

Appendix 7d – REDACTED Consultation Report Attachments

Government Agencies Collated Correspondence

Attachment 14

Environmental Protection Agency Collated Correspondence

[REDACTED]

From: [REDACTED]@epa.govt.nz>
Sent: Tuesday, 29 April 2025 2:06 pm
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Arataki Project - Substantive Application
Attachments: Fast-track-Substantive-diagram-2025-03-28.png

Kia ora [REDACTED],

Thanks for touching base again! The best contact we have for MfE is adminagencyftaa@mfe.govt.nz

Please also find attached a high-level timeframe that might be helpful as per our discussions too. This is available at the foot of the Fast-track webpage too - [Substantive application for resource consents and other approvals | Fast-track website](#)

Let me know if you have any other questions.

[REDACTED]
Application Lead [REDACTED]



Fast-track is administered by the Environmental Protection Authority. The EPA's New Zealand Business Number is 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, April 29, 2025 11:33 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Arataki Project - Substantive Application

Kia Ora,

Thank you for meeting with us the other week in relation to the Arataki Project for which we are looking to lodge a Substantive Application with the EPA at the end of May 2025.

During our meeting you mentioned you would be able to provide a contact at the Ministry for the Environment we can email to set up a pre-application meeting with them to discuss the project. Can you please send this through as I would like to make contact with them this week.

Ngā mihi
[REDACTED]



[Redacted]

General Manager - Planning & Urban Design
Planning & Urban Design

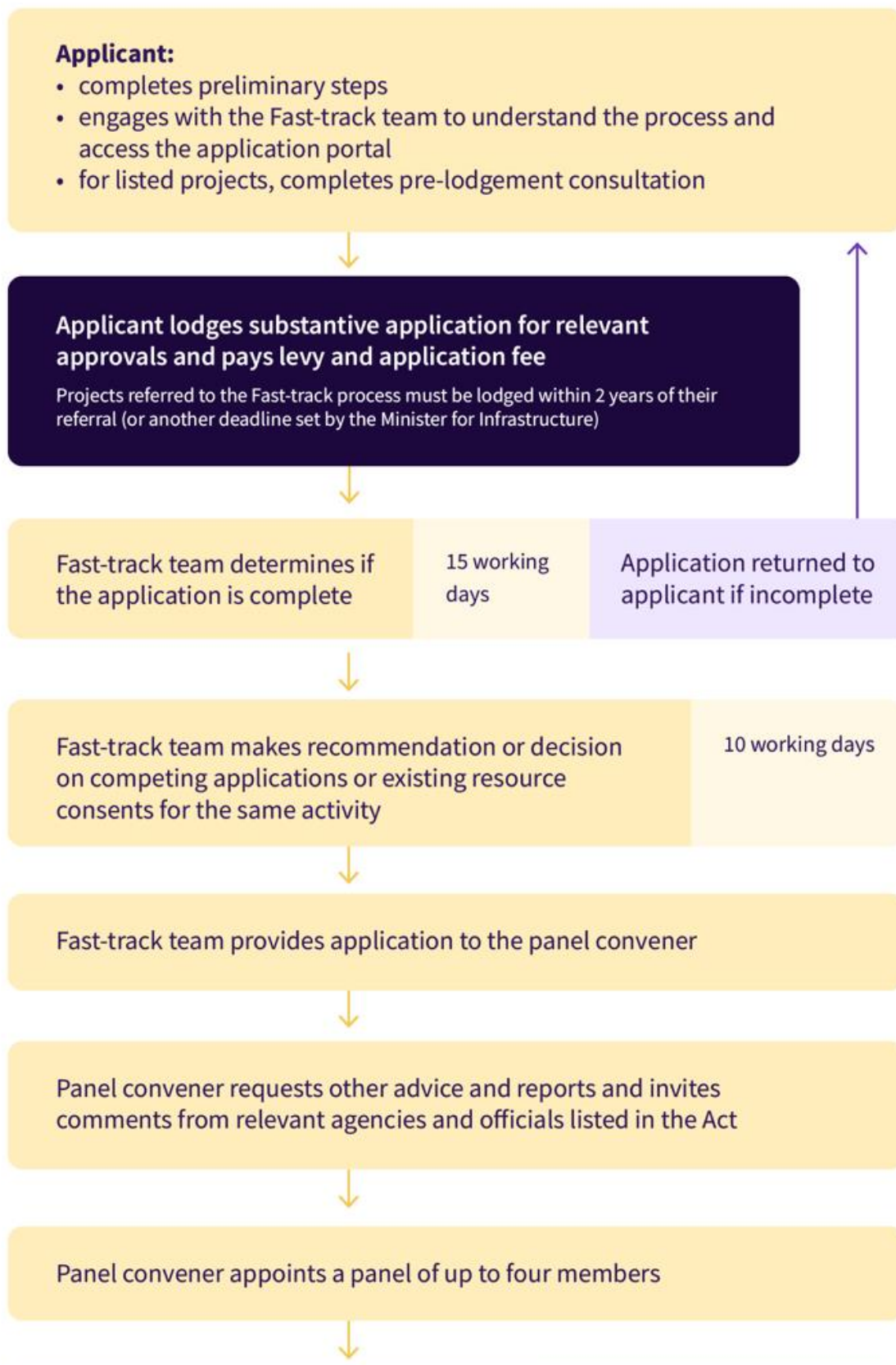
☎ [Redacted]

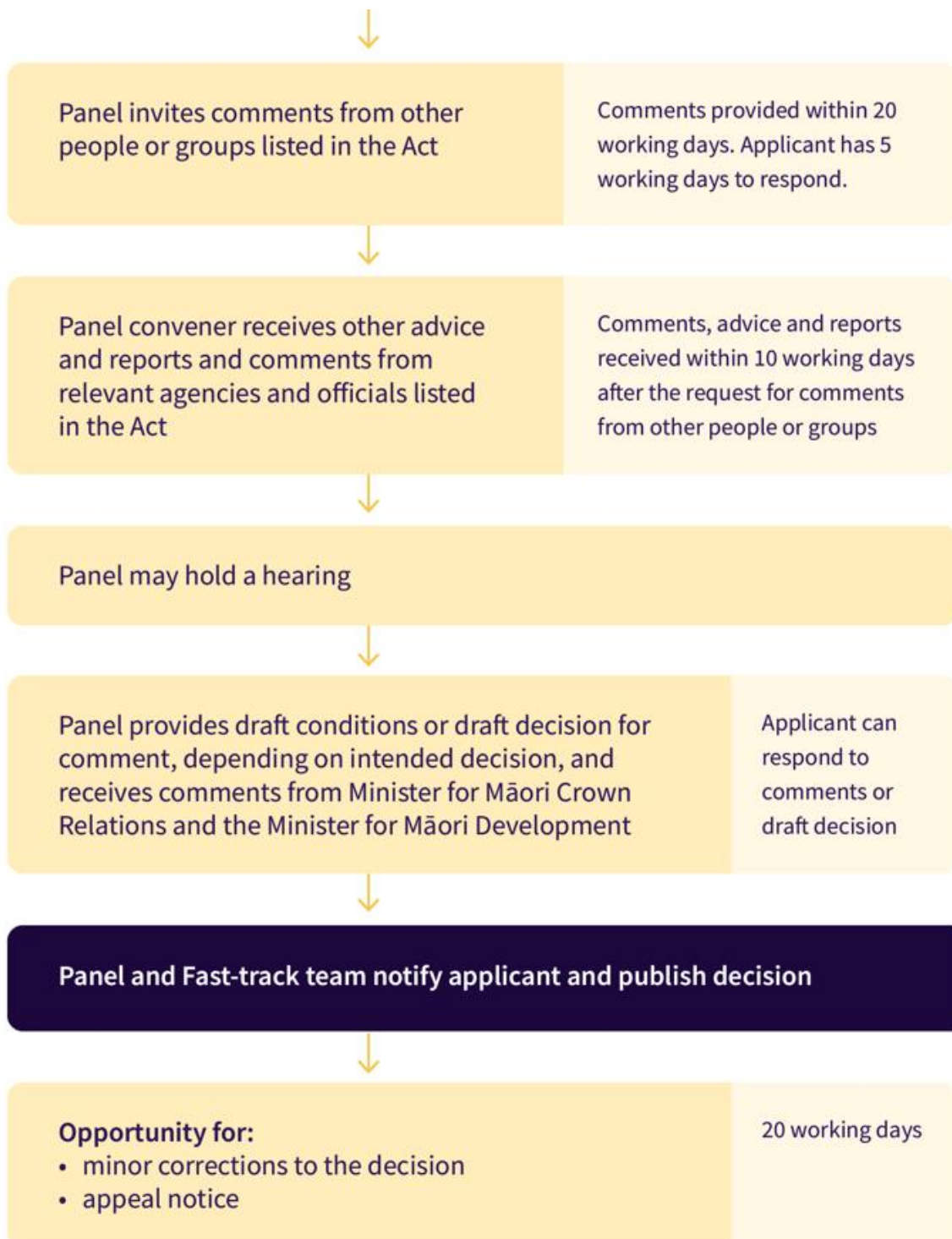
☎ [Redacted]

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Attachment 15

Ministry for the Environment Collated Correspondence

From: [REDACTED]
Sent: Wednesday, 18 June 2025 4:47 pm
To: Admin Agency FTAA
Cc: [REDACTED] [REDACTED] [REDACTED]
Subject: RE: Arataki Fast-Track Project – Request for Meeting with MfE

Kia ora,

Thank you for your response and for providing MfE's feedback on our request for consultation.

We appreciate your time and consideration, and will incorporate the guidance outlined in your letter as we finalise the Substantive Application for the Arataki Project.

Ngā mihi
[REDACTED]



[REDACTED]
General Manager - Planning & Urban Design
Planning & Urban Design



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From: [REDACTED]
Sent: Tuesday, 17 June 2025 11:14 am
To: [REDACTED] <[REDACTED]@woods.co.nz>
Cc: [REDACTED] <[REDACTED]@woods.co.nz>; [REDACTED] <[REDACTED]@cdli.co.nz>; [REDACTED] <[REDACTED]@woods.co.nz>
Subject: RE: Arataki Fast-Track Project – Request for Meeting with MfE

Kia ora,

Thank you for your email.

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

Ngā mihi,

System Oversight Team

Ministry for the Environment | Manatū Mō Te Taiao



Ministry for the

Environment

Manatū Mō Te Taiao



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for every generation.
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reanga katoa.



From: [REDACTED] <[REDACTED]@woods.co.nz>

Sent: Wednesday, 11 June 2025 10:49 am

To: [REDACTED]

Cc: [REDACTED] <[REDACTED]@woods.co.nz>; [REDACTED] <[REDACTED]@cdli.co.nz>; [REDACTED]

<[REDACTED]@woods.co.nz>

Subject: RE: Arataki Fast-Track Project – Request for Meeting with MfE

MFE CYBER SECURITY WARNING

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Kia ora,

Thank you for your response and for confirming receipt of our request.

We understand that pre-application meetings are not currently being offered, and we are happy to proceed on that basis.

As requested, we have provided the following overview of the proposal to support written engagement ahead of lodgement of the Substantive Application under section 29 of the Fast-track Approvals Act 2024.

Arataki Project – Substantive Application

Applicant: CDL Land NZ Limited

Location: 86, 108 and 122 Arataki Road, Havelock North

Project Overview

The Arataki Project is a proposed comprehensive residential subdivision and development of 171 lots (average lot size ~450m²) located at the eastern extent of the existing Havelock North urban area. The site is currently zoned Plains Production Zone but is earmarked for future urban development. The proposal aims to deliver a well-integrated neighbourhood supported by necessary public infrastructure.

Key components include:

- Two lot types supported by a Residential Development Framework (RDF) in lieu of urban zoning
- Landscaped buffer and building setback adjacent to the rural boundary

- A ~9,000m² dry stormwater attenuation basin
- Primary and secondary stormwater discharges to an existing watercourse and the HDC reticulated system
- Stormwater treatment through raingardens, proprietary devices, and polishing via the basin
- New roading network connected to Arataki Road
- “Green Street” corridor providing stormwater linkages and public amenity
- “Play along the way” activity spaces

Resource Consents Sought

Resource consents are required under the Hawkes Bay Regional Plan and Hastings District Plan as follows:

- Land use consent
- Subdivision consent
- Discharge consent – stormwater
- Stream works consent (structure within 10 m of stream extent)
- Discharge consent – contamination (associated with legacy residential activities and historic on-site burn piles)

No other approvals are required under the HNZPT or Wildlife Act.

Council Engagement

Engagement with Hastings District Council (HDC) and Hawke’s Bay Regional Council (HBRC) has been ongoing throughout the preparation of the Arataki Project application.

- **HDC:** Regular engagement has occurred with HDC officers across key disciplines, including planning, engineering, transportation, parks, and stormwater. Draft technical reports have been shared with HDC for review and feedback. Final technical reports and proposed consent conditions are being provided to HDC this month to enable final comment prior to lodgement. Feedback to date has been constructive and is being incorporated into the application material.
- **HBRC:** Engagement with HBRC has focused on stormwater management, discharge consents, and water quality outcomes. Technical reports will be provided to HBRC this week for review and feedback.

Mana Whenua Engagement

Mana whenua engagement has included the following:

- Engagement facilitated via Tamatea Pōkai Whenua (TPW), with outreach to relevant hapū
 - In response to hapū feedback, the proposal has been amended as follows:
 - Stormwater design enhanced to improve water quality treatment
 - Commitment to post-development water quality monitoring
 - Accidental Discovery Protocols to be implemented
 - Landscape planting revised to reflect local context and preferred species

Neighbour Engagement

Targeted engagement has been undertaken with adjacent landowners and residents to inform them of the project and receive feedback:

- Brookvale Road neighbours: Direct engagement was held with neighbours immediate to the stormwater device who had raised concerns regarding flooding and potential downstream effects. A constructive meeting was held to explain the stormwater design and modelling outcomes. The project team has committed to assisting these neighbours in further discussions with HDC regarding existing flooding issues in the wider catchment.
- General residential neighbours: A summary letter and plan was provided to immediately adjacent residential neighbours for comment. A number of concerns have been raised by adjacent neighbours including density, traffic, amenity and character, social concerns, and open space provision.
- Rural neighbours: Feedback provided from adjoining rural landowners relating to concerns around reverse sensitivity effects (in relation to spray drift and noise primarily).

A Consultation Report is being finalised and will be included with the application, summarising all neighbour feedback received and the project’s responses to this input. The project team is working through the feedback provided and determining whether any design amendments are required to address concerns.

Next Steps

Next steps for the project include:

- Application preparation nearing completion with final technical reports underway.
- Engagement and consultation processes to be closed out.
- Application lodgement with the EPA targeted for July 2025

We have attached the PowerPoint presentation shared with HDC and HBRC to support this summary. We trust that this and the above provide a good understanding of the Arataki Project and proposed application. We look forward to hearing back from you.

Ngā mihi



General Manager - Planning & Urban Design
Planning & Urban Design



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From: [Redacted]
Sent: Monday, 9 June 2025 3:37 pm
To: [Redacted] <[Redacted]@woods.co.nz>
Cc: [Redacted] <[Redacted]@woods.co.nz>; [Redacted] <[Redacted]@cdli.co.nz>; [Redacted] <[Redacted]@woods.co.nz>
Subject: RE: Arataki Fast-Track Project – Request for Meeting with MfE

Kia ora

Confirming receipt and apologies for the delay.

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.

However, should you be looking to engage with MfE prior to lodging your substantive application (section 29)

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.

We will then send a formal response

Ngā mihi,

System Oversight Team

Ministry for the Environment | Manatū Mō Te Taiao

Administering Agency under the Fast Track Approvals Act 2024

environment.govt.nz



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From: <[REDACTED]@woods.co.nz>

Sent: Thursday, 5 June 2025 4:49 pm

To: <[REDACTED]>

Cc: <[REDACTED]@woods.co.nz>; <[REDACTED]@cdli.co.nz>; <[REDACTED]>

<[REDACTED]@woods.co.nz>

Subject: RE: Arataki Fast-Track Project – Request for Meeting with MfE

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Kia ora,

I'm following up on my earlier emails dated 29 April and 2 May 2025 regarding a request for a pre-application meeting for the Arataki Project, which is listed under Schedule 2 of the Fast-track Approvals Act 2024.

We are preparing to lodge the Substantive Application by the end of this month and would appreciate confirmation that our request has been received and an indication of availability for a meeting with the Ministry for the Environment.

Please let us know if any further information is required to assist with scheduling.

Ngā mihi



General Manager - Planning & Urban Design
Planning & Urban Design



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From: [redacted] <[redacted]@woods.co.nz>
Sent: Friday, 2 May 2025 9:29 am
To: [redacted]
Cc: [redacted] <[redacted]@woods.co.nz>; [redacted] <[redacted]@cdli.co.nz>
Subject: RE: Arataki Fast-Track Project – Request for Meeting with MfE

Mōrena,

To follow up on the email below, can you please confirm that you have received our request for a pre-application meeting?

The EPA has provided us with the email address as the appropriate point of contact for the Ministry for the Environment.

Ngā mihi



General Manager - Planning & Urban Design
Planning & Urban Design



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From: [redacted] <[redacted]@woods.co.nz>
Sent: Tuesday, 29 April 2025 2:30 pm
To: [redacted]
Cc: [redacted] <[redacted]@woods.co.nz>; [redacted] <[redacted]@cdli.co.nz>
Subject: Arataki Fast-Track Project – Request for Meeting with MfE

Kia ora,

I'm writing on behalf of CDL Land New Zealand Limited to advise that we are preparing to lodge a Substantive Application for the Arataki Project under the Fast-track Approvals Act 2024.

We confirm that the Arataki Project is a listed project under Schedule 2 of the Act, as follows:

- **Authorised Person:** CDL Land New Zealand Limited
- **Project Name:** Arataki
- **Project Description:** Subdivide land and develop approximately 150 to 200 residential allotments
- **Approximate Geographical Location:** 11 hectares at 86, 108, and 122 Arataki Road, Havelock North, Hastings, Hawke's Bay

CDL has engaged Woods to lead the preparation of the Substantive Application, which we aim to lodge by the end of May 2025.

We would welcome the opportunity to meet with the Ministry for the Environment to discuss the project.

Please let us know a suitable time for this discussion over the coming weeks.

Ngā mihi



General Manager - Planning & Urban Design

Planning & Urban Design



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Tēnā koe [REDACTED]

Arataki Project – Pre-lodgement consultation under the Fast-track Approvals Act 2024 (FTAA)

Thank you for your correspondence dated 11 June 2025 in relation to CDL Land NZ Limited's intention to lodge a substantive application for a listed project under the Fast-track Approvals Act 2024 (FTAA) in respect of the "Arataki" project.

As you are aware, the Ministry for the Environment (the Ministry) is the "relevant administering agency" for approvals relating to the Resource Management Act 1991 (RMA) and Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012 (EEZ Act) under the FTAA.

We have received the information you provided on 11 June 2025. As part of your substantive 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.

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 on Electricity Transmission	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 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.

Please ensure your application includes a summary of this consultation with the Ministry, and an explanation of how this consultation has informed your project. This information must be included in your application, regardless of whether it is a referral application or a substantive application for a listed project.

Thank you for consulting with the Ministry for the Environment as the relevant administering agency for the RMA and the EEZ Act.

If you have any queries in relation to the FTAA process, please contact info@fasttrack.govt.nz for further assistance.

Ngā mihi,



Acting General Manager, System Enablement and Oversight

Attachment 16

Ministry of Education Collated Correspondence



10/06/2025

Tēnā koutou

Arataki Fast Track Consent proposal – Havelock North

Thank you for the recent opportunity to discuss the Arataki Fast Track Consent proposal for a development of 171 residential dwellings, located at 86, 108 and 122 Arataki Road, Havelock North.

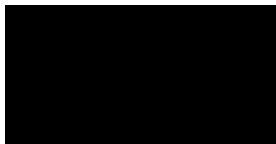
The Ministry has reviewed the application plan and site context information provided, which shows the draft concept plan for the subdivision and development of the residential dwellings. We can advise that the Ministry of Education has no particular issues to raise with the application at this stage.

The site is identified within the draft Future Development Strategy for 110 dwellings and has long been signalled for residential development including through the Heretaunga Plains Urban Development Strategy. As such, the development of this site for residential dwellings is not unanticipated. There is capacity in the schooling network to accommodate the level of growth anticipated by this proposed development.

There are a number of schools within easy walking distance of the site, including Te Mata School, Havelock North Intermediate and Havelock North High School. We anticipate that the application will address how the proposal will manage transport effects at the nearby schools both during construction and once fully developed. We note and support provisions in the proposed development for active modes of transport, with connectivity to existing on- and off-road pedestrian pathways, providing linkages through the existing suburb to the nearby schools. We do request that particular consideration is given to pedestrian and cyclist safety in the design of the proposed Jointly Owned Access Lots.

Thank you for the opportunity to provide feedback on this application.

Nāku noa, nā



Director – Land Investment and Planning
School Property

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 10 June 2025 11:12 am
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Arataki FastTrack Project - Engagement with Ministry of Education
Attachments: Engagement letter - Arataki Fast Track Consent Havelock North.pdf

Kia ora [REDACTED],
Please find attached a letter from MoE in response to engagement on the Arataki project.
Ngā mihi,
[REDACTED]

[REDACTED] | Principal Advisor - Spatial Planning
School Property
[REDACTED]

From: [REDACTED]
Sent: Tuesday, 29 April 2025 3:44 pm
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Arataki FastTrack Project - Engagement with Ministry of Education

Hi [REDACTED]

Thanks for your time earlier to discuss the Arataki Project.

Please see **attached** a copy of the PowerPoint that I shared during the meeting.

Ngā mihi
[REDACTED]



[REDACTED]
General Manager - Planning & Urban Design
Planning & Urban Design



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From: [REDACTED]
Sent: Tuesday, 15 April 2025 2:52 pm
To: [REDACTED]

Cc: [REDACTED]

Subject: RE: Arataki FastTrack Project - Engagement with Ministry of Education

Thanks [REDACTED]. Tuesday 29th at 1:00 looks best at this end. Perhaps if you could please send an invite through, and then I'll forward it to the others that will be attending? In the meantime, I'll put a placeholder in diaries. Thanks!

[REDACTED]

[REDACTED] | Principal Advisor - Spatial Planning
School Property

[REDACTED] 4

From: [REDACTED]

Sent: Tuesday, 15 April 2025 2:44 pm

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: Arataki FastTrack Project - Engagement with Ministry of Education

Hi [REDACTED]

Options for meeting:

- Monday 28 April @ 1.00pm
- Tuesday 29 April @ 1.00pm
- Thursday 1 May @ any time after 12.30pm

Ngā mihi

[REDACTED]



[REDACTED]

General Manager - Planning & Urban Design

Planning & Urban Design

☎ [REDACTED]

📱 [REDACTED]

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From: [REDACTED]

Sent: Monday, 14 April 2025 10:47 am

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: Arataki FastTrack Project - Engagement with Ministry of Education

Kia ora [REDACTED],

Thank you for your email and the attached plans. We are happy to meet with you to discuss the project further. If you could please send through some options for the week beginning 28th April or the following week, and we can confirm which suits best at our end?

Ngā mihi,
[REDACTED]

[REDACTED] | Principal Advisor - Spatial Planning
School Property
[REDACTED]

From: [REDACTED]
Sent: Friday, 11 April 2025 9:19 am
To: [REDACTED]
Cc: [REDACTED] >
Subject: Arataki FastTrack Project - Engagement with Ministry of Education

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Kia ora [REDACTED],

I'm getting in touch to provide an early heads-up on a Fast Track project we're progressing for the Arataki development in Hawke's Bay. The project is listed under Schedule 2 of the Fast-track Approvals Act 2024, and we're aiming to lodge the Substantive Application with the EPA at the end of May. We are acting on behalf of the landowner, CDL Land New Zealand Limited (CDL).

The site is located at 86, 108, and 122 Arataki Road, Havelock North, and comprises approximately 11 hectares. It sits at the eastern edge of the existing urban area, around 2.5 kilometres from the Havelock North Village Centre and approximately 800 metres from the cluster of schools on Te Mata Road and Nimon Street (Te Mata School, Havelock North Intermediate, and Havelock North High School).

The proposal will deliver 171 new residential dwellings and has been designed with a strong focus on walkability, urban amenity, and providing a considered rural-urban interface. In particular, the development prioritises safe and direct pedestrian and cycle connections to the surrounding road network, which already offers good pedestrian infrastructure linking to the local schools.

A draft scheme plan is **attached**, along with a context plan illustrating the site's proximity to the school cluster.

We welcome any early feedback you may wish to provide ahead of lodgement. Please don't hesitate to get in touch if you have any questions or would like to discuss the project further, we are happy to arrange a time to meet with you.

Ngā mihi
[REDACTED]



[REDACTED]
General Manager - Planning & Urban Design
Planning & Urban Design



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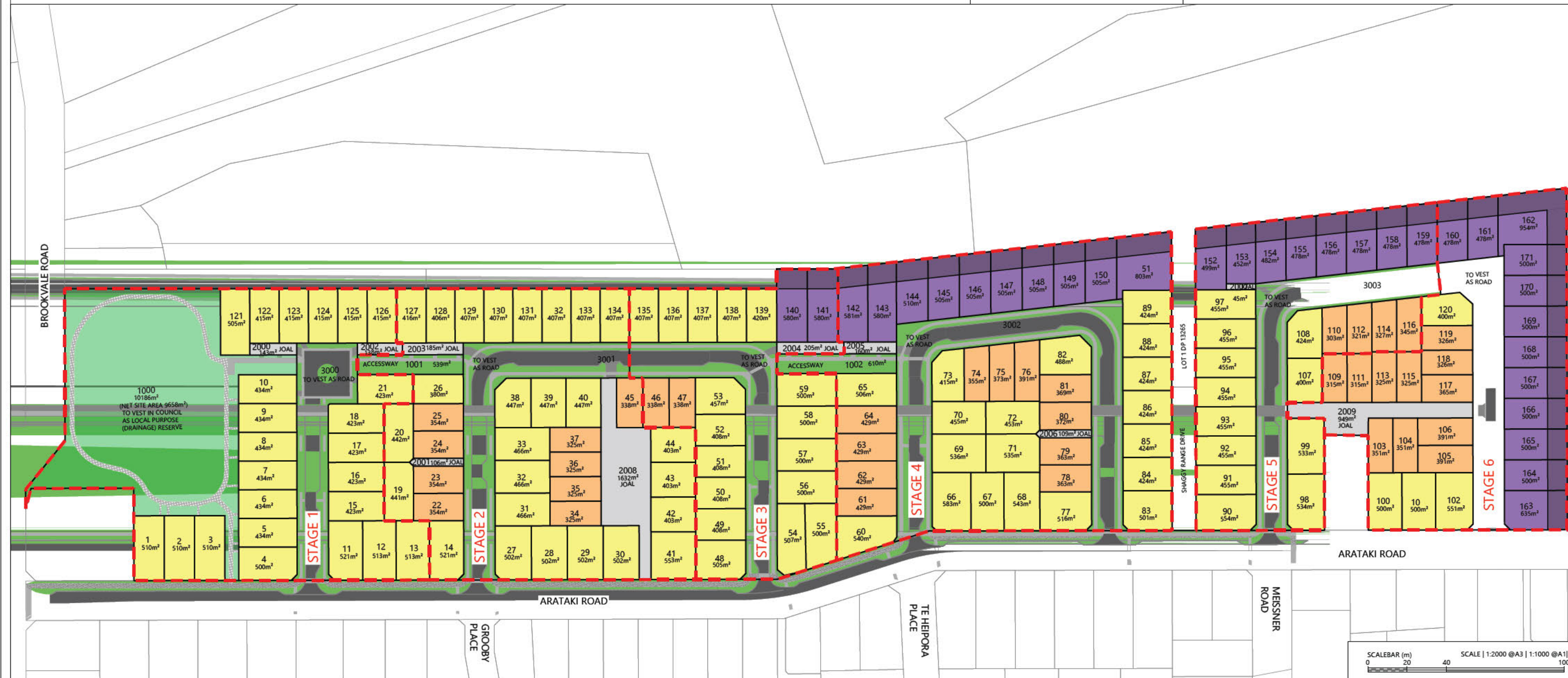
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ARATAKI DEVELOPMENT STANDALONE LOTS	STAGE 1	STAGE 2	STAGE 3	STAGE 4	STAGE 5	STAGE 6	TOTAL
	24	35	21	40	24	27	171

LEGEND	
STAGE BOUNDARIES	---
BOUNDARIES	---
ROAD CARRIAGEWAY	---
PEDESTRIAN PATHS	---
INFORMAL PEDESTRIAN PATHS	---
SHARED PATHS	---
JOINT OWNED ACCESS LOTS (JOAL)	---
STANDALONE - ZONE 1 TBC	---
STANDALONE - ZONE 2 TBC	---
STANDALONE - LANDSCAPE BOUNDARY	---
PROPOSED DRAINAGE RESERVE	---
COVENANT AREA	---



REVISION DETAILS		INT	DATE	SURVEYED	WOODS
1	ISSUED FOR DISCUSSION	BM	APR 2025	DESIGNED	AB
				DRAWN	BM
				CHECKED	BLO
				APPROVED	BF

BUILDING B, LEVEL 1
8 NUGENT ST, GRAFTON,
AUCKLAND 1023
+64 9 308 9229
WOODS.CO.NZ



ARATAKI DEVELOPMENT - HAVELOCK NORTH

DEVELOPMENT CONTROL PLAN

STATUS	ISSUED FOR DISCUSSION	REV
SCALE	1:2000 @ A3	1
COUNCIL	HASTINGS DISTRICT COUNCIL	
DWG NO	P24-244-00-0100-GE	

Attachment 17

Ministry of Health Collated Correspondence

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Request for Feedback from MoH – Arataki Fast Track Project, Havelock North
Date: Tuesday, 8 July 2025 3:12:11 pm
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

We will see what we can do to meet your deadlines. Let's stay in touch.

From: [REDACTED]
Sent: Tuesday, 8 July 2025 3:03 pm
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Request for Feedback from MoH – Arataki Fast Track Project, Havelock North

Hi [REDACTED],

Thanks so much for coming back to me, and glad to hear my email has made it into the right hands!

The request is still active and would be great to get some information about health care capacity in the Hawkes Bay Region and Havelock North.

We are lodging the Fast Track Application next Friday (17 July), so getting any feedback prior to that date would be appreciated. But if you can't get this to us in time, there will still be a period of time as it is going through the Fast-Track process for you to provide feedback, so the end of the month is ok if you cannot provide comment sooner.

Ngā mihi

[REDACTED]



[REDACTED]

General Manager - Planning & Urban Design
Planning & Urban Design

📞 [REDACTED]

📱 [REDACTED]

Warkworth | **Auckland** | Hamilton | Tauranga | Napier |
Christchurch | Queenstown

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From: [REDACTED]
Sent: Tuesday, 8 July 2025 2:35 pm
To: [REDACTED]

Subject: Request for Feedback from MoH – Arataki Fast Track Project, Havelock North

Hi [REDACTED]

I have just received your email dated 26 June 2025. Apologies for the delay in responding but your request has gone through several pairs of hands to determine who would be best placed to respond. Thankfully, you struck lucky and had your email land with me!

Before we send this to the appropriate people who can help, I wanted to check that you still required this information – your request has not gone stale and you have missed deadlines. Do you have a deadline for when you require this information by.

As you will appreciate we have a lot of other work on right now so would need to juggle your request amongst our other commitments. Is a response by the end of this month okay? Does this work for you? Please let me know. We may be able to respond sooner but I would not want to raise hopes.

Thanks for your patience

[REDACTED]
Regional Internal Business Planning Lead
Office of the Regional Deputy Chief Executive
Te Ikaroa – Central
[REDACTED]

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Request for Feedback from MoH – Arataki Fast Track Project, Havelock North
Date: Tuesday, 1 July 2025 10:59:54 am
Attachments: [image001.png](#)
[image990167.png](#)
[image937982.png](#)
[image049847.png](#)
[image602871.png](#)
[image838281.png](#)

Appreciated, thanks [REDACTED]n.

Ngā mihi
[REDACTED]



[REDACTED]
General Manager - Planning & Urban Design
Planning & Urban Design



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Christchurch | Queenstown

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From: [REDACTED]
Sent: Tuesday, 1 July 2025 10:15 am
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Request for Feedback from MoH – Arataki Fast Track Project, Havelock North

Kia ora [REDACTED]

Thank you for your email. I have passed your request on to the appropriate team in Health New Zealand, who will be in touch.

Many thanks,

[REDACTED]
Health Intelligence Directorate
National Public Health Service – Te Ikaroa (Central Region)

I work part-time. My hours are 8am – 4.30pm, Tuesday – Friday. I do not work Mondays.

īmēra: [REDACTED]

If you would like to make a request for intelligence, please use the Intelligence SharePoint page ([Intelligence Directorate](#))
Looking for evidence on public health priorities? Visit [Public Health Evidence \(sharepoint.com\)](#)
Private Bag 9014, Hastings 4156 New Zealand

From: [REDACTED]
Sent: Thursday, 26 June 2025 4:58 pm
To: [REDACTED]
Cc: [REDACTED]
Subject: Request for Feedback from MoH – Arataki Fast Track Project, Havelock North

You don't often get email from [REDACTED]. [Learn why this is important](#)

Kia ora [REDACTED],

I'm getting in touch regarding a Fast Track project we're progressing for the Arataki development in Havelock North. The project is listed under Schedule 2 of the Fast-track Approvals Act 2024 (**FTAA**), and we're aiming to lodge the Substantive Application with the EPA in mid-July. We are acting on behalf of the landowner, CDL Land New Zealand Limited (**CDL**).

The proposal involves 171 new residential dwellings across an 11-hectare site at 86, 108, and 122 Arataki Road, located approximately 2.5 kilometres from the Havelock North Village Centre. The development has been designed with a strong focus on walkability, urban amenity, and providing a high-quality rural-urban interface.

As part of the Fast Track process, we're seeking feedback from the Ministry of Health on the proposal, particularly in relation to local health infrastructure and whether the existing healthcare services (including GP access and proximity to hospital facilities) can accommodate the projected increase in population from the development.

We'd welcome any feedback you're able to provide ahead of lodgement. I'm happy to arrange a time to meet, or alternatively, we'd be grateful to receive any comments via email.

Ngā mihi
[REDACTED]

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