently being refined, with a draft masterplan expected by mid-December.

Please don't hesitate to contact me if you have any questions or would like further information in advance of a meeting. We look forward to engaging with you on the project.

Ngā mihi

[redacted]
General Manager - Planning & Urban Design
[redacted]
+64 27 [redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.

Ministry for the Environment
Manatū Mō Te Taiao

[redacted]

Senior Intermediate Urban Designer, Woods

[redacted]

Tēnā koe [redacted]

Middle Road - Pre-lodgement consultation under the Fast-track Approvals Act 2024 (FTAA)

Thank you for your correspondence in relation to CDL Land New Zealand Limited's intention to lodge a referral application under the Fast-track Approvals Act 2024 (FTAA) in respect of the Middle Road development.

Following the Fast Track Approvals Amendment Act 2025 coming into force in December 2025, the Ministry for the Environment (MfE) is no longer an administering agency for approvals relating to the Resource Management Act 1991 and the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012 under the FTAA.

Please note that for all referral and substantive applications lodged after 16 December 2025, applicants are no longer required to consult with MfE prior to lodgement.

The information below is provided for informational purposes only.

As part of your application, you will need to provide an assessment of the project against any relevant national policy statement, national environmental standards and if relevant the New Zealand Coastal Policy Statement. The Ministry has prepared the following summary on the national direction made under the RMA, for your consideration.

Please note that as of 15 December 2025, there are three new and seven amended national direction instruments. The new national direction instruments are included in the tables below.

National Direction

Under the RMA, the government can create national direction to support local authorities' decision making under the RMA and develop a nationally consistent approach to resource management issues. This is typically done where an issue is of national importance, or involves significant national benefits or costs, or where necessary to give effect to other government policy or regulation. There are several types of national direction, including national policy statements and national environmental standards.

National Policy Statements (NPS)

National Policy Statements are instruments issued under section 52(2) of the RMA. An NPS is a vehicle for the government to prescribe objectives and policies for matters which are relevant to sustainable management.

All National Policy Statements currently in force are published on the Ministry's website and links are provided in the table below. It is recommended that you consider the relevance of each NPS to your project.

If you are seeking an RMA approval, then under section 13(4)(y)(i) and schedule 5 paragraph 2 of the FTAA your application must include an assessment of your project against any relevant NPSs. Refer to the National Policy Statements linked below.

National Policy Statement	**Description**
National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023	This NPS provides nationally consistent policies and requirements for reducing greenhouse gas emissions from industries using process heat. It works alongside the National Environmental Standards for Greenhouse Gases from Industrial Process.
National Policy Statement for Highly Productive Land 2022	This NPS provides national direction to improve the way highly productive land is managed under the RMA. The objective is to ensure the availability of New Zealand's most favourable soils for food and fibre production.
National Policy Statement for Freshwater Management 2020	This NPS provides local authorities with updated national direction on how they should manage freshwater under the RMA.
National Policy Statement for Indigenous Biodiversity 2023	This NPS provides direction to local authorities to protect, maintain and restore indigenous biodiversity requiring at least no further reduction in indigenous biodiversity nationally.
National Policy Statement for Renewable Electricity Generation 2011	This NPS provides guidance for local authorities on how renewable electricity generation should be dealt with in RMA planning documents.
National Policy Statement for Electricity Transmission Networks 2008	This NPS sets out the objective and policies for managing the electricity transmission network.
National Policy Statement on Urban Development 2020	This NPS recognises the national significance of well-functioning urban environments. It removes barriers to development to allow growth in locations

	that have good access to existing services, public transport networks and infrastructure.
New Zealand Coastal Policy Statement 2010	The NZCPS provides guidance for local authorities in their day-to-day management of the coastal environment. The NZCPS is the only compulsory NPS under the RMA.
National Policy Statement for Natural Hazards 2025	This NPS provides direction for local authorities to manage the risk of natural hazards on subdivision and development.
National Policy Statement for Infrastructure 2025	This NPS provides guidance for the development and management of infrastructure.

National Environmental Standards (NES)

National Environmental Standards are regulations issued under section 43 of the RMA. They prescribe technical and non-technical standards, methods or other requirements for land use and subdivision, use of the coastal marine area and beds of lakes and rivers, water take and use, discharges and noise. NESs require each local authority to enforce the same standard in respect of these areas unless otherwise specified. All National Policy Statements currently in force are published on the Ministry's website and links are provided in the table below. It is recommended that you consider the relevance of each NES to your project.

If you are seeking an RMA approval under the FTAA, section 13(4)(y)(i) and schedule 5 paragraph 2 require that an assessment of your project against any relevant NES must be included with your application. Refer to the National Environmental Standards linked below.

National Environmental Standard	**Description**
National Environmental Standards for Air Quality	This NES prohibits discharges from certain activities and set a guaranteed minimum standard for air quality for people living in New Zealand.
National Environmental Standards for Commercial Forestry	This NES provides nationally consistent regulations to manage the environmental effects of forestry.
National Environmental Standards for Electricity Transmission Activities	This NES sets out which electricity transmission activities are permitted, subject to conditions to control environmental effects. They apply only to existing high voltage electricity transmission lines.
National Environmental Standards for Freshwater	This NES regulates activities that pose risks to the health of freshwater and freshwater ecosystems.

National Environmental Standards for Greenhouse Gas Emissions from Industrial Process Heat	This NES sets out nationally consistent rules for certain greenhouse gas emitting activities from industrial process heat.
National Environmental Standards for Marine Aquaculture	This NES replaces regional council rules for existing marine farms and provides a more certain and efficient process for replacing consents, realigning farms and changing farmed species. In some instances, they allow regional council rules to remain in force.
National Environmental Standards for Sources of Human Drinking Water	This NES sets requirements to protect sources of human drinking water from becoming contaminated.
National Environmental Standards for Storing Tyres Outdoors	This NES provides nationally consistent rules for the responsible storage of tyres.
National Environmental Standards for Telecommunication Facilities	This NES sets national rules regarding the deployment of telecommunications infrastructure across New Zealand.
National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health	This NES includes requirements for assessing and managing potentially contaminated soil.
National Environmental Standards for Detached Minor Residential Units	This NES enables the development of detached minor residential units up 70 m^2 and sets the rules and standards for permitted units.

Please note that as of January 2026, the following amendments to national planning instruments are in effect:

- National Policy Statement for Highly Productive Land Amendment 2025
- New Zealand Coastal Policy Statement Amendment 2025
- National Policy Statement for Indigenous Biodiversity Amendment 2025
- National Policy Statement for Freshwater Management Amendment 2025
- Resource Management (National Environmental Standards for Freshwater) Amendment Regulations 2025
- National Policy Statement for Renewable Electricity Generation Amendment 2025
- National Policy Statement for Electricity Networks Amendment 2025

If you would like to learn more about these amendments, please visit RMA National Direction updated | Ministry for the Environment.

As pre-lodgement consultation is no longer a requirement under the Fast-Track Approvals Act, you no longer need to include proof of pre-lodgement consultation with MfE, nor an explanation of how this consultation has informed your project. This information has been provided for informational purposes only.

If you have any queries in relation to the FTAA process, please contact [redacted] for further assistance.

Ngā mihi,



[redacted] **Gascoigne – General Manager,**
Resource Management Operations

Attachment 6: Environmental Protection Agency Correspondence

From: [redacted]
To: [redacted] Fasttrack
Cc: [redacted]
Subject: RE: Middle Rd Fast Track - Initial Engagement with EPA
Date: Tuesday, 13 January 2026 4:16:43 pm
Attachments: image002.png
image003.png
2986960a-d2c5-45cb-98d5-e9c8dfa8100a.png
image935549.png

Hi [redacted]

Many thanks for your reply confirming that we defer to the MfE instead of direct engagement with the EPA.

We have had an email back from MfE late last year requesting additional information and we will continue our consultation directly with that contact.

Thanks again and kind regards,
[redacted]

[redacted]
Senior Associate Planner
BPlan (Hons)
[redacted]
+64 29 [redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.

From: [redacted] <[redacted]
Sent: Tuesday, 13 January 2026 4:07 pm
To: [redacted] <[redacted] [redacted] <[redacted] Fasttrack <[redacted]
Cc: [redacted] <[redacted] [redacted] <[redacted]
Subject: Re: Middle Rd Fast Track - Initial Engagement with EPA

Kia ora [redacted]

I am happy to help.
Since this is a referral application this is managed by MFE. Before I pass your query on, please note the below.

MfE does not offer pre-lodgement consultations for referrals if the applicant wants to discuss whether their application would be deemed complete.

MfE suggests that we direct potential applicants to the website and the FTA Act to work out what they need to do to apply. You can suggest they have a look at the documentation for the previous referral applications to get a feel for what's required. In particular, look at the Stage 2 briefing and return letters. : Projects

Let me know if you have any question regarding the above or if you still require consultation I can pass you on.

Ngā mihi,
[redacted]
Advisor | Fast-track applications
Fast-track

Fast-track is administered by the Environmental Protection Authority. The EPA's New Zealand Business Numberis 9429041901977. This email message and any attachment(s) are intended for the addressee(s) only. If you receive this message in error, please notify the sender and delete the message and any attachments.

From: [redacted]
Sent: Tuesday, 13 January 2026 3:57 pm
To: [redacted] Fasttrack [redacted]
Cc: [redacted]
Subject: RE: Middle Rd Fast Track - Initial Engagement with EPA

Kia ora [redacted]

I hope you are well and have had a great summer break.

I hope you don't mind me contacting you direct. I am chasing up on the correspondence below regarding a proposed new CDL referral project in western Havelock North. We haven't received a response from the FT email address as to whether we need to engage in consultation with the EPA for this new project. Are you able to advise what course of action we can take here and/or whether we need to consult with the EPA at all?

Thanks,
[redacted]

[redacted]
Senior Associate Planner
BPlan (Hons)
[redacted]
+64 29 [redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.

From: [redacted] <[redacted]
Sent: Wednesday, 26 November 2025 4:17 pm
To: [redacted]
Cc: [redacted] <[redacted] [redacted] <[redacted]
[redacted] <[redacted]
Subject: Middle Rd Fast Track - Initial Engagement with EPA

Kia ora,

Woods have been engaged by CDL Land New Zealand Ltd (CDL) to prepare a Fast-track Referral Application under the Fast-track Approvals Act 2024 (FTAA) for residential development at Middle Road, Havelock North.

Site Details and Background
The Middle Road site comprises approximately 33.83 ha of land across eight titles at 80, 84, 92, 108 and 148 Middle Road, and 139 Te Aute Road, Havelock North. The site sits immediately south of the established Havelock North residential area, with suburban housing to the north and east and rural-residential properties to the south and west. A site plan is attached for reference.

The land is zoned Plains Production under the Operative Hastings District Plan and is not currently identified for urban development. However, the Draft Napier–Hastings Future Development Strategy 2024–2054 (FDS) assessed the site as a potential growth area due to its proximity to the Iona Special Character Zone and existing infrastructure corridors. While the final FDS did not include the Middle Road site, the technical analysis identified it as a logical extension to the existing urban area.

Middle Road Project
CDL proposes to develop the land for residential use through the FTAA pathway. The initial stage involves a Referral Application to the Ministry for the Environment (MfE), followed by a Substantive Application to the Environmental Protection Authority (EPA) if referral is approved.

The project aims to deliver a high-quality, well-connected residential neighbourhood supported by integrated infrastructure, stormwater management, and open space networks. Technical input is being provided across a range of disciplines, including urban design, engineering, stormwater, traffic, ecology, geotechnical, archaeology, and economics.

Purpose of Engagement
As part of the preparation of the Referral Application, CDL is undertaking targeted consultation with the relevant government agencies. The purpose of this engagement is to:

- Introduce the project and confirm the appropriate process and information

requirements under the FTAA

- Identify any agency interests or matters to be addressed within the Referral documentation
- Establish early communication channels to support an efficient and transparent process.

We would welcome the opportunity to meet with your team in the coming weeks to outline the proposal and understand any considerations relevant to your agency's functions. Please let us know your availability for a short meeting in early December.

Timeframes

CDL is aiming to lodge the Referral Application in the first quarter of 2026. The concept design and draft technical inputs are currently being refined, with a draft masterplan expected by mid-December.

Please don't hesitate to contact me if you have any questions or would like further information in advance of a meeting. We look forward to engaging with you on the project.

Ngā mihi

[redacted]

[redacted]
General Manager - Planning & Urban Design
[redacted]
+64 27 [redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.

Attachment 7: Department of Conservation Correspondence

Fast-Track Pre-Lodgement Consultation Summary

Purpose - This document provides a summary of information from DOC following a pre-lodgement consultation request.

Project Details

Project name:	[redacted] - CDL LAND NEW ZEALAND LTD
Engagement type:	Pre-lodgement engagement Referral Application
Applicant/agent:	[redacted] Wood & Partners Consultants Ltd
Proposal overview:	400 lot residential development south of Havelock North
Location:	80, 84, 92, 108, and 148, Middle Road, and 139 Te Aute Road
Date pre-lodgement request received:	26 November 2025 (deposit paid 14 January 2026, preliminary meeting 23 January 2026)
Summary of pre-lodgement Consultation	
Fast track project lead DOC:	[redacted] – Consultant Fast Track Consents Advisor
DOC specialist input required:	Fast Track Project Lead – David Greaves Statutory Advisor (Hawkes Bay Regional Office) – Kev Carter
DOC Permissions/ Approvals Identified by applicant in pre-lodgement request as potentially required:	• Authority under Wildlife Act 1953 – potential approval needed for lizard relocation following on site survey completion. • Freshwater Fisheries Regulations 1983 – potential complex Fisheries Approval needed if works are required in the Herehere Stream.
DOC Commentary on Fast Track approvals and permissions identified: **Note DOC's role in relation to specific**	**Wildlife Act 1953 Permissions** The information provided to date sets out that: • The Applicant has yet to undertake a lizard survey, but are proposing to undertake on-site investigations; • No formal fauna surveys have been undertaken to date, but are scheduled to occur; • Most of the Site is in pasture used for grazing stock and is of low botanical value.

	Based on the information provided DOC advises that: • A Wildlife Approval is required if there is protected wildlife on site and the project will affect that wildlife. The application for wildlife approval needs to include all the information listed in Schedule 7, Clause 2 (FTTA). • DOC understands that demonstrating 'best practice methods' through documents such as management plans can't be deferred to a subsequent Lizard Management Plan as there is no mechanism for subsequent approvals in the FTAA. As such, it is recommended that all potential approvals are sought as part of the FTAA process, which is supported by a comprehensive ecological assessment. • To obtain a wildlife approval DOC strongly recommends that the applicant undertakes a baseline survey and, if lizards are found to be present, develop a Lizard Management Plan which documents: • The location of any species present and their number and location. It is noted that lizards are extremely difficult to detect unless best practice methods are used; • Actual and potential effect on any lizard species found to be present. • Details of avoidance and mitigation methods. • Methods to salvage and relocate lizards, including identifying and preparing release sites. Methods should be guided by species threat status (noting there are constraints on relocating lizards and specific consideration should be given to providing appropriate relocation sites). • Duration – DOC would anticipate a wildlife approval, if necessary, will be required for activities for the duration of the construction phase. • Confirmation should be provided if there are any works proposed within waterways, including enhancement activities. It is recommended that the Applicant provide a stocktake of any current fish barriers present on the site and advise of any works to remove or alter them. The Applicant should be aware of the Freshwater Fisheries Regulations and should confirm whether any approvals are required. It is noted that there are records of Threatened, Nationally Vulnerable (inanga) and At Risk, Declining (longfin eel, common smelt) freshwater fish in this locality.
Treaty partners:	Treaty partners with interests relevant to the project area include: • Ngāti Kahungunu • Heretaunga Tamatea

	We encourage the applicant to engage directly with relevant Māori groups as required by section 29 of the Act.
Treaty Settlement implications/considerations:	In the time available, DOC has not carried out a process to identify Treaty settlement obligations specifically relevant to this site but notes for the applicant that this will form part of the section 18 report prepared by MFE.
Potential Resource Management Act (RMA) considerations and effects: *Note: DOC's role in relation to 53(2)(m)(i) FTAA*	As pre-lodgement consultation was preliminary in nature, very high-level RMA commentary has been provided. Some primary considerations for DOC include: • That the relevant biodiversity and environmental effects are considered as part of the full and comprehensive AEE included with the future application and shall specifically address the presence and management of lizards, birds, bats, threatened plant species and freshwater values.
DOC Statutory Planning Document considerations in relation to site (e.g. CGP/CMS/CMP):	The site does not contain any Public Conservation Land. Consideration should be given to the Hawke's Bay Conservation Management Strategy 1994 (HBCMS). Particular consideration should be given to: • Maintaining any existing ecological corridors • Protecting or rehabilitating any wetlands • Maintaining native animal species including freshwater fisheries values • Providing for fish passage.
Any specific information requests to applicant(s)/agent for pre-app engagement at this point:	DOC encourages the Applicant to engage further with DOC prior to lodging a substantive application.
Any further information/considerations:	It is recommended that the Applicant undertake Site surveys to determine the presence, or not, of threatened species on the Site and specifically address the same in the application documents. A Wildlife approval may be required. Confirmation should be provided if there are any works proposed within waterways, including enhancement activities. It is recommended that the Applicant provide a stocktake of any current fish barriers present on the site and advise of any works to remove or alter them. The Applicant should be aware of the Freshwater Fisheries Regulations and confirm whether any approvals are required.
Additional Notes:	While DOC will assist applicants as much as we can when they engage in pre-lodgement consultation, it is the applicants' responsibility to comply with the FTAA and to ensure they have applied for all permissions they need. Guidance for applying for a wildlife approval under the Fast-track Approvals Act 2024 can be viewed here: Guidance for applying for a wildlife approval DOC encourages the applicant to share draft application documents so that feedback can be provided on how it views alignment with information requirements of Schedule 7 of the FTAA, noting DOC is unable to request further information once a completeness check is commenced by the EPA.

	Note that a panel will invite the statutory bodies listed in clause 4 of Schedule 7 to comment on the application (NZCA, conservation boards, Fish and Game Council, and Game Animal Council). We encourage applicants to engage with these bodies in advance of filing a substantive application. While DOC will assist applicants as much as we can when they engage in pre-lodgement consultation, it is the applicants' responsibility to comply with the FTAA and to ensure they have applied for all permissions they need. It is recommended that the information provided in any substantive application prepared under the Fast-track Approvals Act 2024 be separated out by the various approvals sought (if multiple approvals required) and all information requirements are addressed for each approval sought.

From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: RE: Middle Road Consultation Feedback
Date: Tuesday, 10 March 2026 4:49:27 pm
Attachments: image001.png
Middle Road Fast Track - Development Concept Feb 26 (002)-2.pdf
image158395.png

Hi [redacted]

Following this, here is an update on the Middle Road Fast-track referral project. We have recently updated the masterplan to reflect the various technical inputs received over the past several weeks and respond to stakeholder consultation feedback. The updated masterplan is attached.

There are three principal changes to note:

- **McKenna Block as an optional component:** The eastern McKenna Block is not owned by CDL and is now shown as an optional future extension. The masterplan illustrates how this land could integrate with the wider structure should those owners pursue urbanisation in due course. For completeness, the draft technical reports have assessed the McKenna Block landholdings so that integration can occur seamlessly should those landowners choose to urbanise at a later stage.
- **Reduced yield:** The anticipated yield for the CDL landholdings is now approximately 320–370 dwellings (from the previous 350–400 dwelling range).
- **Expanded stormwater dry basin / reserve areas:** The flood modelling has resulted in an increase in basin size to accommodate flood storage requirements. This has led to a corresponding increase in open space across the site, including adjacent to the Herehere Stream corridor.

The masterplan is now effectively locked in (subject to any major final feedback from councils and mana whenua), and we are aiming to lodge the referral application at the end of March 2026.

In response to DOC's initial feedback points raised in your 10/02/2026 email:
Land / mature trees:
The McKenna Block remains an optional inclusion in the project, should those landowners choose to participate in the future. A number of the larger mature native trees identified on site are located on this landholding. If the McKenna Block were to be incorporated at a later stage, the trees located toward the southern part of that site are associated with the existing villa, which is likely to be retained. As a result, those trees (includes Totara) are expected to be retained as part of that setting. Should the project extend into the McKenna Block in the future, the treatment of these trees and

their integration into the development layout would be worked through in more detail during the substantive Fast-Track application stage.

Herehere Stream:
We had a productive meeting with Council yesterday to discuss the approach to the Herehere Stream interface. There was general alignment on adopting a naturalised response consistent with Council's latest guidance for stream bank enhancement and riparian planting. The approach addresses flood storage and stream edge erosion (including managing velocities, avoiding increased flows and retaining stormwater on site), while providing enhanced riparian planting with canopy and understorey species, establishing riparian habitat, and maintaining a naturalised stream edge. I provide links to Council's relevant guidance documents that will inform the detailed design at the substantive phase of the project.

- Planting guide: https://www.hastingsdc.govt.nz/assets/Document-Library/Cyclone-Land-Categorisation-Documents/Havelock-North-updates/Guides/Planting-Guide.pdf
- Streambank remediation guide: https://www.hastingsdc.govt.nz/assets/Document-Library/Cyclone-Land-Categorisation-Documents/Havelock-North-updates/Guides/Stream-Bank-Remediation-Guide.pdf

I trust the above provides a helpful update on the current status of the project. Overall, the proposed approach responds well to DOC's earlier feedback regarding stream health and habitat enhancement, and provides confidence that several of the larger mature trees are likely to be retained. Should you have any queries regarding these updates, please feel free to contact me.

Thanks, [redacted]

[redacted]
Senior Intermediate Urban Designer
[redacted]
+64 21 [redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.

From: [redacted] <[redacted]
Sent: Tuesday, 10 March 2026 4:44 pm
To: [redacted] <[redacted]
Cc: [redacted] <[redacted] [redacted] <[redacted]

Boffa Miskell

Memorandum

☐ **Whangarei**
Level 1
BDO Business Centre
15 Porowini Avenue
Morningside
Whangarei 0110
+[redacted]

☒ **Auckland**
PO Box 91250
Auckland 1142
+[redacted]

☐ **Hamilton**
PO Box 1094
Hamilton 3240
+[redacted]

☐ **Tauranga**
PO Box 13373
Tauranga 3141
+[redacted]

☐ **Wellington**
PO Box 11340
Wellington 6142
+[redacted]

☐ **Nelson**
27 Vanguard Street
Nelson 7010
+[redacted]

☐ **Christchurch**
Level 1
141 Cambridge Terrace
Christchurch 8013
PO Box 110
Christchurch 8140
+[redacted]

☐ **Queenstown**
PO Box 1028
Queenstown 9348
+[redacted]

☐ **Dunedin**
49 Water Street
Dunedin 9016
+[redacted]

Attention:	[redacted]
Company:	Woods
Date:	23 January 2026
From:	[redacted]
Message Ref:	Middle Road Fast Track Referral Application - Species Effects and Management
Project No:	BM250987

Re: Middle Road Fast Track Referral Application - Species Effects and Management

The Site

- The site is located on the west side of Havelock North, between Middle Road and Te Aute Road. It adjoins the existing urban area.
- The site area is 33.83 ha. The project will yield approximately 350-400 residential lots.

Landscape features

- The site is flat farmland that has been cropped and grazed. It also contains a few residential dwellings and a horticulture block.
- The Karamu Stream is located about 250 m to the north of the site. The Herehere Stream runs along the northern boundary of the site and extends about 8 km upstream. There are also a few watercourses within the site, being modified streams or drains. There are no wetlands.
- Vegetation within the site generally comprises exotic farm and ornamental trees planted within the last 20 years, with some older trees notably in the eastern corner of the site.

Species Effects and Management

Vegetation

- The indigenous biodiversity values of the existing vegetation are low.
- We will be identifying native trees and retaining them where possible.

Fish

- The Herehere Stream is known to provide habitat for common bully, shortfin eel and inanga, and other species known in the Karamu Stream may also be present (e.g. longfin eel, common smelt).
- The project will not affect fish passage or instream habitat. Stormwater will result in periodic increases in some contaminants to levels similar to those of other streams in the locality, but these will probably not affect fish populations here.
- We are looking at opportunities to improve riparian functions such as bank stability and stream shade.

Birds

- A wide range of species are present in the wider area, and common species such kererū (*Hemiphaga novaeseelandiae*), pūkeko (*Porphyrio m. melanotus*) and tui (*Prosthemadera novaeseelandiae*) are likely to be present. The site has low value for forest, coastal or wetland species.
- We do not consider there to be risks to threatened bird species. We propose undertaking pre-felling checks to avoid disturbing nesting native birds during the nesting season.

Bats

- Longtailed bats (*Chalinolobus tuberculatus*) have a "Threatened - Nationally Critical" threat status, forage over wide areas and change roost locations frequently. Bat roosts are located in large trees.
- The DoC bat database has one record 9 km west of the site and three further records 25 km west of the site at Mohi Bush. While there are some potential roost trees within the site, habitat is generally low value and bats are unlikely to be present.
- To minimise risk to bats, we propose to implement pre-felling roost checks on any potential roost trees, in accordance with DoC protocols.

Lizards

- Native herpetofauna are generally not present in intensively farmed areas but may persist in refuge habitats such as fencelines and debris piles.
- A total of ten native lizard species (six skink and four gecko) have been recorded within 50 km of the site, but some of these favour forest or coastal habitats. Species most likely to be present here are Northern grass skink (*Oligosoma polychroma*, Not Threatened) and Hawke's Bay skink (*Oligosoma auroraense*, Threatened, Nationally Endangered).
- Most of the site is unsuitable for lizards, being intensively farmed. There are no stands of native trees. Most of the trees present are recent, and the site is poorly connected to potential recolonisation sources. There are a few refuge areas of rank grass, hedge rows and garden beds.
- We propose to undertake a field assessment to determine the need for a Wildlife Permit and Lizard Management Plan.

[redacted]
Senior Principal
Boffa Miskell
23 January 2026

Howie <[redacted]
Subject: RE: Middle Road Consultation Feedback

Hi [redacted]

I hope you are well. I have received the following update from Eddie on the Middle Road site.

They reviewed the tracking tunnel cards last week and got a second opinion on a few of the marks.

He can now confirm that no lizards were recorded.

They put out 35 tunnels for two, one-week periods for a total of 70 cards. The total effort was 490 tunnel-nights (i.e. 35 traps x 14 nights). No lizards were recorded, and a low number of other fauna. This indicated low animal pest numbers on the site.

Table 1: Total number of records for fauna types, from 70 ink cards deployed at Middle Road.

Hedgehog	Rat	Mouse	Insect	Lizard
4	1	24	13	0

His report will confirm that no lizard management or permits will be required.

Please let me know if you have any further questions on this.

Thanks, [redacted]

[redacted]
Senior Intermediate Urban Designer
[redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.

From: [redacted] <[redacted]
Sent: Tuesday, 10 February 2026 2:24 pm
To: [redacted] <[redacted]
Cc: [redacted] <[redacted] [redacted] <[redacted]

Subject: RE: Middle Road Consultation Feedback

Hi [redacted]

I'm doing good thanks. I hope you are well too.

Thank you for sending through that summary and the pdf. We appreciate the clear communication and recommendations you have provided. I have forwarded this on to Eddie and the rest of the team to see if they have any further comments or questions.

I look forward to staying in contact as the project progresses. Please let me know if you require any further information or questions.

Thanks, [redacted]

[redacted]
Senior Intermediate Urban Designer
[redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.

From: [redacted] <[redacted]
Sent: Tuesday, 10 February 2026 1:25 pm
To: [redacted] <[redacted]
Subject: Middle Road Consultation Feedback

Hi [redacted] I hope you are well. Sorry for the delay in getting this back to you.

Attached is a summary of feedback from DOC. In addition, [redacted] sent through some additional comments following the site visit. In particular:

Land
We do not believe the large, flat paddocks have high conservation value in themselves. However, the existing long grass provides positive environmental benefits, primarily through improved soil health, increased biodiversity, and carbon sequestration. Taller pastures support deeper root systems, which enhance soil structure and water retention.
A small number of large, mature trees are present and provide significant conservation value. These trees offer diverse habitats, including hollows, cavities, and bark niches, supporting a wide range of species such as birds, bats, insects, and fungi. They may

also function as ecological stepping stones, helping birds and bats move safely between fragmented habitats.

We recommend that these mature trees be retained and incorporated into the development design.

Stream (Herehere Stream)
The stream exhibits good conservation values. Recent eDNA Batching Reports indicate that the Herehere Stream is in good health and currently supports several native species, including īnanga (Galaxias maculatus) and hikumutu/shortfin eel (Anguilla australis). During our visit, the water quality appeared clear with good flow.

Upstream near Middle Road, the stream banks remain largely natural, with good riparian vegetation providing [redacted] *and habitat. In contrast, downstream near Te Aute Road, previous development has removed much of the natural environment and replaced it with rock and concrete, likely contributing to increased water temperatures and reduced ecological function.*

We recommend that the stream continues to be monitored and that additional riparian planting is undertaken to enhance shading and improve the long-term health of the waterway.

Let me know if you need anything further.

Cheers
[redacted]

[redacted]
Consultant Planner Fast Track Applications
Te Papa Atawhai | Department of Conservation

Caution - This message and accompanying data may contain information that is confidential or subject to legal privilege. If you are not the intended recipient you are notified that any use, dissemination, distribution or copying of this message or data is prohibited. If you received this email in error, please notify us immediately and erase all copies of the message and attachments. We apologise for the inconvenience. Thank you.

From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: Middle Rd Fast Track - Initial Engagement with DOC
Date: Friday, 23 January 2026 1:28:51 pm
Attachments: image091936.png
BM250987 Middle Road Eco Summary Memo Jan 2026.pdf
Middle Rd Project DOC Presentation Jan 2026.pdf

Hi [redacted] and [redacted]

Thank you for taking the time to meet with us this morning and offer your feedback.

Below, I have included a summary of the topics discussed during our meeting, along with the two documents mentioned.

1. Woods Presentation

[redacted] and [redacted] from Woods presented an overview of the Middle Road Fast Track Referral Project, including site background, context, and the proposed approach. Please refer to the attached presentation, which includes:

- Site location and history,
- Site Constraints,
- Proposed Concept Plan.

2. Ecological Input

Eddie presented notes and findings from an ecological perspective, including landscape features and species effects management. Please refer to the attached Ecology Memo, which includes:

- Existing landscape features,
- Species presence and habitat considerations.

3. DOC Feedback

DOC provided the following comments and observations during the meeting:

- Ground skinks may be present and will be subject to the outcomes of a lizard survey.
- Bat presence is considered unlikely; however, a bat roost check was requested as a precaution.
- The site area is largely noted to be of low to zero conservation value.
- No significant red flags were identified at this stage, noting that local council requirements may differ.
- The stream is flood-prone and can experience high flows during heavy rainfall events.
- DOC supports the dams and stream programme being progressed with HDC and has been working with HDC on this.
- DOC is interested in having a ranger undertake a site walkover of the stream.

If any ecological values or species are identified during works, appropriate management or salvage will be required.

- Retention and relocation of large trees should be undertaken where practicable.
- Stream planting versus grass and pathway treatments were discussed, noting HBRC concerns regarding flood risk and culvert blockage; DOC is comfortable deferring to HBRC on this matter.
- Stream erosion management should take a balanced approach, recognising both ecological values and engineering requirements.
- Wildlife Act approvals may be required, subject to the results of the lizard survey.

We look forward to receiving your formal feedback and are keen to continue ongoing engagement with DOC throughout the project. Please do not hesitate to get in touch if you require any further information in the interim.

Thanks, [redacted]

[redacted]
Senior Intermediate Urban Designer
[redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.



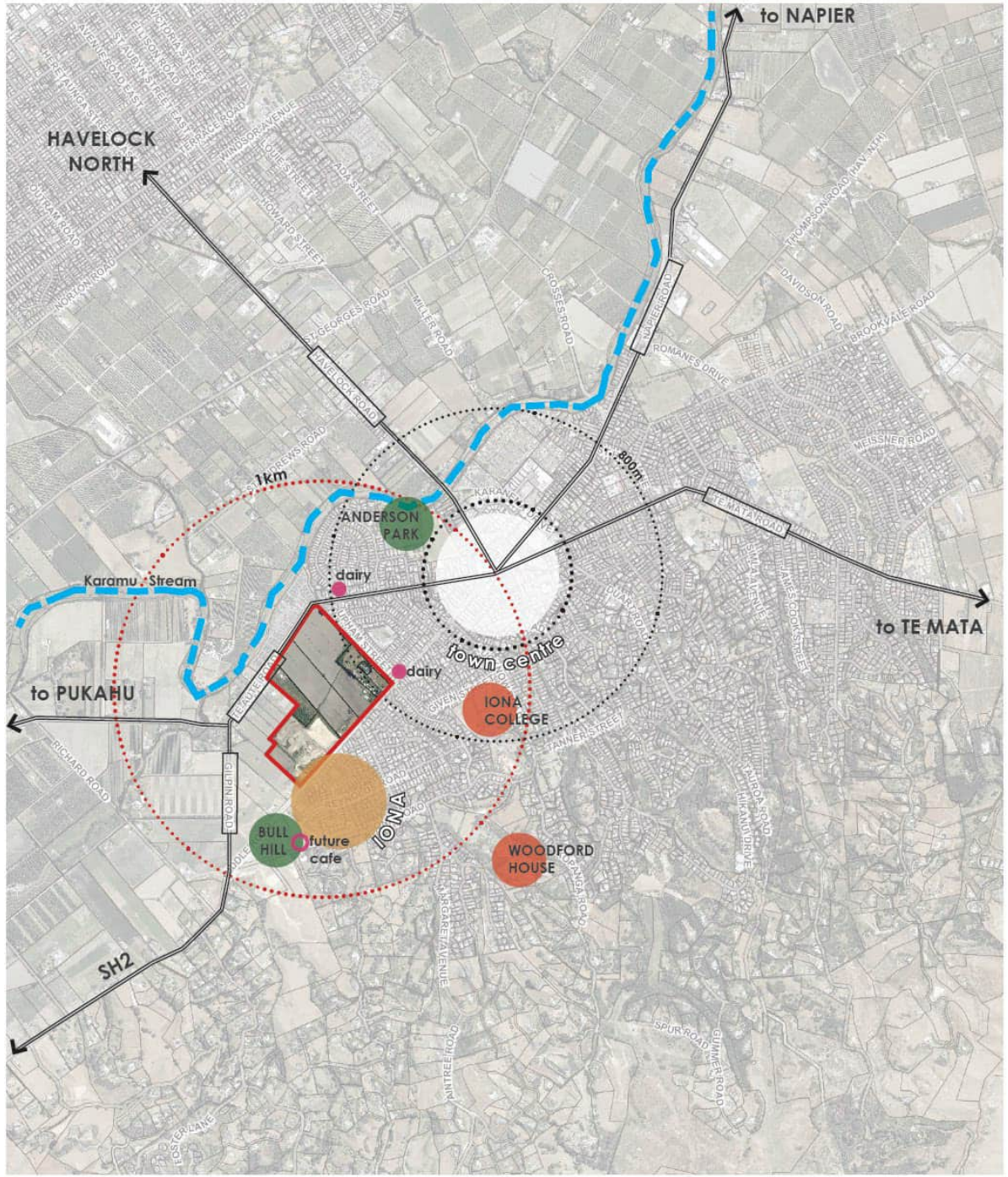
WOODS
EST.1970

Middle Road Fast Track Referral Application

JANUARY 2026



Project Background



PROJECT BACKGROUND

- CDL Land New Zealand Ltd (CDL) is preparing a referral application under the Fast-track Approvals Act 2024 (FTAA) for a proposed residential development at Middle Road, Havelock North.

SITE DETAILS

- The Middle Road site comprises approximately 33.83 ha of land across seven titles owned by CDL at 80, 92, 108 and 148 Middle Road, and 139 Te Aute Road, Havelock North.
- The site sits immediately southwest of the established Havelock North residential area, with suburban housing to the north and east and rural-residential properties to the southwest.

PROPOSAL

- The Middle Road project will provide for the residential subdivision of the site to enable the development of approximately 350 to 400 lots.
- The intended subdivision layout will provide for a range of lot sizes to enable conventional residential development, along with medium density development opportunities.

WOODS
Est.1970







WOODS
Est.1970

SITE PLAN



Herehere Stream & Te Aute Road Bridge



Existing Farm Drain Looking East



View of Herehere Stream From Middle Road



Iona Stormwater Device

WOODS
Est.1970

SITE PHOTOS



Shelter Belt & View of Pasture



View of Iona Pond and Southern Site Area



View towards Middle Road from the Site



View from Middle Road Looking West

WOODS
Est.1970

SITE PHOTOS



1950



1994



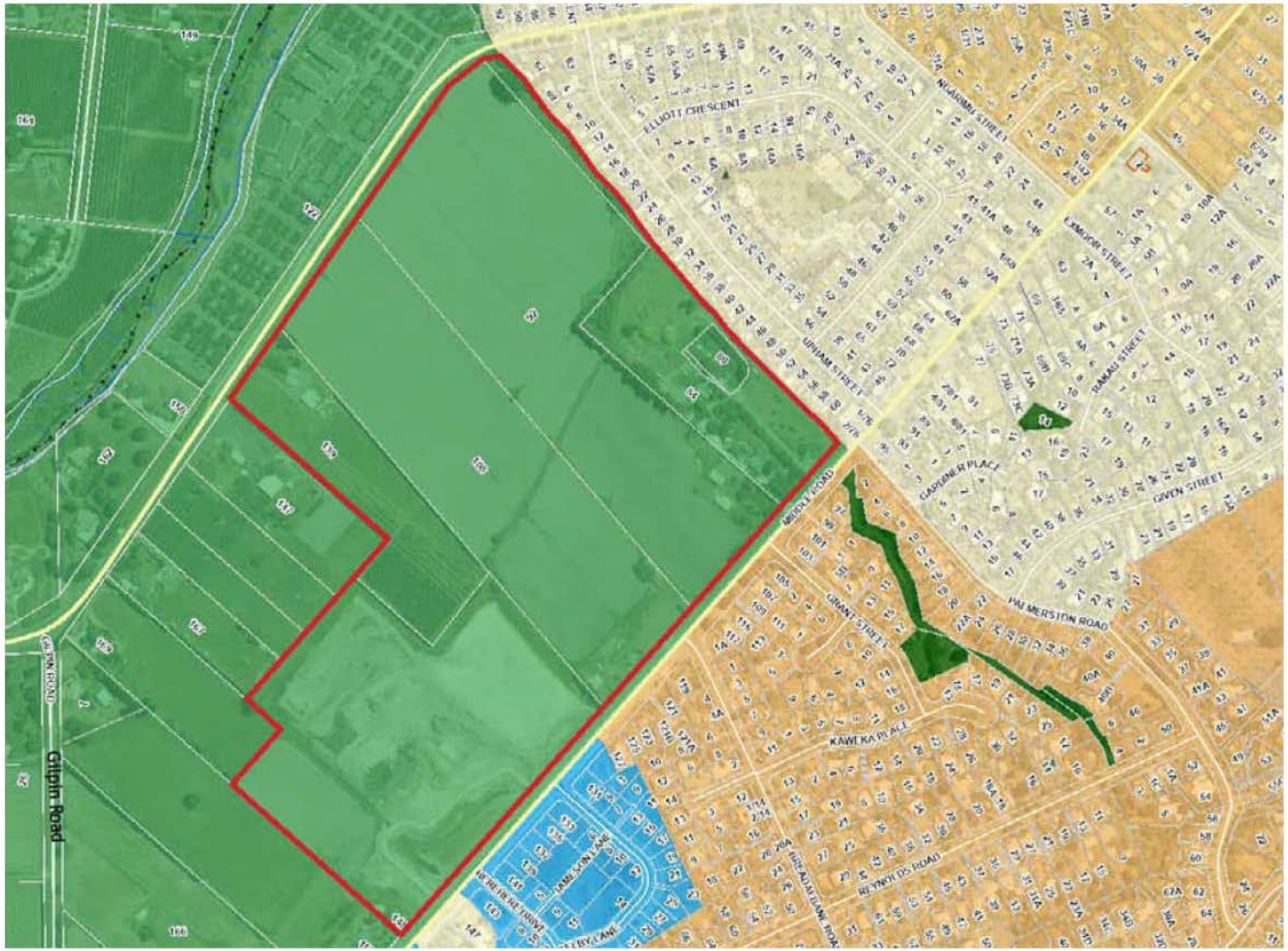
2009



2025

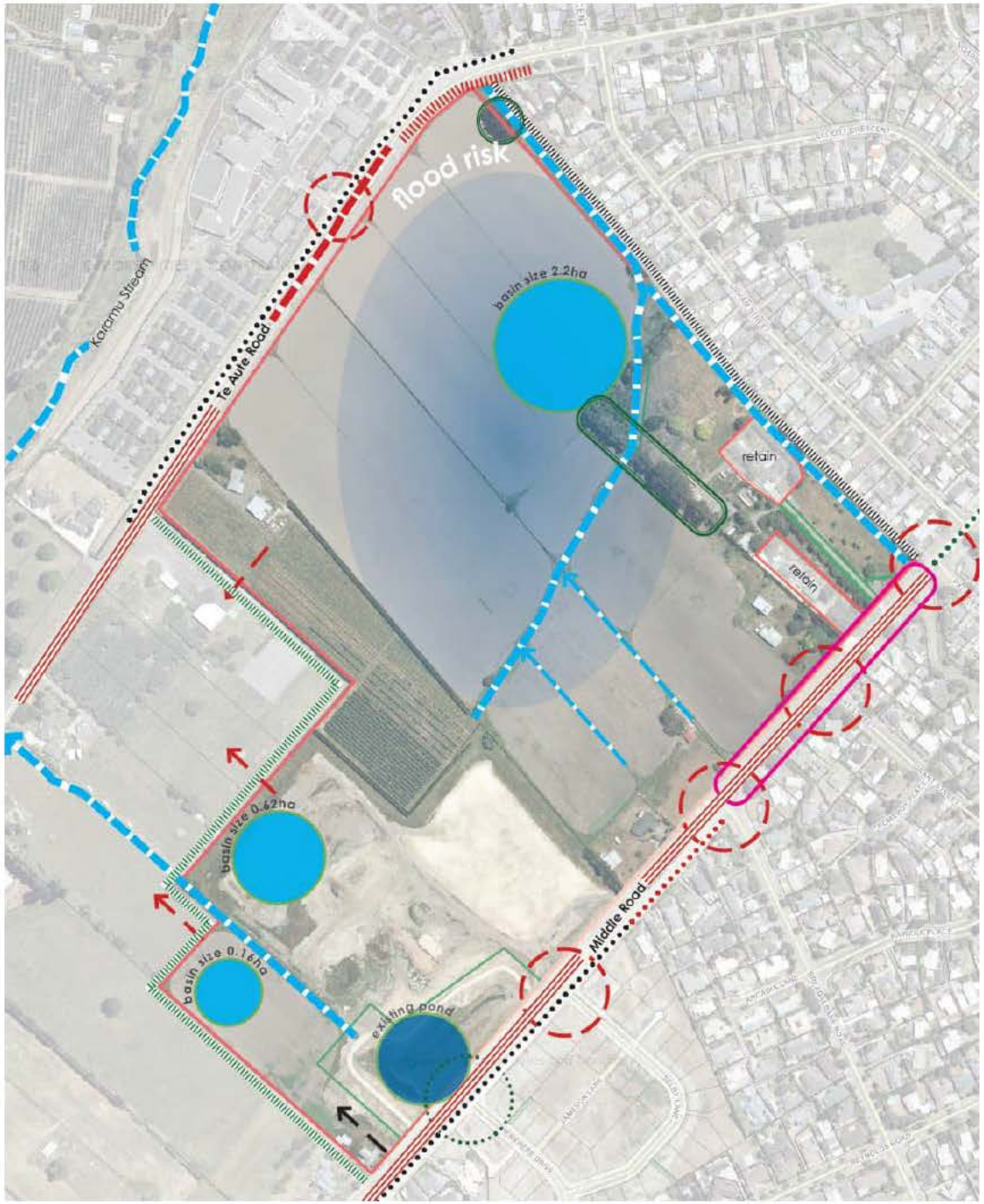
WOODS
EST.1970

SITE HISTORY



WOODS
EST.1970

Hastings District Plan ZONING PLAN



existing stream or drainage channel

rear fences - poor amenity and little surveillance

future indicative size and location of stormwater management area

new/developing shared path

existing on road cycle path

links to adjacent properties needed

existing intersections - off set required for new connections to Middle Road

central median

poor sightlines for crossing

gap in cycleway provision

shelterbelt/specimen trees

primary collectors - traffic volume and speeds can be high

Rural Zone - Plains Production

WOODS
EST.1970

SITE CONSTRAINTS



Concept Plan



CONCEPT PLAN:

Site Area: 33.5 ha

Stormwater Area: 5.5 ha

Net Residential Land: 27.8 ha

Density: 14 du/ha gross

Total Yield: Approximately 350 - 400 lots

WOODS
Est.1970



WOODS
EST.1970

Estimated yield

(15%) large (600m² +)

(50%) medium (400 - 600m²)

(35%) small (300 - 400m²)

350 - 400 lots

CONCEPT PLAN



Consultants and Stakeholders

EXPERT CONSULTANTS

Discipline	Consultant	Contact
Ecology	Boffa Miskell	[redacted]
Geotech	CMW	[redacted]
Archaeologist	CFG Heritage	[redacted]
RMA Legal	Ellis Gould	[redacted] & [redacted]
Transport	Flow	[redacted] [redacted]
HPL / Soils Assessment	Agfirst	[redacted]
Contamination	Agfirst	[redacted]
Economics	Property Economics	[redacted]
Urban Design	Urban Acumen	[redacted]
Civil Design	Woods	[redacted] & [redacted]
Planning	Woods	[redacted] & [redacted]
Survey	Woods	[redacted]
3 Waters	Woods	[redacted]

STAKEHOLDERS

Stakeholder	Comment	Status
Relevant Local Authorities	• Heretaunga Hastings District Council. • Hawkes Bay Regional Council.	• Initial project meeting held with HBRC and HDC. • Ongoing discussions with both for technical input.
Mana Whenua	• Tamatea Pōkai Whenua. • Ngāti Kahungunu.	• Site meeting held with mana whenua with ongoing engagement anticipated.
Administering Agencies	• Environmental Protection Agency. • Ministry for Environment.	• EPA have deferred to MfE. • MfE has been contacted.
Other Agencies	• Department of Conservation. • HNZPT.	• Meeting held with HNZPT. • DOC engagement is underway.
Rural Neighbours	• 84, 150 Middle Road. • 147, 167, 169 Te Aute Road.	• CDL undertaking rural neighbour consultation. Early engagement suggests general support for urbanisation.


WOODS
Est.1970

From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: RE: Fast Track Application - Middle Road, Havelock North
Date: Tuesday, 6 January 2026 2:57:37 pm
Attachments: image001.png
image002.png
image003.png
image005.png
Middle Road Fast Track - Development Concept v5_Concept Plan.pdf
Middle Road Fast Track - Site Plan.pdf
image578061.png

Hi [redacted]

Happy New Year, and I hope you had a good break.

Thank you for organising that. The ecologist on the project, [redacted] will be back in the office on the 12th of January, so anytime after that will be great.

A lizard survey is being organised early this year to be conducted on site. But Eddie has noted that a preliminary assessment is that the habitat is low quality, and there are unlikely to be populations of native lizards present. I have attached the current Concept Plan for your reference and a site plan. Also, the Herehere stream runs along the northern boundary of the site, which connects through to the Karamu Stream.

Please let me know if you have any questions or require any further information.

Thanks, [redacted]

[redacted]
Senior Intermediate Urban Designer
[redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.

From: [redacted] <[redacted]
Sent: Thursday, 18 December 2025 4:26 pm
To: [redacted] <[redacted] [redacted] <[redacted]
Cc: [redacted] <[redacted] [redacted] <[redacted]
Subject: Re: Fast Track Application - Middle Road, Havelock North

Thanks [redacted]

I'll set up a DOC team and come back to you with some dates. Would you be able to

send through a draft plan and an indication of what approvals you might need from DOC. That will help to determine who should be part of the team and ensure that we can provide you with specific advice.

Cheers

[redacted]
Director

enspire.co.nz

m: [redacted]

WARNING: The information in this email and any files transmitted within it is confidential and may be legally privileged. Access to this email by anyone other than the recipient is unauthorised. If you are not the intended recipient, please delete the message and notify the sender. Thank you.

From: [redacted]
Date: Thursday, 18 December 2025 at 4:22 PM
To: [redacted]
Cc: [redacted]
Subject: RE: Fast Track Application - Middle Road, Havelock North

Hi [redacted]

Thank you for getting in contact.

That would be great. Yes, we are currently planning to lodge our referral application at the end of February 2026 and will be able to provide some background on the development via a Teams meeting.

We have a draft ecology report for the project, which will be available in the new year. The ecologist on the Middle Road project will be back in the office from 5 January, so any time after that would suit from our end.

Please let us know your availability, and we can coordinate accordingly. If you require any further information, please let me know.

Thanks, [redacted]

[redacted]
Senior Intermediate Urban Designer
[redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.

From: [redacted] <[redacted]
Sent: Thursday, 18 December 2025 11:32 am
To: [redacted] <[redacted]
Cc: [redacted] <[redacted]
Subject: Fast Track Application - Middle Road, Havelock North

Hi [redacted]

I'm just touching base regarding your pre-lodgement engagement for the Middle Road development. I'm helping DOC with some of their fast-track responses, including co-ordinating the technical teams to assist with the response. I see that you are proposing to lodge in the first quarter of 2026. I can set up a Teams call early in the new year so that you can provide us with a bit of background and outline the development. Do you have any ecological reports, assessments or plans that you are able to share so that we make sure we have the right people in the room?

I look forward to hearing from you.

Cheers
[redacted]

[redacted]
[redacted]
Consultant Planner Fast Track Applications
Te Papa Atawhai | Department of Conservation

Caution - This message and accompanying data may contain information that is confidential or subject to legal privilege. If you are not the intended recipient you are notified that any use, dissemination, distribution or copying of this message or data is

prohibited. If you received this email in error, please notify us immediately and erase all copies of the message and attachments. We apologise for the inconvenience. Thank you.

From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: Middle Rd Fast Track - Initial Engagement with DOC
Date: Wednesday, 26 November 2025 5:31:06 pm
Attachments: image035339.png
fast-track-applicants-new-customer-form-Completed.pdf
pre-lodgement-fast-track-application-consultation-application-form-completed.docx

---

Kia ora,

Woods have been engaged by CDL Land New Zealand Ltd (CDL) to prepare a Fast-track Referral Application under the Fast-track Approvals Act 2024 (FTAA) for residential development at Middle Road, Havelock North.

Site Details and Background
The Middle Road site comprises approximately 33.83 ha of land across eight titles at 80, 84, 92, 108 and 148 Middle Road, and 139 Te Aute Road, Havelock North. The site sits immediately south of the established Havelock North residential area, with suburban housing to the north and east and rural-residential properties to the south and west. A site plan is attached for reference.

The land is zoned Plains Production under the Operative Hastings District Plan and is not currently identified for urban development. However, the Draft Napier–Hastings Future Development Strategy 2024–2054 (FDS) assessed the site as a potential growth area due to its proximity to the Iona Special Character Zone and existing infrastructure corridors. While the final FDS did not include the Middle Road site, the technical analysis identified it as a logical extension to the existing urban area.

Middle Road Project
CDL proposes to develop the land for residential use through the FTAA pathway. The initial stage involves a Referral Application to the Ministry for the Environment (MfE), followed by a Substantive Application to the Environmental Protection Authority (EPA) if referral is approved.

The project aims to deliver a high-quality, well-connected residential neighbourhood supported by integrated infrastructure, stormwater management, and open space networks. Technical input is being provided across a range of disciplines, including urban design, engineering, stormwater, traffic, ecology, geotechnical, archaeology, and economics.

With respect to **wildlife approval matters**, we have engaged [redacted] of Boffa Miskell, who is currently preparing a report to support the referral application, and to also identify whether any approvals are required under the Wildlife Act.

Purpose of Engagement
As part of the preparation of the Referral Application, CDL is undertaking targeted consultation with the relevant government agencies. The purpose of this engagement is to:

- Introduce the project and confirm the appropriate process and information

requirements under the FTAA

- Identify any agency interests or matters to be addressed within the Referral documentation
- Establish early communication channels to support an efficient and transparent process.

We would welcome the opportunity to meet with your team in the coming weeks to outline the proposal and understand any considerations relevant to your agency's functions. Please let us know your availability for a short meeting in early December.

As set out on your website, please find **attached** a copy of the completed pre-lodgement form for the Middle Road project.

Timeframes
CDL is aiming to lodge the Referral Application in the first quarter of 2026. The concept design and draft technical inputs are currently being refined, with a draft masterplan expected by mid-December.

Please don't hesitate to contact me if you have any questions or would like further information in advance of a meeting. We look forward to engaging with you on the project.

Thanks, [redacted]

[redacted]
Senior Intermediate Urban Designer
[redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.

Attachment 8: Heritage New Zealand Pouhere Taonga Correspondence

From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: RE: Middle Road Fast Track Heritage NZ engagement
Date: Tuesday, 10 March 2026 4:54:33 pm
Attachments: image001.png
image248564.png
Middle Road Fast Track - Development Concept Feb 26 (002)-2.pdf
25-1706 Middle Road.pdf

Hi [redacted]

I am writing to provide a brief update on the Middle Road Fast-track Referral project. We have recently updated the masterplan to reflect the various technical inputs received over the past several weeks and stakeholder consultation. The updated masterplan and archaeological assessment are attached. There are three principal changes to note:

- **McKenna Block as an optional component:** The eastern McKenna Block is not owned by CDL and is now shown as an optional future extension. The masterplan illustrates how this land could integrate with the wider landholdings should those owners pursue urbanisation in due course. For completeness, the technical reporting, including the archaeology report, continues to assess the McKenna Block landholdings so that integration can occur seamlessly should those landowners choose to urbanise at a later stage. This is important in respect of archaeology given that the buildings of interest are located on the McKenna landholdings
- **Reduced yield:** The anticipated yield for the CDL landholdings is now approximately 320–370 dwellings (previous 350–400 dwelling range).
- **Expanded stormwater dry basin / reserve areas:** The flood modelling has resulted in an increase in basin size to accommodate flood storage requirements. This has led to a corresponding increase in open space across the site.

In relation to archaeological matters, the McKenna Block remains covered within the archaeological assessment and recommendations. While the block is now an optional component of the project, the reporting has retained consideration of the existing dwelling and associated heritage context on that site. If the McKenna Block were to be incorporated at a later stage, we would follow the appropriate archaeological authority processes and work through those matters in more detail as part of the substantive Fast-Track application stage. At this stage, the expectation is that the existing house on the site would likely be retained as part of any future development scenario involving the McKenna block.

The archaeology report has been updated to reflect this revised approach and is attached for your information. The masterplan is now effectively locked in (subject to any final feedback from councils and mana whenua), and we are aiming to lodge the

referral application at the end of March 2026.

I trust the above provides a helpful update on the current status of the project. Should you have any queries regarding these updates, please feel free to contact me.

Ngā mihi,

[redacted]

[redacted]
Senior Intermediate Urban Designer
[redacted]
+64 21 [redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.

From: [redacted] <[redacted]
Sent: Friday, 19 December 2025 4:36 pm
To: [redacted] <[redacted]
Subject: Re: Middle Road Fast Track Heritage NZ engagement - meeting minutes

Thanks [redacted]
I am happy with those minor changes.

[redacted]

Get Outlook for Android

From: [redacted] <[redacted]
Sent: Thursday, December 18, 2025 1:24:41 PM
To: [redacted] <[redacted] [redacted] <[redacted]
Cc: [redacted] <[redacted] Rebecca Benham <[redacted] Darran Kerei-Keepa <[redacted] Thejas [redacted] <[redacted] [redacted] <[redacted] [redacted] <[redacted]
Subject: RE: Middle Road Fast Track Heritage NZ engagement - meeting minutes

Hi [redacted]

Thank you for the opportunity to meet with you yesterday. I have attached our

presentation, which includes the current concept plan. There are some minor amendments I have noted in the minutes, included in red below:

- "FM mentioned that there were two buildings (villas) that ~~will be~~ are looking to be retained in the north-east side of the development."
- "MC's recommendation is that an archaeological authority is applied for as part of the substantive fast-track application, on a precautionary basis."
- "RB asked if the CDL owns all the land – EH replied yes, or if not owned, it's under contract. ~~in the affirmative.~~ "

Let me know if you have any comments on the above amendments.

Regarding the Iona development, [redacted] has noted there was no Archaeology report for Iona, as there were no old structures on the property when we brought it, and this was addressed as part of the HDC rezoning, etc.

Please let me know if you have any questions about the above. I look forward to further engagement in the new year. Hope you have a great holiday and new year.

Thanks, [redacted]

[redacted]
Senior Intermediate Urban Designer
[redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.

From: [redacted]
Sent: Thursday, 18 December 2025 11:55 am
To: [redacted]
Cc: [redacted]
Subject: RE: Middle Road Fast Track Heritage NZ engagement - meeting minutes

Kia ora team

Thejas and I have prepared some meeting minutes to capture the main points of yesterday's hui.

Please let me know if you want to add or amend any of these comments.

Ngā mihi

[redacted]

Text of Meeting Minute Template: Pre-application Meetings and Associated Work

HERITAGE NEW ZEALAND
POUHERE TAONGA

Date: 17/12/2025	
Start Time: 14:00	**End Time: 14:40**
Matter: Pre-application meeting regarding Middle Road, Havelock North Written by: [redacted]	
Attendees: [redacted] (FM) – Senior Intermediate Urban Designer, Woods. [redacted] (MC) - Consultant Archaeologist, Director of CFG Heritage. [redacted] (EH) – General Manager, Planning & Urban Design, Woods. [redacted] (DR) – Area Manager, Central Region, HNZPT. [redacted] (DK) – Pouarahi, Central Region, HNZPT. [redacted] (RB) – Archaeologist, Central Region, HNZPT. [redacted] (TJ) – Planner, Central Region, HNZPT.	
Description of Activity: Pre-application meeting regarding Middle Road, referral application – initial engagement. CDL Land NZ Ltd (CDL) are the applicant. Woods.co.nz (Woods) have been engaged as planning consultants/project management.	
Location of Activity: Havelock North	
Consideration/Notes regarding documents provided prior to meeting: • Development concept plan – provided by FM • Draft archaeological assessment - prepared by MC.	
Discussion: FM shared a presentation of the Middle Road referral application project. The project is to develop approximately 33ha of rural land into residential units. There is an adjoining recent development to the south of the site – known as Iona development. FM mentioned that there were two buildings (villas) that ~~will be~~ are looking to be retained in the north-east side of the development. MC explained about archaeological assessment, which he said was high level, desktop looking the historical context of Havelock North. MC said we will have a clearer picture after the substantive application stage. as part of the substantive assessment he will also undertake site visits. MC's recommendation is that an archaeological authority is applied for as part of the substantive fast-track application, on a precautionary basis. FM shared the engagement with mana whenua - Tamatea Pokai Whenua and Ngāti Kahungunu had a site meeting on 4 December 2025. Their feedback was mainly in relation to protection/enhancement of the Herehere Stream and other waterways on the site. Archaeological issues were not raised at this	

meeting. FM and EH said this can be raised the next time they meet mana whenua. DK asked if MC has engaged with iwi on the site and MC said not at this stage.

DR asked if, in Woods opinion, if the project had a good chance of being accepted into the fast-track project, and EH said yes, they think it satisfies the FTAA criteria for referrals. EH also said the normal consenting/private plan change process would be very difficult to achieve in the current planning/legislative context.

RB asked if the CDL owns all the land – EH replied yes, or if not owned, it's under contract. ~~in the affirmative~~. RB mentioned that a project this large needed an archaeological management plan and they need to identify the features through the project archaeologist.

RB asked if there would be a standard set of conditions and MC said yes, pretty standard wording and conditions.

RB asked the approximate timelines. EH said they are thinking of applying for referral at the end of February and that there is approximately a three month period for that process under the EPA, and after that the substantive application stage.

Additional Information Required:

Archaeological Authority during the substantive phase

Site visit details

Archaeological Management Plan

Action Steps:

Applicant:

- Open to feedback and how we want to respond.
- Will get in touch during the substantive phase.
- Contact HNZPT as and when required.

Heritage New Zealand Pouhere Taonga:

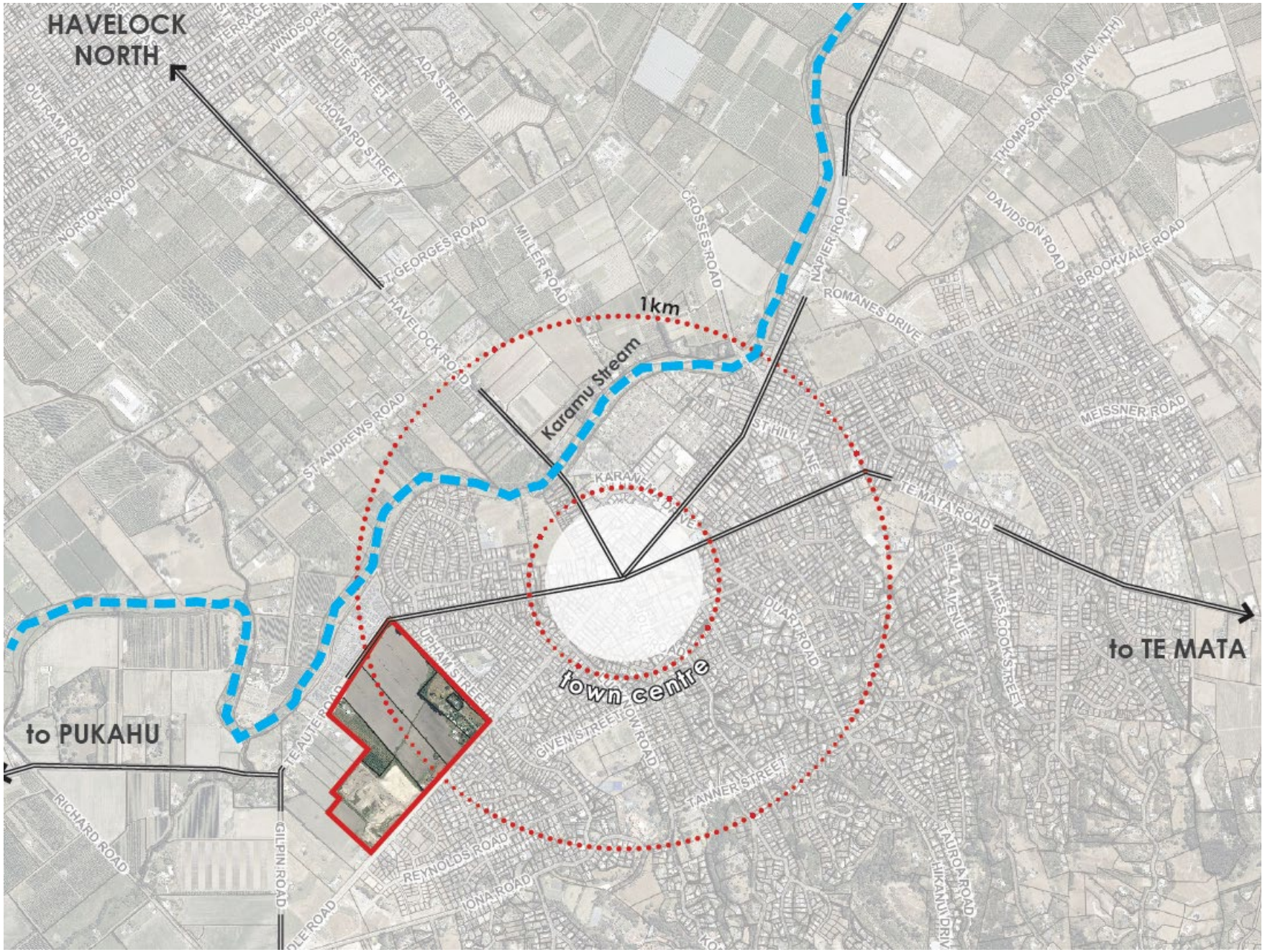
- Continue engagement to be involved in archaeological process.
- Send comment / feedback on draft documents.
- Make Fast Track comment and prepare documents when the time comes.



WOODS
EST.1970

Middle Road Fast Track Referral Application

December 2025



WOODS
Est.1970

PROJECT BACKGROUND







WOODS
Est.1970

SITE PLAN



CONCEPT PLAN:

Site Area: 33.3 ha

Stormwater Area: 5.5 ha

Net Residential Land: 27.8 ha

Density: 14 du/ha gross

Total Yield: 385 lots

WOODS
Est.1970



WOODS
EST.1970

BUILDINGS LOOKING TO BE RETAINED







WOODS
EST.1970

84 Middle Road

Prepared by: [redacted] – CFG Heritage

Recommendations

These recommendations are only made based on the archaeological and heritage potential that has been outlined above. Any other values associated with special interest groups, including tangata whenua, can only be determined by them. It is recommended that:

- Further research is undertaken into the villas to be retained, including site visits;
- An authority to modify or destroy any archaeological sites and features in the project area be applied for from The Environmental Protection Authority under Section 42(4)(i) and Schedule 8 of the Fast-Track Approvals Act 2024 during the Substantive Application;
- Since archaeological survey cannot always detect sites of traditional significance to Māori, or wahi tapu, the appropriate mana whenua authorities should be consulted regarding the possible existence of such sites, and the recommendations in this report.

Mana Whenua Engagement

Tamatea **Pōkai Whenua & Ngāti** Kahungunu - Site Meeting on the 4th of December 2025

1. Partnership and Communication
- Mana whenua emphasised the need for ongoing, transparent engagement to build and maintain trust, supported by clear early communication of the masterplan direction and informed by a Cultural Health Index for the site.

2. Herehere Stream (Northern Boundary)
- Protecting and enhancing the health of Herehere Stream is a primary priority, with expectations for high-quality environmental outcomes and early baseline water quality sampling to inform design.

3. Stormwater Layout and Land Allocation
- Stormwater infrastructure to double as open space. Ensure the health of the Herehere stream and reflect the flow of water through the site.

4. Wastewater Capacity Concerns
- Mana Whenua concerns were raised about existing wastewater capacity, with a strong expectation that the project delivers solutions exceeding current council standards in response to known iwi sensitivities.

5. Preference for Natural Systems
- Mana whenua strongly favour naturalised, soft-engineering approaches and expect the project to avoid hard-engineered treatments, particularly in contrast to recent poor practice observed along Herehere Stream.

6. Te Aute Road / Herehere Stream Interface
- The constrained road environment limits conventional pedestrian crossings, requiring more innovative solutions, potentially involving stream-based connections and integration with existing community infrastructure.


WOODS
Est.1970

From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: RE: Middle Road Fast Track Heritage NZ engagement
Date: Wednesday, 10 December 2025 12:09:34 pm
Attachments: image001.png
Middle Road Fast Track - Development Concept v5_Concept Plan.pdf
Archaeological Assessment_Middle Road_Draft_10 December 2025.pdf
image484054.png

Hi [redacted]

Hope you are well. Please find attached the Draft Archaeological Assessment and Concept Plan for your information.

I look forward to our meeting next Wednesday and discussing the project further.

If you require any further information before the meeting or have any questions, please let me know.

Thanks, [redacted]

[redacted]
Senior Intermediate Urban Designer
[redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.

From: [redacted]
Sent: Tuesday, 2 December 2025 11:33 am
To: [redacted]
Cc: [redacted]
Subject: RE: Middle Road Fast Track Heritage NZ engagement

Hi [redacted]

Thank you for getting back to us. I am about to send out a meeting invite for Wednesday, the 17th of December at 2 pm. Please let me know if this time does not work for you and your team.

We will send a copy of the draft archaeological report and master plan on Wednesday,
th

the 10 of December, for you to take a look at.

Please let me know if you have any questions or require any other information before this.

Thanks, [redacted]

[redacted]
Senior Intermediate Urban Designer
[redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.

From: [redacted] <[redacted]
Sent: Friday, 28 November 2025 3:56 pm
To: [redacted] <[redacted]
Cc: [redacted] <[redacted] <[redacted]
[redacted] <[redacted] <[redacted]
Thejas [redacted] <[redacted]
Subject: RE: Middle Road Fast Track Heritage NZ engagement

Kia ora [redacted]

Thank you for the response and the update regarding draft assessment and the start of iwi engagement.

Our team is available on 17th December, any time after 11am.

I have copied the relevant team members here: Regional archaeologist [redacted], and planner [redacted]

It would be good if the draft assessment is with us at least a week prior to the hui.

Thanks

[redacted]

From: [redacted] <[redacted]
Sent: Friday, 28 November 2025 12:48 pm
To: [redacted] <[redacted]
Cc: [redacted] <[redacted] <[redacted]

Bull <[redacted]>
Subject: RE: Middle Road Fast Track Heritage NZ engagement

Hi [redacted]

Thanks for getting back to me so quickly.

In response to your comments:

- We are not too far off from having the draft archaeological report completed (draft expected today),
- We are meeting with mana whenua on-site on 4 December
- We are expecting to have the masterplan finalised in the next week

On that basis, would a meeting the week beginning 15 December work for you?

Also, note your comment on cost recovery.

Ngā mihi
[redacted]

[redacted]
General Manager - Planning & Urban Design
[redacted]
+64 27 [redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.

From: [redacted] <[redacted]>
Sent: Friday, 28 November 2025 12:16 pm
To: [redacted] <[redacted]>
Subject: Middle Road Fast Track Heritage NZ engagement

Kia ora [redacted]

Thank you for contacting Heritage New Zealand Pouhere Taonga regarding a fast-track referral application for potential development at Middle Road, Havelock North.

We note that you have engaged [redacted] of CFG Heritage to preparing a report on the heritage/archaeology implications of the project. While we are happy to meet with you to discuss the project, a meeting would be more beneficial to all parties after a draft archaeological assessment has been prepared and shared with us. It would also be useful to be able to view any concept plans or masterplan you have for the site.

We would also like to understand the level of engagement you have undertaking with mana whenua, and the outcome of any such engagement.

Please note that HNZPT undertakes cost recovery with regards to Fast Track applications. The policy on cost recovery and other information is available on our website: https://www.heritage.org.nz/about/fast-track-consultation-and-charges

Please get in touch again when you have some draft reports and plans to share with us, and we will be able to arrange an online meeting.

Ngā mihi

[redacted] | Kaiwhakahaere ā Takiwā / Area Manager | Te Takiwā o Te Pūtahi a Māui / Central Region| Heritage New Zealand Pouhere Taonga
Ph: (64 4) [redacted] | Mobile: [redacted] |
Tairangahia ā tua whakarere; Tātakihia ngā reanga o āmuri ake nei – Honouring the past; Inspiring the future

This communication may be a privileged communication. If you are not the intended recipient, then you are not authorised to retain, copy or distribute it. Please notify the sender and delete the message in its entirety.

From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: Middle Rd Fast Track - Initial Engagement with HNZPT
Date: Wednesday, 26 November 2025 4:16:42 pm
Attachments: image338070.png
Middle Road_Site Plan.pdf

Kia ora,

Woods have been engaged by CDL Land New Zealand Ltd (CDL) to prepare a Fast-track Referral Application under the Fast-track Approvals Act 2024 (FTAA) for residential development at Middle Road, Havelock North.

Site Details and Background
The Middle Road site comprises approximately 33.83 ha of land across eight titles at 80, 84, 92, 108 and 148 Middle Road, and 139 Te Aute Road, Havelock North. The site sits immediately south of the established Havelock North residential area, with suburban housing to the north and east and rural-residential properties to the south and west. A site plan is attached for reference.

The land is zoned Plains Production under the Operative Hastings District Plan and is not currently identified for urban development. However, the Draft Napier–Hastings Future Development Strategy 2024–2054 (FDS) assessed the site as a potential growth area due to its proximity to the Iona Special Character Zone and existing infrastructure corridors. While the final FDS did not include the Middle Road site, the technical analysis identified it as a logical extension to the existing urban area.

Middle Road Project
CDL proposes to develop the land for residential use through the FTAA pathway. The initial stage involves a Referral Application to the Ministry for the Environment (MfE), followed by a Substantive Application to the Environmental Protection Authority (EPA) if referral is approved.

The project aims to deliver a high-quality, well-connected residential neighbourhood supported by integrated infrastructure, stormwater management, and open space networks. Technical input is being provided across a range of disciplines, including urban design, engineering, stormwater, traffic, ecology, geotechnical, archaeology, and economics.

With respect to **heritage matters** we have engaged [redacted] of CFG Heritage who is currently preparing a report to support the referral application, and to also identify whether any approvals are required under the HNZPT Act.

Purpose of Engagement
As part of the preparation of the Referral Application, CDL is undertaking targeted consultation with the relevant government agencies. The purpose of this engagement is to:

- Introduce the project and confirm the appropriate process and information

requirements under the FTAA

- Identify any agency interests or matters to be addressed within the Referral documentation
- Establish early communication channels to support an efficient and transparent process.

We would welcome the opportunity to meet with your team in the coming weeks to outline the proposal and understand any considerations relevant to your agency's functions. Please let us know your availability for a short meeting in early December.

Timeframes

CDL is aiming to lodge the Referral Application in the first quarter of 2026. The concept design and draft technical inputs are currently being refined, with a draft masterplan expected by mid-December.

Please don't hesitate to contact me if you have any questions or would like further information in advance of a meeting. We look forward to engaging with you on the project.

Ngā mihi

[redacted]

General Manager - Planning & Urban Design

[redacted]

+64 27 [redacted]

woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.

Attachment 9: Adjacent Rural Landowners Correspondence

[redacted]
150 Middle Road
Havelock North

03 March 2026

Dear [redacted]

Re: Middle Road Project Fast-track Referral Application, CDL Land New Zealand Limited

CDL Land New Zealand Ltd (**CDL**) is preparing a referral application under the Fast-track Approvals Act 2024 (**FTAA**) for a proposed residential development at Middle Road, Havelock North.

As an adjacent rural landowner to this site, this letter outlines the Middle Road project, shares the proposed masterplan, and sets out the anticipated timeframes of the application.

In the first instance, CDL is seeking your general support for progressing the urbanisation of this area as part of the referral application. There will be further opportunities for engagement at the substantive application stage which is discussed below.

1.0 Site Location



Figure 1: Site Plan

The Middle Road site comprises approximately 30 ha of land across five titles owned by CDL at 92, 108 and 148 Middle Road, and 139 Te Aute Road, Havelock North (**Figure 1**). The site sits immediately southwest of the established Havelock North residential area, with suburban housing to the north, east and south and rural / rural lifestyle properties to the southwest.

The McKenna Block (3ha) at 80 and 84 Middle Road has been identified as a potential extension to CDL's FTAA referral application. CDL is engaging constructively with the landowners, and the site plan has been prepared in a flexible manner so it can accommodate either outcome of those discussions.

2.0 Policy Context

The land is zoned Plains Production under the Operative Hastings District Plan (**HDP**) and is not currently identified for urban development.

The Draft Napier–Hastings Future Development Strategy 2024–2054 (**FDS**) assessed the site as a potential growth area due to its proximity to the existing urban area and existing infrastructure corridors. As you are aware, while the technical analysis supported its suitability as a logical extension of the urban area, the site was ultimately not included in the final FDS following a closely split council decision, driven largely by differing political views on land use capability soils status of the district.

3.0 FTAA Process

CDL proposes to develop the land for residential use through the FTAA approvals pathway rather than through a traditional Council plan change process.

The initial stage involves a *Referral Application* to the Ministry for the Environment (**MfE**), followed by a *Substantive Application* to the Environmental Protection Authority (**EPA**) if referral is approved. CDL is aiming to lodge the Referral Application in the first quarter of 2026.

Once lodged, MfE will assess the proposal, and the Minister for Infrastructure will approve or decline the Referral Application to the Fast-track process. In the event that the application is accepted to the Fast-track process, CDL intend to commence preparation of a Substantive Application immediately and lodge the application with the EPA later in 2026. CDL would reengage with neighbours as part of the substantive application development process.

4.0 Proposal

The Middle Road project aims to deliver a high-quality, well-connected urban residential neighbourhood supported by integrated infrastructure, stormwater management, and open space networks.

Technical input are being provided across a range of disciplines, including planning, urban design, engineering, transport, ecology, geotechnical, archaeology, contamination and economics disciplines. Engagement is being undertaken with key stakeholders including Councils and mana whenua.

Urban Acumen has developed a proposed masterplan for Middle Road Project (**Attachment 1**). This has been developed in conjunction with expert consultants and feedback received from early engagement from key stakeholders. The Project will facilitate the development of approximately 320 – 370 dwellings (and up to 400 with the McKenna Block extension), providing additional housing capacity for Havelock North and the wider Hawke's Bay region. A local road network, pedestrian and cycling connections, and supporting three waters infrastructure will be integrated throughout the development to ensure a connected and well-serviced neighbourhood.

In terms of the rural properties interfaces, the masterplan has been developed to enable integration with the remaining parcels of land within the wider block should the urban development of your sites proceed in the future. This includes allowances for road and open space linkages to the south west.

Overall, the Middle Road project will provide additional land for housing in the region, avoid or mitigate adverse effects and ensure integration with the wider undeveloped block and existing suburban areas. We note that the masterplan will continue to evolve through the approval stages, with refinements made as further technical information and detailed design work become available.

5.0 Summary

We trust this provides a clear overview of the project at this early stage. CDL's intention is to deliver a high-quality residential neighbourhood and to maintain open communication with our rural neighbours as the project progresses.

As outlined above, the immediate step is to seek referral under the FTAA, with a substantive application to follow later in 2026 should the project be accepted. To assist MfE and the Minister of Infrastructure in considering the referral, it would be helpful for CDL to include a general indication of support from adjacent rural landowners for the proposed urbanisation of the Middle Road site.

If you are comfortable doing so, CDL would appreciate brief written confirmation of your general support for the project and the intended urban intensification. A space has been provided at the end of this letter should you wish to record your support.

Please feel free to contact me at any time if you would like to discuss the proposal further or have any questions about the process.

Kind regards,

[redacted]

CDL Land New Zealand Limited

General Manager/Senior Development Manager

[redacted]

WRITTEN SUPPORT

I/We, [redacted]
(full name of landowners)

of 150 Middle Rd.
(property address)

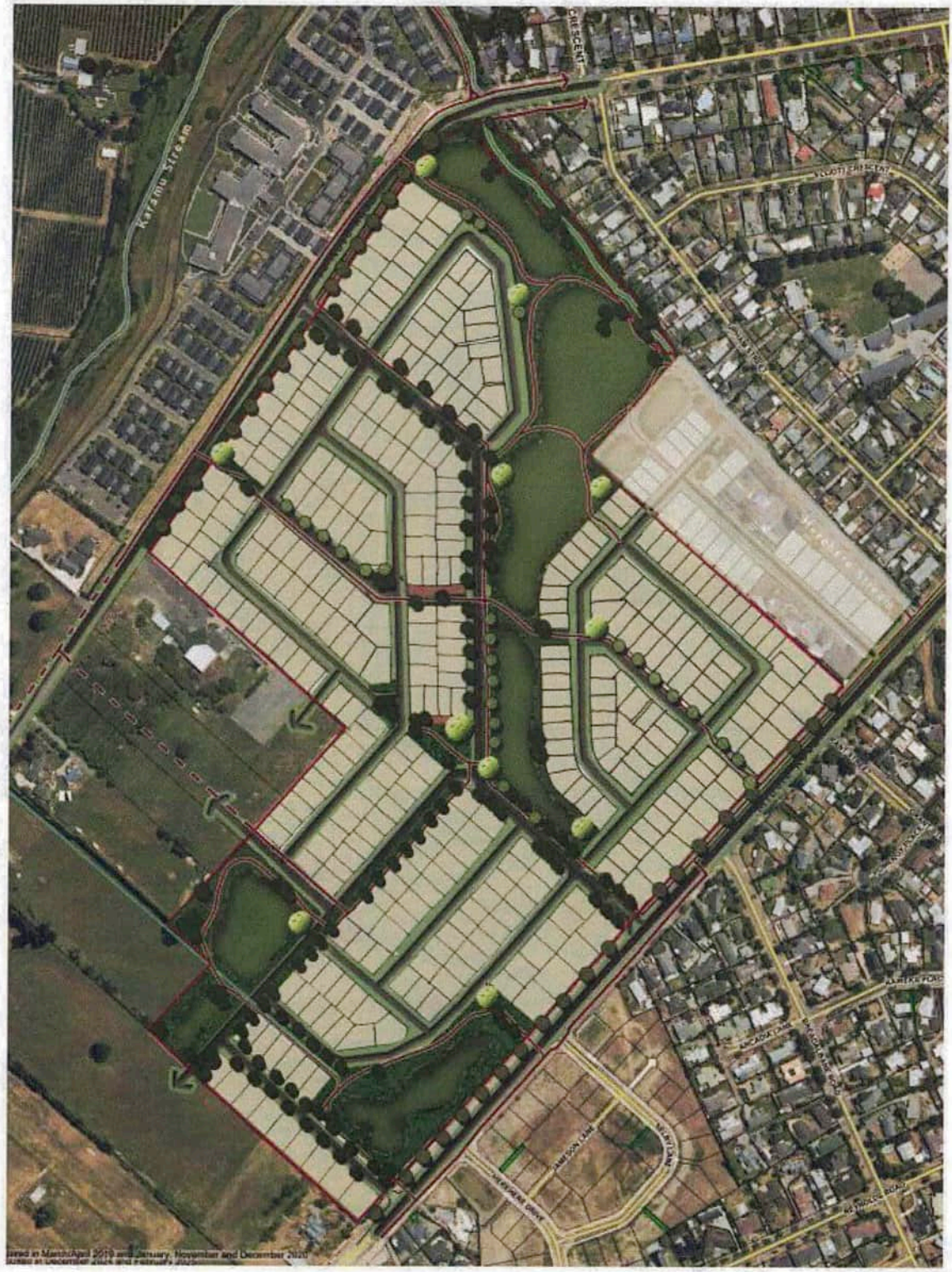
confirm my/our general support for the proposed urbanisation and residential development of the Middle Road site, as outlined in this letter.

Signature: [redacted]

Date: 18-3-26

Contact details (optional): _____

ATTACHMENT 1 – PROPOSED CONCEPT PLAN (Urban Acumen, 2025)



Development Concept

From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: FW: CDL - Fast Track Referral Application - Neighbor Consultation
Date: Tuesday, 24 March 2026 2:04:27 pm
Attachments: 918c9626-9cea-4c5b-827d-c065b86557ef.png
image358799.png

FYI

[redacted]
Senior Associate Planner
BPlan (Hons)
[redacted]
+64 29 [redacted]
woods.co.nz

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.

From: [redacted] <[redacted]
Sent: Tuesday, 24 March 2026 1:45 pm
To: [redacted] <[redacted]
Cc: [redacted] <[redacted]
Subject: Fw: CDL - Fast Track Referral Application - Neighbor Consultation

Hi [redacted]

Email from the Mckenna's below regarding CDL's Fast Track Application.

Thanks

[redacted]
General Manager/Senior Development Manager
CDL LAND NEW ZEALAND LTD
M [redacted] | T +64 9 [redacted] | E [redacted]

From: [redacted] <[redacted]
Sent: Tuesday, March 24, 2026 1:42 PM
To: [redacted] <[redacted]
Subject: Re: CDL - Fast Track Referral Application - Neighbor Consultation

Hi [redacted]

Thanks for your email, please find below CDL's response in red below confirming each of your points.

As discussed, we will include this email as a part of our application's neighbour consultation package.

If you any questions please let me know otherwise I will be in touch as CDL's referral application unfolds.

Thanks

[redacted]

General Manager/Senior Development Manager

CDL LAND NEW ZEALAND LTD
M [redacted] | T +64 9 [redacted] | E [redacted]

From: [redacted] <[redacted]
Sent: Tuesday, March 24, 2026 1:16 PM
To: [redacted] <[redacted]
Subject: Re: CDL - Fast Track Referral Application - Neighbor Consultation

[CAUTION: This is an external email from [redacted] Please exercise with care.]

Hi [redacted]

Please see below the advice we have received from our solicitor.
Please include this in the approval document and then we will be able to sign it off.

We will consider providing support for this initial stage of the fast-track application process, provided CDL acknowledges the following points:

(a) We are doing so at its request and are providing general support for the overall development, not for our property being included in the development;CDL Comment - Yes understood and acknowledged.
(b) We are not committing to entering into negotiations with CDL regarding the possible sale of our property and, at this stage, we do not intend for our property to be included in the area proposed to be developed by CDL; and CDL Comment - Yes understood and acknowledged.
(c) If the application proceeds to the substantive application stage of the fast-track approval process,

all reference to our property being included in the area to be developed by CDL will be removed from the concept plan unless the terms of a sale have been agreed. CDL comment - Yes understood and confirmed.

Many thanks

[redacted]

From: [redacted] <[redacted]
Sent: 24 March 2026 11:34
To: [redacted] <[redacted]
Subject: Re: CDL - Fast Track Referral Application - Neighbor Consultation

Hi [redacted]

Just a quick email to see if you have able to provide feedback on CDL proposed fast track application?

If you need any additional information please let me know.

Thanks

[redacted]

General Manager/Senior Development Manager

CDL LAND NEW ZEALAND LTD
M [redacted] | T +64 9 [redacted] | E [redacted]

From: [redacted] <[redacted]
Sent: 17 March 2026 1:12 PM
To: [redacted] <[redacted]
Subject: Re: CDL - Fast Track Referral Application - Neighbor Consultation

[CAUTION: This is an external email from [redacted] Please exercise with care.]

Hi [redacted]

Sorry for the delay. I have sought a legal opion just for clarity especially as we are in the process of selling a part of the property and they are getting back to me by the end of the week. I dont think there is any need for us to meet and hope to have something to you by Friday/Monday.

Thank you
[redacted]

From: [redacted] <[redacted]
Sent: 17 March 2026 09:45
To: [redacted] <[redacted]
Subject: Re: CDL - Fast Track Referral Application - Neighbor Consultation

Good Morning [redacted]

Just a quick email to follow up on the below, I am down in Havelock tomorrow (18th) if you would like to discuss anything.

As mentioned below we are looking to lodge the referral application in the next two weeks so it would be good to have your signed written support (if you agree) by tomorrow to allow our consultants to add it to the application.

If easier I can bring a physical copy to sign in the afternoon.

Cheers

[redacted]

General Manager/Senior Development Manager

CDL LAND NEW ZEALAND LTD
M [redacted] | T +64 9 [redacted] | E [redacted]

From: [redacted] <[redacted]
Sent: Wednesday, March 04, 2026 3:26 PM
To: [redacted] <[redacted]
Subject: CDL - Fast Track Referral Application - Neighbor Consultation

Good afternoon [redacted] and [redacted],

As discussed previously please find attached the updated concept scheme plan and the associated formal consultation letter that we need to include with our Fast Track Referral application for your consideration/comment.

Your property is referred to as the Mckenna block extension.

I am next down in Havelock on the 18th of March and would be happy to give you a detailed update if you would like otherwise we will be working towards lodging the application at the end of March.

As always if you have any question please let me know

Cheers

[redacted]

General Manager/Senior Development Manager

CDL LAND NEW ZEALAND LTD
M [redacted] | T +64 9 [redacted] | E [redacted]

Confidentiality caution & disclaimer

The information contained in this message is confidential and may also be privileged. It is intended only for the addressee(s) named above. The unauthorised use, disclosure, copying or alteration of this message is strictly prohibited. If you are not the addressee (or responsible for delivery of the message to the addressee), please notify the originator immediately by return message and destroy the original message. This message and any attachments have been scanned for viruses prior to leaving the originator's network. The originator does not guarantee the security of this message and will not be held responsible for any damages arising from any alteration of this message by a third party or as a result of any virus being passed on.

Confidentiality caution & disclaimer

The information contained in this message is confidential and may also be privileged. It is intended only for the addressee(s) named above. The unauthorised use, disclosure, copying or alteration of this message is strictly prohibited. If you are not the addressee (or responsible for delivery of the message to the addressee), please notify the originator immediately by return message and destroy the original message. This message and any attachments have been scanned for viruses prior to leaving the originator's network. The originator does not guarantee the security of this message and will not be held responsible for any damages arising from any alteration of this message by a third party or as a result of any virus being passed on.

5.0 Summary

We trust this provides a clear overview of the project at this early stage. CDL's intention is to deliver a high-quality residential neighbourhood and to maintain open communication with our rural neighbours as the project progresses.

As outlined above, the immediate step is to seek referral under the FTAA, with a substantive application to follow later in 2026 should the project be accepted. To assist MfE and the Minister of Infrastructure in considering the referral, it would be helpful for CDL to include a general indication of support from adjacent rural landowners for the proposed urbanisation of the Middle Road site.

If you are comfortable doing so, CDL would appreciate brief written confirmation of your general support for the project and the intended urban intensification. A space has been provided at the end of this letter should you wish to record your support.

Please feel free to contact me at any time if you would like to discuss the proposal further or have any questions about the process.

Kind regards,

[redacted]

CDL Land New Zealand Limited

General Manager/Senior Development Manager

[redacted]

WRITTEN SUPPORT

I/We, [redacted]
(full name of landowners)

of 80 MIDDLE ROAD HAVELOCK NORTH
(property address)

confirm my/~~our~~ general support for the proposed urbanisation and residential development of the Middle Road site, as outlined in this letter. and CDL response to the points I raised.

Signature: [redacted]

Date: 31/03/2026

Contact details (optional): _____

[redacted]
167 Middle Road
Havelock North

03 March

Dear [redacted]

Re: Middle Road Project Fast-track Referral Application, CDL Land New Zealand Limited

CDL Land New Zealand Ltd (**CDL**) is preparing a referral application under the Fast-track Approvals Act 2024 (**FTAA**) for a proposed residential development at Middle Road, Havelock North.

As an adjacent rural landowner to this site, this letter outlines the Middle Road project, shares the proposed masterplan, and sets out the anticipated timeframes of the application.

In the first instance, CDL is seeking your general support for progressing the urbanisation of this area as part of the referral application. There will be further opportunities for engagement at the substantive application stage which is discussed below.

1.0 Site Location

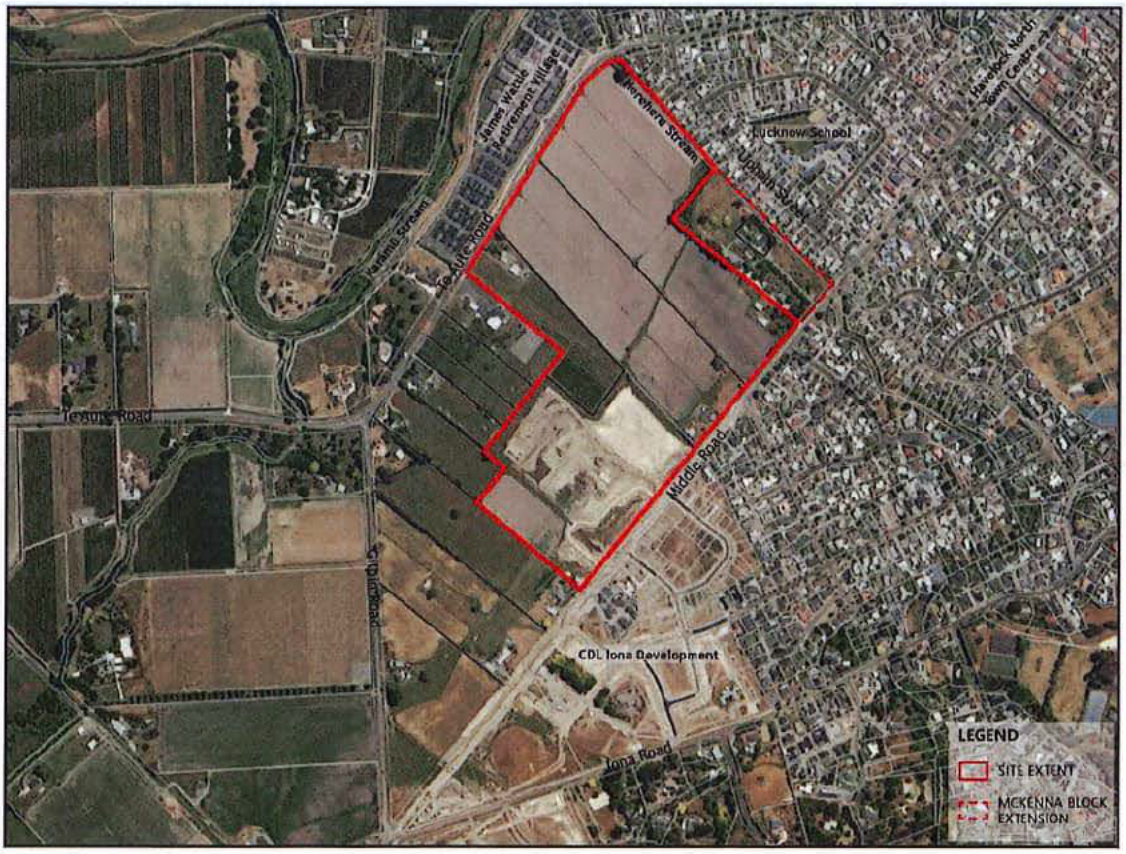


Figure 1: Site Plan

The Middle Road site comprises approximately 30 ha of land across five titles owned by CDL at 92, 108 and 148 Middle Road, and 139 Te Aute Road, Havelock North (**Figure 1**). The site sits immediately southwest of the established Havelock North residential area, with suburban housing to the north, east and south and rural / rural lifestyle properties to the southwest.

The McKenna Block (3ha) at 80 and 84 Middle Road has been identified as a potential extension to CDL's FTAA referral application. CDL is engaging constructively with the landowners, and the site plan has been prepared in a flexible manner so it can accommodate either outcome of those discussions.

2.0 Policy Context

The land is zoned Plains Production under the Operative Hastings District Plan (**HDP**) and is not currently identified for urban development.

The Draft Napier–Hastings Future Development Strategy 2024–2054 (**FDS**) assessed the site as a potential growth area due to its proximity to the existing urban area and existing infrastructure corridors. As you are aware, while the technical analysis supported its suitability as a logical extension of the urban area, the site was ultimately not included in the final FDS following a closely split council decision, driven largely by differing political views on land use capability soils status of the district.

3.0 FTAA Process

CDL proposes to develop the land for residential use through the FTAA approvals pathway rather than through a traditional Council plan change process.

The initial stage involves a *Referral Application* to the Ministry for the Environment (**MfE**), followed by a *Substantive Application* to the Environmental Protection Authority (**EPA**) if referral is approved. CDL is aiming to lodge the Referral Application in the first quarter of 2026.

Once lodged, MfE will assess the proposal, and the Minister for Infrastructure will approve or decline the Referral Application to the Fast-track process. In the event that the application is accepted to the Fast-track process, CDL intend to commence preparation of a Substantive Application immediately and lodge the application with the EPA later in 2026. CDL would reengage with neighbours as part of the substantive application development process.

4.0 Proposal

The Middle Road project aims to deliver a high-quality, well-connected urban residential neighbourhood supported by integrated infrastructure, stormwater management, and open space networks.

Technical input are being provided across a range of disciplines, including planning, urban design, engineering, transport, ecology, geotechnical, archaeology, contamination and economics disciplines. Engagement is being undertaken with key stakeholders including Councils and mana whenua.

Urban Acumen has developed a proposed masterplan for Middle Road Project (**Attachment 1**). This has been developed in conjunction with expert consultants and feedback received from early engagement from key stakeholders. The Project will facilitate the development of approximately 320 – 370 dwellings (and up to 400 with the McKenna Block extension), providing additional housing capacity for Havelock North and the wider Hawke's Bay region. A local road network, pedestrian and cycling connections, and supporting three waters infrastructure will be integrated throughout the development to ensure a connected and well-serviced neighbourhood.

In terms of the rural properties interfaces, the masterplan has been developed to enable integration with the remaining parcels of land within the wider block should the urban development of your sites proceed in the future. This includes allowances for road and open space linkages to the south west.

Overall, the Middle Road project will provide additional land for housing in the region, avoid or mitigate adverse effects and ensure integration with the wider undeveloped block and existing suburban areas. We note that the masterplan will continue to evolve through the approval stages, with refinements made as further technical information and detailed design work become available.

5.0 Summary

We trust this provides a clear overview of the project at this early stage. CDL's intention is to deliver a high-quality residential neighbourhood and to maintain open communication with our rural neighbours as the project progresses.

As outlined above, the immediate step is to seek referral under the FTAA, with a substantive application to follow later in 2026 should the project be accepted. To assist MfE and the Minister of Infrastructure in considering the referral, it would be helpful for CDL to include a general indication of support from adjacent rural landowners for the proposed urbanisation of the Middle Road site.

If you are comfortable doing so, CDL would appreciate brief written confirmation of your general support for the project and the intended urban intensification. A space has been provided at the end of this letter should you wish to record your support.

Please feel free to contact me at any time if you would like to discuss the proposal further or have any questions about the process.

Kind regards,

[redacted]

CDL Land New Zealand Limited

General Manager/Senior Development Manager

[redacted]

WRITTEN SUPPORT

I/We [redacted]
(full name of landowners)

of 167 Te Aute Rd. Havelock North.
(property address)

confirm my/our general support for the proposed urbanisation and residential development of the Middle Road site, as outlined in this letter.

Signature: [redacted]

Date: 18-03-2026

Contact details (optional): [redacted]

ATTACHMENT 1 – PROPOSED CONCEPT PLAN (Urban Acumen, 2025)



Development Concept

[redacted]
169 Te Aute Road
Havelock North

03 March 2026

Dear [redacted]

Re: Middle Road Project Fast-track Referral Application, CDL Land New Zealand Limited

CDL Land New Zealand Ltd (**CDL**) is preparing a referral application under the Fast-track Approvals Act 2024 (**FTAA**) for a proposed residential development at Middle Road, Havelock North.

As an adjacent rural landowner to this site, this letter outlines the Middle Road project, shares the proposed masterplan, and sets out the anticipated timeframes of the application.

In the first instance, CDL is seeking your general support for progressing the urbanisation of this area as part of the referral application. There will be further opportunities for engagement at the substantive application stage which is discussed below.

1.0 Site Location

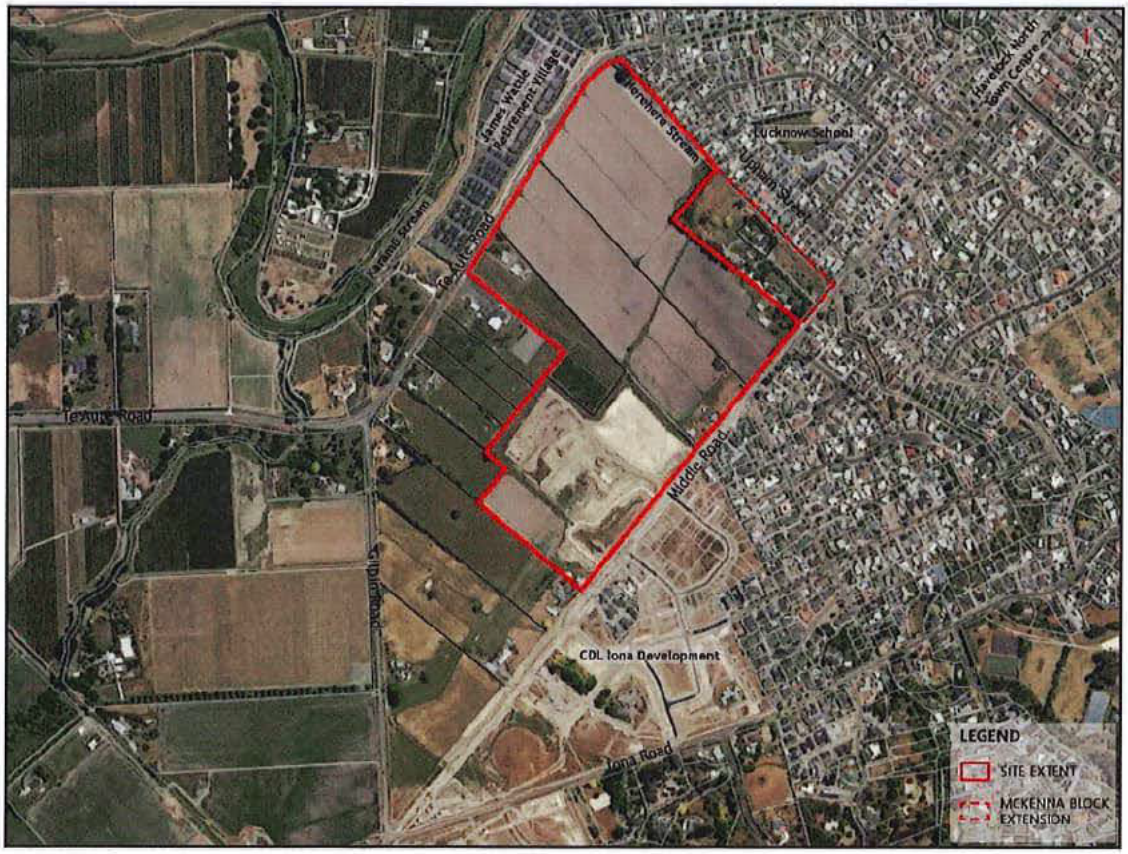


Figure 1: Site Plan

The Middle Road site comprises approximately 30 ha of land across five titles owned by CDL at 92, 108 and 148 Middle Road, and 139 Te Aute Road, Havelock North (**Figure 1**). The site sits immediately southwest of the established Havelock North residential area, with suburban housing to the north, east and south and rural / rural lifestyle properties to the southwest.

The McKenna Block (3ha) at 80 and 84 Middle Road has been identified as a potential extension to CDL's FTAA referral application. CDL is engaging constructively with the landowners, and the site plan has been prepared in a flexible manner so it can accommodate either outcome of those discussions.

2.0 Policy Context

The land is zoned Plains Production under the Operative Hastings District Plan (**HDP**) and is not currently identified for urban development.

The Draft Napier–Hastings Future Development Strategy 2024–2054 (**FDS**) assessed the site as a potential growth area due to its proximity to the existing urban area and existing infrastructure corridors. As you are aware, while the technical analysis supported its suitability as a logical extension of the urban area, the site was ultimately not included in the final FDS following a closely split council decision, driven largely by differing political views on land use capability soils status of the district.

3.0 FTAA Process

CDL proposes to develop the land for residential use through the FTAA approvals pathway rather than through a traditional Council plan change process.

The initial stage involves a *Referral Application* to the Ministry for the Environment (**MfE**), followed by a *Substantive Application* to the Environmental Protection Authority (**EPA**) if referral is approved. CDL is aiming to lodge the Referral Application in the first quarter of 2026.

Once lodged, MfE will assess the proposal, and the Minister for Infrastructure will approve or decline the Referral Application to the Fast-track process. In the event that the application is accepted to the Fast-track process, CDL intend to commence preparation of a Substantive Application immediately and lodge the application with the EPA later in 2026. CDL would reengage with neighbours as part of the substantive application development process.

4.0 Proposal

The Middle Road project aims to deliver a high-quality, well-connected urban residential neighbourhood supported by integrated infrastructure, stormwater management, and open space networks.

Technical input are being provided across a range of disciplines, including planning, urban design, engineering, transport, ecology, geotechnical, archaeology, contamination and economics disciplines. Engagement is being undertaken with key stakeholders including Councils and mana whenua.

Urban Acumen has developed a proposed masterplan for Middle Road Project (**Attachment 1**). This has been developed in conjunction with expert consultants and feedback received from early engagement from key stakeholders. The Project will facilitate the development of approximately 320 – 370 dwellings (and up to 400 with the McKenna Block extension), providing additional housing capacity for Havelock North and the wider Hawke's Bay region. A local road network, pedestrian and cycling connections, and supporting three waters infrastructure will be integrated throughout the development to ensure a connected and well-serviced neighbourhood.

In terms of the rural properties interfaces, the masterplan has been developed to enable integration with the remaining parcels of land within the wider block should the urban development of your sites proceed in the future. This includes allowances for road and open space linkages to the south west.

Overall, the Middle Road project will provide additional land for housing in the region, avoid or mitigate adverse effects and ensure integration with the wider undeveloped block and existing suburban areas. We note that the masterplan will continue to evolve through the approval stages, with refinements made as further technical information and detailed design work become available.

5.0 Summary

We trust this provides a clear overview of the project at this early stage. CDL's intention is to deliver a high-quality residential neighbourhood and to maintain open communication with our rural neighbours as the project progresses.

As outlined above, the immediate step is to seek referral under the FTAA, with a substantive application to follow later in 2026 should the project be accepted. To assist MfE and the Minister of Infrastructure in considering the referral, it would be helpful for CDL to include a general indication of support from adjacent rural landowners for the proposed urbanisation of the Middle Road site.

If you are comfortable doing so, CDL would appreciate brief written confirmation of your general support for the project and the intended urban intensification. A space has been provided at the end of this letter should you wish to record your support.

Please feel free to contact me at any time if you would like to discuss the proposal further or have any questions about the process.

Kind regards,

[redacted]

CDL Land New Zealand Limited

General Manager/Senior Development Manager

[redacted]

WRITTEN SUPPORT

I/We, [redacted]
(full name of landowners)

of 169 TE AUTE RD HAVELOCK NTH
(property address)

confirm my/our general support for the proposed urbanisation and residential development of the Middle Road site, as outlined in this letter.

Signature: [redacted]

Date: 23-3-26

Contact details (optional): [redacted]

ATTACHMENT 1 – PROPOSED CONCEPT PLAN (Urban Acumen, 2025)



Development Concept

From: [redacted]
To: [redacted]
Subject: Re: CDL Land - Upcoming Fast Track Referral Application
Date: Wednesday, 18 March 2026 9:46:42 am
Attachments: Outlook-onosvfie.png

[CAUTION: This is an external email from [redacted] Please exercise with care.]

Hi there [redacted]

Thank you for meeting with me to discuss the fast-track plan and referral process for the Middle Road site.

We are broadly supportive of your application and are happy for our support to be included in the referral application.

Thanks

Ngā mihi

From: [redacted] <[redacted]
Sent: Tuesday, March 03, 2026 4:20 PM
To: [redacted] <[redacted]
Subject: CDL Land - Upcoming Fast Track Referral Application

Good Afternoon [redacted],

Hope all is well.

It has been a while since we were last in contact through the Napier Hastings FDS process last year which as you know resulted in the removal of CDL's landholding as a future residential area in Havelock. Subsequent to the disappointing news CDL Land New Zealand has decided to pursue an alternative consenting pathway through the Fast Track Act 2024. As part of any application we need to formally consult with each of our neighbours to discuss the potential development our landholdings

I have attached a copy of the formal consultation letter and a separate attachment showing the concept plans. Please note these are concept plans and the design will likely be amended somewhat if our referral application is accepted.

If you would like, I would be happy to meet you onsite to further explain the attached proposal and answer any question you may have.

At this stage I am next down in Havelock Wednesday the 18th of Friday the 20th if either of these dates work.

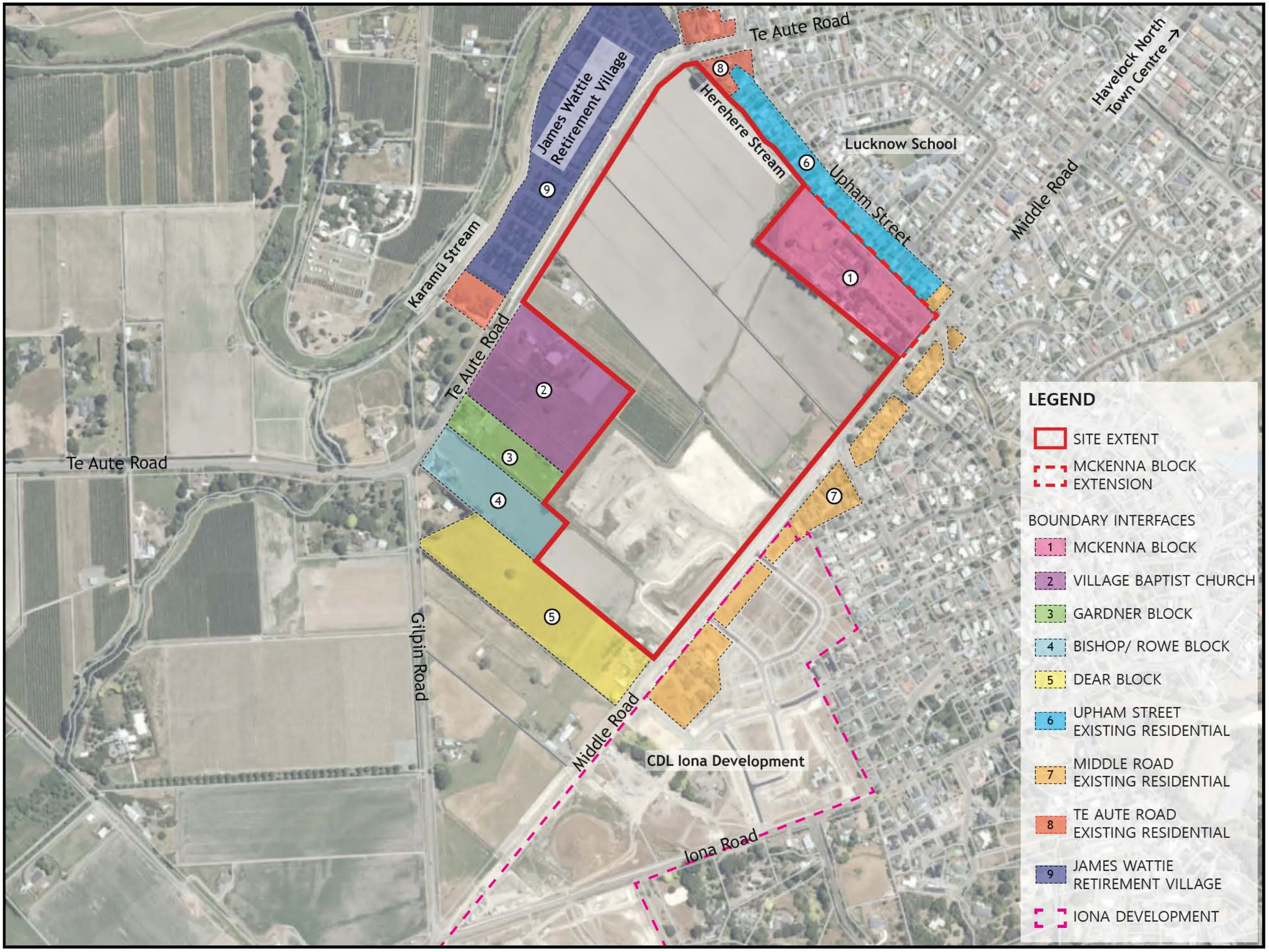
Thanks

[redacted]
General Manager/Senior Development Manager
CDL LAND NEW ZEALAND LTD
M [redacted] | T +64 9 [redacted] | E [redacted]

Confidentiality caution & disclaimer

The information contained in this message is confidential and may also be privileged. It is intended only for the addressee(s) named above. The unauthorised use, disclosure, copying or alteration of this message is strictly prohibited. If you are not the addressee (or responsible for delivery of the message to the addressee), please notify the originator immediately by return message and destroy the original message. This message and any attachments have been scanned for viruses prior to leaving the originator's network. The originator does not guarantee the security of this message and will not be held responsible for any damages arising from any alteration of this message by a third party or as a result of any virus being passed on.

Attachment 10: List of Adjacent Properties & Landowners



WOODS
Est.1970

N

ADJACENT PROPERTY PLAN

Middle Road Project

LEGEND	ADDRESS	OWNER
1	80 Middle Road	[redacted]
	84 Middle Road	
2	147 Te Aute Road	The Baptist Union of New Zealand
3	167 Te Aute Road	[redacted]
4	169 Te Aute Road	[redacted]
5	150 Middle Road	[redacted]
6	4 Upham Street	[redacted]
	6 Upham Street	
	8 Upham Street	
	10 Upham Street	
	12 Upham Street	
	14 Upham Street	
	16 Upham Street	
	18 Upham Street	
	20 Upham Street	
	22 Upham Street	
	24 Upham Street	
	26 Upham Street	
	28 Upham Street	
	30 Upham Street	
	32 Upham Street	
	34 Upham Street	
	36 Upham Street	
	38 Upham Street	
	40 Upham Street	
	42 Upham Street	
	44 Upham Street	
	46 Upham Street	
	48 Upham Street	
	50 Upham Street	
	52 Upham Street	
	54 Upham Street	
	56 Upham Street	
	58 Upham Street	
	60 Upham Street	

LEGEND	ADDRESS	OWNER
7	2 Palmerston Road	[redacted]
	2/76 Middle Road, |1/76 Middle Road	
	97 Middle Road	
	99 Middle Road	
	101 Middle Road	
	103 Middle Road	
	105 Middle Road	
	107 Middle Road	
	109 Middle Road	
	111 Middle Road	
	113 Middle Road	
	115 Middle Road	
	117 Middle Road	
	1A Breadalbane Roa	
	2 Breadalbane Road	
	121 Middle Road	
	121B Middle Road	
	123 Middle Road	
	125 Middle Road	
	127 Middle Road	
	147 Middle Road	
	149 Middle Road	
	151 Middle Road	
8	63 Te Aute Road	
	67 Te Aute Road	
	69 Te Aute Road	
	86 Te Aute Road	
	88 Te Aute Road	
	90 Te Aute Road	
	92 Te Aute Road	
	150 Te Aute Road	
9	122 Te Aute Road	

ADJACENT PROPERTY TABLE