

1 October 2026

CDL Land New Zealand Limited
c/- Hannah O'Kane
Woods
By email: [REDACTED]

Our Ref: APP-131897 (*quote this number when discussing application with HBRC staff*)

Tēnā koe Hannah,

Middle Road Project, Havelock North — Fast-Track Approvals Act (FTAA) — Section 30(3)(b)

Thank you for your letter dated 28 August 2026, which served as formal notice under section 30(3) of the FTAA, as well as for the additional clarification you provided in your email dated 13 September 2026 regarding the resource consents likely to be required for this project.

We note that an updated Planning Report is not yet available, and have instead referred to the RMA consent requirements set out in Table 5 of the Planning Overview Report lodged in support of the referral application (dated 8/4/26), and your more recent email confirmation that consent will also be sought for a groundwater diversion and take. We assume that this is only in relation to groundwater interception within the proposed stormwater detention basins and associated drains.

We therefore understand that the following Hawke's Bay Regional Council resource consents will be required for the project:

- Water permit - to take and use water from impounded water during construction (TANK Rule 15 and RRMP Rule 55)
- Water permit - for the diversion of open drain(s) (RRMP Rule 59)
- Discharge permit - for diversion and discharge of stormwater (TANK 22, 23 and/or 25)
- Discharge permit - for discharge to surface water (RRMP Rule 52), if required
- Land use consent - for structures (e.g. stormwater outlet device(s)) in proximity to water bodies within a drainage or flood scheme area (RRMP Rule 71)
- Land use consent - for vegetation clearance and soil disturbance (RRMP Rule 8)
- Land use consent - for native vegetation clearance in proximity to a water body (RRMP Rule 8 as a result of TANK amendment to RRMP Rule 7).
- Water permit – to take groundwater (intercepting/lowering the water table) (TANK Rule 10 and/or 11, RRMP Rule 55)
- Water permit – to divert groundwater (intercepting/lowering the water table) (TANK Rule 10, RRMP Rule 55)

Section 30(3) of the FTAA requires that the consent authority respond in writing to identify whether any existing resource consents administered by Hawke's Bay Regional Council that would be subject to sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) if this approval were instead applied for as a standard RMA resource consent.

In accordance with section 30(3)(b) of the FTAA, we advise that based on the information provided, there are no existing Hawke's Bay Regional Council resource consents to which sections 124C(1) or 165ZI of the RMA would apply.

We do wish to note that the Heretaunga Plains Groundwater Quantity Area is over-allocated and that all practicable steps should be taken to avoid or otherwise minimise groundwater losses.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'B Baillie', with a stylized flourish at the end.

Brandon Baillie

Team Leader Consents

Policy and Regulation Group

Phone: (06) 835 9200 | Email: [REDACTED]

If calling ask for Craig Scott

File Ref: ENV-23-26-0071

16 September 2026

Hannah O’Kane
Senior Associate Planner
Woods
[REDACTED]

Dear Hannah,

Re: Fast Track Approvals Act 2024: Section 30 Notice for Substantive Application – Middle Road

Thank you for the opportunity to provide information in response to section 30 of the Fast Track Approvals Act 2024.

We do note that s30(3) relates to Regional Councils, however are happy to provide the following assessment in relation to consents over the site.

A search of the property files for these properties has shown the following consents on record.

92 Middle Road		
RMA20220131	Earthworks to remediate contaminated soil on sites in the Iona and Plains Production Zones	Granted
108 Middle Road		
RMA20220131	Earthworks to remediate contaminated soil on sites in the Iona and Plains Production Zones	Granted
RMA920306	To operate a produce stall and erect a sign	Granted
148 Middle Road		
RMA20250129	Earthworks to deposit material to form two fill platforms within the site, exceeding the permitted activity volume for the Plains Production Zone	Granted
139 Te Aute Road		
No resource consents on record for this property.		

Heretaunga Hastings District Council can confirm that section s124(c) or 165ZI of the RMA would apply to any of these Resource Consents on this site. We are therefore satisfied that the application complies with Section s30(3)(b).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Craig Scott', with a long horizontal flourish extending to the left.

Craig Scott
Environmental Planning – Policy Team Leader

