

File ref: 26-BRF-01665 / FTAA-2603-1180

23 June 2026

Jackson Bull
CDL Land New Zealand Limited (the applicant)
Email: s 9(2)(a)

c/- Fergus McArthur
Wood & Partners Consultants Limited (the agent)
Email: s 9(2)(a)

Dear Jackson

Section 28 – Notice of Decisions on the referral application for the Middle Road Project under the Fast-track Approvals Act 2024

This notice of decisions is for a referral application received from CDL Land New Zealand Limited (the applicant) for the Middle Road Project (the project) under the Fast-track Approvals Act 2024 (the Act).

Project details

The project is to establish a master-planned residential development within a project area of up to 33.7 hectares to deliver approximately 300 to 350 residential lots (to enable future housing construction) including supporting infrastructure (roading, three waters services, stormwater management) and riparian enhancement.

The project area is located at 80–148 Middle Road and 139 Te Aute Road, Havelock North, in the Hawke’s Bay Region.

The applicant seeks the following approvals via the fast-track approvals process to authorise the project, including some approvals sought at this stage on a precautionary basis, subject to further investigations prior to any substantive application:

- a. resource consents under the Resource Management Act 1991 (RMA) as described in section 42(4)(a) of the Act
- b. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 as described in section 42(4)(i) of the Act.

Statutory framework for referral applications

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

The project can only be accepted if the Minister for Infrastructure (the Minister) is satisfied the criteria in section 22 are met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost effective way than under normal processes, and is unlikely to materially affect the efficient operation of the fast-track approvals process.

Under section 21(3) of the Act, the Minister must decline a referral application if:

- the Minister is satisfied that the project does not meet the criteria in section 22
- the Minister is satisfied that the project involves an ineligible activity
- the Minister considers they do not have adequate information to inform the decision.

Additionally, the Minister has the discretion to decline a referral application for any other reason, even if the project meets the criteria outlined in section 22 of the Act.

Decision on referral application

The Minister has decided to accept the referral application under section 21(1)(c) and refer the whole project to the fast-track approvals process under section 26(2)(a). The Minister is satisfied that the project meets the criteria in section 22 of the Act, for the reasons detailed below.

Reasons for accepting referral application

The Minister is satisfied the project:

- a. is a development project that would have significant regional or national benefits; and
- b. referring the project to the fast-track approvals process –
 - i. would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
 - ii. is unlikely to materially affect the efficient operation of the fast-track approvals process.

Specifically, the Minister is satisfied the project meets the criteria in section 22 of the Act because:

- a. the project is a development project that would have significant regional benefits [section 22(1)(a)] because:
 - i. it will increase the supply of housing, address housing needs, and contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020) [section 22(2)(a)(iii)] by:
 - delivering approximately 300 to 350 residential lots (to enable future housing construction) over a 7 to 10-year development period.

- ii. it will deliver significant economic benefits [section 22(2)(a)(iv)] by:
 - creating approximately 1,310 full-time equivalent (FTE) years of employment (approximately 238 FTE job years over the development period) and approximately \$256.7 million in total direct expenditure for the construction period (including \$150.2 million in GDP) into the regional economy.
- b. referring the project to the fast-track approvals process would facilitate its delivery [section 22(1)(b)(i)], including by enabling it to be processed in a more timely and cost-effective way than under normal processes as:
 - i. it would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes because it allows the several required approvals under specified Acts to be considered collectively, precludes public and limited notification, and appeals under the Act are only to the High court and limited to points of law.
- c. referring the project is unlikely to materially affect the efficient operation of the fast-track approvals process [section 22(1)(b)(ii)] because:
 - i. the project is the project is neither novel in the New Zealand context nor beyond the scope of what a panel would typically assess under the RMA.

The Minister is satisfied there is no reason they must decline the project under section 21(3) of the Act. The Minister is also satisfied there is no reason to decline the project under section 21(4) of the Act.

Specified matters for accepted referral application

1. CDL Land New Zealand Limited, who lodged the referral application, as the person who is authorised to lodge a substantive application for the project under section 27(2) of the Act.
2. Under section 27(3)(b)(i) of the Act, a deadline of two years from the date of issue of this letter applies for lodging the substantive application.

Under section 28 of the Act, the Secretary for the Environment must also give written notice of decisions made by the Minister on an accepted referral application to the parties specified in Appendix 1 of this letter.

If you have any queries about this notice of decisions, please email referral@fasttrack.govt.nz and include the name of the lead contact – Stephanie McNicholl.

If you have any queries about the substantive process, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 225 537).

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. Frame', is centered on the page. The signature is fluid and cursive, with a large initial 'S' and a distinct 'me' at the end.

Stephanie Frame
Manager – Fast-track Operations

Appendix 1: Section 28 – Notice of Minister’s decision on accepted referral application

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Section 28(1)(a) – The applicant	CDL Land New Zealand Limited
Section 28(1)(ii) – Anyone invited to comment on the application	
<i>Relevant local authorities</i>	Hawke’s Bay Regional Council Hastings District Council
<i>Relevant portfolio Ministers</i>	Minister for the Environment Minister for Māori Crown Relations: Te Arawhiti Minister for Māori Development Minister for Arts, Culture and Heritage Associate Minister of Housing
<i>Relevant administering agencies</i>	Heritage New Zealand Pouhere Taonga
<i>The Māori groups under s17(d)</i>	Ngāti Kahungunu Iwi Incorporated Tamatea Pōkai Whenua Hawkes Bay Regional Planning Committee Te Taiwhenua o Heretaunga Korongatā Marae (Ngāti Pōporo and Ngāti Whatuiāpiti) Mihiroa Marae (Ngāti Mihiroa) Houngarea Marae (Ngāti NgareNgare, Ngāti Papatuamāro, Ngāti Te Rēhunga, Ngāti Tamaterā, Ngāti Kotahi) Taraia Marae (Ngāti Hotoa, Ngāti Taraia) Ruahāpia Marae (Ngāti Hāwea, Ngāti Hori) Matahiwi Marae (Ngāti Hāwea, Ngāti Kautere) Waipatu Marae (Ngāti Hāwea, Ngāti Hori, Ngāti Hinemoa) Kohupātiki Marae (Ngāti Hinemoa, Ngāti Hori)
<i>Any other persons under s17(5)</i>	Minister for Economic Growth Minister for Regional Development
Section 28(2) – Other parties for an accepted referral application	
<i>The Panel Convener</i>	Including all the information received by the Minister as required by section 28(4).
<i>Any iwi authorities or Treaty settlement entities (other than those that must be notified as identified above) that the Minister considers have an interest in the matter</i>	No additional iwi authorities or Treaty settlement entities have been identified beyond those listed above.
<i>Environmental Protection Authority (EPA)</i>	Including all the information received by the Minister as required by section 28(4).
<i>Relevant administering agencies</i>	As identified above.