FTAA-2609-1298

22 October 2026

Jackson Bull
CDL Land New Zealand Limited
By email: [redacted]
Copy to: [redacted]

Tēnā koe,

Request for further information in relation to your application under the Fast-track Approvals Act 2024 (the Act)

You lodged a substantive application, R Growth Cell, under the Fast-track Approvals Act 2024 (the Act) on 12 October 2026.

Prior to referring a substantive application to an Expert Panel, the EPA must assess the completeness and scope of the application to ensure it complies with section 46(2) of the Act. To assist with making this assessment, under section 46(2A) of the Act the EPA may seek further information from you.

Request for Further Information

To inform the EPA's assessment of the application for completeness, please provide a further response to the following matters.

Part of this request was raised considering the mandatory consultation the EPA undertook with the Department of Conservation (DOC), received on 20 October 2026.

In accordance with the requirements of section 43(3)(h) of the Act, please provide the following:

1. Regarding clause 2(1)(a) of Schedule 7, DOC raised that "The purpose of the application in its entirety is stated, as well as the proposed Wildlife Approval activity. However, it is not explicit what the purpose of the Wildlife Approval activity is."

    a. Please specify the purpose of the proposed activity, particularly the purpose of the Wildlife Approval activity.

2. Regarding clause 2(1)(d) of Schedule 7, DOC raised that "The Applicant has not provided an indication of the numbers of lizards likely to be present at the project site or impacted by the application. The Applicant has also not provided an explanation in the instance that

this information was not possible to gather. *DOC has only considered species relevant to the applied for Wildlife Approval in this instance*."

a. Please provide a list of protected wildlife species known or predicted to be in the area and, where possible, the numbers of wildlife present and numbers likely to be impacted.

3. Regarding clause 2(1)(f) of Schedule 7, DOC raised that "The Applicant has identified best practice guidance and stated that this has informed the proposed Lizard Management Plan and Wildlife approval conditions. However, the Applicant has not drawn clear links between best practice and their proposal."

    a. Please provide a statement of how the methods proposed to be used to conduct the actions involving protected wildlife will ensure that best practice standards are met.

    Additionally, section 10.7 of the Substantive Application document references section 4 of the Ecological Management Plan. Section 4 of Appendix 26 *Ecological Impact Assessment* is the *Assessment of ecological value*. The Ecological Management Plan looks to be referenced only in section 7 *Recommended Conditions of Consent* in Appendix 26. Please confirm where the Ecological Management Plan is located or otherwise provide it.

4. Regarding clause 2(1)(o) of Schedule 7, DOC raised that "The Applicant has identified the experts who have contributed to the application. There is no clarification if additional written expert views, advice, or opinions have been sought."

    a. Please provide any additional written expert views, advice, or opinions the applicant has obtained concerning their proposal, in accordance with clause 2(1)(o).

Should any information requested already exist as part of the substantive application documents, please provide clear reference to where it can be located, including the relevant sections and page numbers.

In accordance with the requirements of section 43(3)(a) of the Act, please provide the following:

1. The consultation report provided as Appendix 6 includes Appendix 2 *Adjoining Landowners Plan*. This appendix looks to include the required information about owners only and not occupiers. Please confirm this is the complete list for the purposes of Schedule 5, clause 5(1)(d) and 5(6) of the Act, or provide the full name and address of –

    a. each owner of the site and of land adjacent to the site; and

    b. each occupier of the site and of land adjacent to the site whom the applicant is able to identify after reasonable inquiry;

If the applicant is not able to supply the name and address of the owner and each occupier of the site and of land adjacent to the site because the land is Māori land in multiple ownership, the applicant must include a statement to that effect (clause 5(6)).

In accordance with section 43(2)(c) of the Act, please provide an explanation of how the substantive application is within the scope of the listed project. In this explanation, please provide further information regarding any material differences, and any material differences in effects, between the proposal as described in the listed description and in the substantive application, including the difference between the number of dwellings (approximately 1,350 in the listed project description and 1,168 in the substantive application) and the difference in industrial land area (35 ha in the listed project description and 37 ha in the substantive application).

Please provide any further information you wish to have considered in response to these comments by HNZPT received on 20 October 2026: "HNZPT requests further information regarding the applicant's person nominated to undertake that activity under the authority (Schedule 8, clause 7 of the FTA Act). In particular the inclusion of a CV that sets out their experience undertaking similar work to that proposed under this authority application."

Responding to the Request for Further Information

Under the Act, you have until the end of the 20th working day from the date of this letter to provide a response to the EPA, which is 20 November 2026.

From the date of this letter, the 15 working day timeframe for the EPA to decide on completeness and scope of the substantive application ceases to run. The 15 working day timeframe will recommence once your response is received or after 20 November 2026, whichever is sooner.

If you wish to clarify any matter relating to the request, and the request was generated from the EPA's consultation with an administering agency or local authority, we suggest that you contact that administering agency or local authority directly before providing your response to the EPA.

If you require information from the EPA in relation to the request for further information, you may request that information from the EPA under section 46(2C) of the Act. Please send your request to projects@fasttrack.govt.nz.

The EPA intends to publish the information received from you in full, including your responses in our completeness memorandum, on the Fast-track website.

If you have any questions, please contact Gabby Storey, Application Lead by email at info@fasttrack.govt.nz.

Nāku noa, nā



Daya Thomson
Team Leader, Fast-track Applications