

File ref: FTAA-2608-1285

27 October 2026

Fergus McArthur
Wood and Partner Consultants Ltd
[REDACTED]

Tēnā koe,

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

You lodged a substantive application, Middle Road Project, 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 under s 46(2) of the Act, please provide a response to the matters below. These matters arise from the mandatory consultation undertaken by the EPA with the Hawke's Bay Regional Council (HBRC), Hastings District Council (HDC), and Heritage New Zealand Pouhere Taonga (HNZPT).

1. For the purposes of assessing compliance with Schedule 5, clauses 7(a) and 6(1)(a), please provide the following additional information:
 - a. The impacts of stormwater and drainage effects on adjoining properties in the Gilpin and Bake Drain drainage areas. The HBRC have noted concerns that the modified drainage proposals are likely to alter the need for and characteristics of drainage for some of these adjoining properties and considers that resultant impacts on drainage for adjoining properties in the Gilpin and Bake drainage areas should be addressed in the Application.
 - b. Provide further details on the operation of the proposed emergency wastewater overflow and its associated actual and potential effects.

Other Matters

The following matter was also raised as part of the EPA's mandatory consultation with HDC. Should you wish to provide clarification, please address the following:

2. Rule 27.1.5(a) of the Hastings District Plan relates to earthworks associated with subdivisions only. There is a separate rule under Rule 27.1.5(b) that provides for earthworks associated with works approved as part of a building consent as a permitted activity. Earthworks associated with the subdivision works do not require consent for earthworks pursuant to Rule 27.1.5(a).

It is unclear what the reference to “earthworks associated with...building consent” in Table 20 on Page 101 is intended to capture, as it would not be possible to include earthworks associated with individual building development on each lot as part of the fast-track approval.

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 24 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 24 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 Mollie, Application Lead by email at info@fasttrack.govt.nz.

Nāku noa, nā



Ben Bond

Team Leader, Fast-track Applications