

Brookvale Green Development - Fast Track Referral Application

Table 1: Requirements for a Referral Application

| REFERRAL APPLICATION | |
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| Requirements of the Act | Comments |
| Steps before lodging referral application | |
| <p>11(1) Before lodging a referral application, the applicant must consult:</p> <p>(a) Relevant local authorities; and,</p> <p>(b) Relevant iwi authorities, hapu, and treaty settlement entities, including:</p> <ol style="list-style-type: none"> 1) iwi authorities and groups that represent hapū that are parties to relevant Mana Whakahono ā Rohe or joint management agreements; and 2) the tangata whenua of any area within the project area that is a taiāpure-local fishery, a mātaītai reserve, or an area that is subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996; and <p>(c) any relevant applicant groups with applications for customary marine title under the Marine and Coastal Area (Takutai Moana Act) 2011; and</p> <p>(d) ngā hapū o Ngāti Porou, if the project area is within or adjacent to, or the project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou; and</p> <p>(e) the relevant administering agencies; and</p> <p>(f) if the proposed approvals for the project are to include an approval described in section 24C(3)(d) (land exchange), the holder of an interest in the land that is to be exchanged by the Crown.</p> | <p>The applicant and their representatives have consulted with:</p> <ul style="list-style-type: none"> • The relevant local authorities are Hastings District Council and Hawkes Bay Regional Council; • The relevant iwi authorities being: <ul style="list-style-type: none"> ○ Te Taiwhenua o Heretaunga (Te Rūnanganui o Heretaunga); ○ Ngāti Hāwea via Waipatu Marae; and ○ Tamatea Pōkai Whenua • The relevant administering agencies being: <ul style="list-style-type: none"> ○ Ministry for the Environment (MfE) ○ Department of Conservation (DOC) • Neighbouring properties. <p>A summary of consultation undertaken with the stakeholders listed above is provided at Appendix 10.</p> <p>Subclauses 11(1)(b)(ii) – (d) and (f) are not relevant to the proposal.</p> |

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| 11(2) | If a referral application is to be lodged by more than 1 person, any 1 of those persons may comply with this section on behalf of all of them | The referral application is lodged by Vermont Street Partners No.4 Limited. |
| Referral application | | |
| 13(1) | A person or persons may apply to use the fast-track approvals process for a project by lodging a referral application with the responsible agency. | The referral application has been lodged. |
| 13(2) | <p>The referral application must—</p> <p>(a) must be lodged in the form and manner approved by the responsible agency; and</p> <p>(b) must be lodged jointly by all of the persons who are proposed to be authorised persons for the project; and</p> <p>(c) must include the information specified in subsection (3); and</p> <p>(d) must specify all of the proposed approvals, but need only provide a general level of detail about each proposed approval, sufficient to inform the Minister’s decision on the referral application; and</p> <p>(e) must not be lodged unless any fee, charge, or levy payable under regulations in respect of the application is paid.</p> | <p>(a) The application has been lodged in the form and manner approved by MfE.</p> <p>(b) The application has been lodged by Vermont Street Partners No.4 Limited.</p> <p>(c) All of the information specified in subclause (3) has been provided. Please refer below.</p> <p>(d) The proposal seeks resource consent under the Resource Management Act and Permit under the Wildlife Act.</p> <p>(e) The application fee will be paid upon lodgement.</p> |
| 12(3) | <p>For each proposed approval,—</p> <p>(a) the applicant must be eligible to apply for any corresponding approval under a specified Act; or</p> <p>(b) if the referral application is lodged by more than 1 person, the person who is to hold the proposed approval must be a person who would be eligible to apply for any corresponding approval under a specified Act.</p> | The application has been lodged by Vermont Street Partners No.4 Limited. The Applicant is eligible to apply for approval. |

Information Requirements

The information to be included in the referral application is as follows:

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| 13(4)(a) | A description of the proposed project and the activities it involves. | Refer to Section 3.0 of the Referral Application. |
| 13(4)(b) | <p>An explanation of how the project meets the criteria in section 22. The criteria is:</p> <p>a) the project is an infrastructure or development project that would have significant regional or national benefits; and</p> | <p>Addressed In Section 5.0 of the Referral Application. In short the proposal is a housing project that would have significant regional benefits as outlined within that section and detailed below.</p> |
| | <p>b) referring the project to the fast-track approvals process—</p> <p>(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</p> <p>(ii) is unlikely to materially affect the efficient operation of the fast-track approvals process.</p> | <p>Addressed In Section 6.0 of the AEE.</p> <p>In accordance with section 22(1)(b) of the Fast-track Approvals Act 2024 , this section outlines how referring the Brookvale Green development will enable it to be processed in amore timely and cost-effective way.</p> <p>VSP has undertaken early consultation with HDC on its development plans for Brookvale Green since the end of 2024. This included:</p> <ul style="list-style-type: none"> • Seeking that the Brookvale Green land be included in the Draft Future Development Strategy for Napier and Hastings. This is addressed further in Section 2.1 of the Consultation Summary (see Appendix 10). Despite VSP presenting a large body of compelling evidence to justify the inclusion of the site within the Draft FDS, it was not recommended for inclusion by the Hearing Panel. • Following the recommendation of the Hearing’s Panel, VSP held a meeting with HDC representatives to explore the possible approval pathways for enabling the Brookvale Green development. At that meeting, the possibility of a private plan |

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change and fast track approval were discussed with HDC representatives (see a more detailed summary of that consultation in Appendix 10). Following that meeting, Anna Summerfield – Environmental Policy Manager provided the following response on 23 June 2025:

“While it is entirely up to you, we think, because of the recent FDS process, the best approach would be to use the fast-track application process pathway for this proposal. However, if you were to lodge a private plan change, we can advise now that we would be unlikely to adopt this as a Council initiated plan change under clause 25 of the RMA even with a supportive economic assessment.”

Since the above comments, the final Napier Hastings Future Development Strategy (**Final FDS**) was adopted on 30 August 2025, noting the complications and uncertainty related to the inclusion or exclusion of 3 specific sites (Riverbend Road – NC4b, Middle Road HN3a and HN3b and Wall Road – H5).

From the above it is clear that HDC would not be supportive of a private plan change application for the Brookvale Green proposal. On this basis, it is also considered highly unlikely that HDC would be supportive of a non-complying activity resource consent application to approve the Brookvale Green development. Under both alternative scenarios, it is likely that it would take 2-3 years to obtain a final decision (including public notification, Council-level hearing and Environment Court Appeal processes), with no guarantee that this would be an approved decision.

Noting the above, VSP consider that a fast-track approval is the most appropriate option, and would clearly facilitate the delivery of this

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| | project in a more timely and cost-effective way than under a traditional RMA process. |
| For the purpose of subsection (1)(a), the ministers may consider where the project - | |
| (i) has been identified as a priority project in a central government, local government, or sector plan or strategy (for example, in a general policy statement or spatial strategy), or a central government infrastructure priority list | The project has not been identified as a priority project. |
| (ii) will deliver new regionally or nationally significant infrastructure or enable the continued functioning of existing regionally or nationally significant infrastructure: | Not applicable to the proposal. |
| (iii) will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020): | <p>Addressed in Section 5.1 of the Referral Application.</p> <p>The Brookvale Green development will make a significant contribution to the supply of housing in the Hastings District, directly addressing current housing needs. The proposal includes 189 - 215 residential units.</p> <p>According to the draft Napier-Hastings Future Development Strategy ('Draft FDS'), Hastings requires an additional 9,620 dwellings to meet the expected 30 year growth demand¹, whilst facing a current short fall of greenfield development capacity of 330 dwellings². This shortfall of housing availability places increasing pressure in a district with rising housing prices, with average house priced at \$660,000³. The proposal represents a</p> |

¹ Housing Capacity Assessment completed by Market Economics in May 2024.

² Draft Napier-Hastings Future Development Strategy 2025. Hastings District Council Meeting, 22 July 2025. Available here: [View Agenda](#).

³ Appendix 4 Insight Economics Memorandum page 13.

substantial uplift in both capacity and dwelling typology diversity which will assist to resolve majority of the short fall.

As detailed in the Insight Economics' Assessment Memorandum (refer Error! Reference source not found.), the Brookvale Green development will address the identified shortfall:

“Brookvale Green offers an unconstrained, fully master-planned development that is ready to proceed, providing a high degree of certainty that the identified shortfall in greenfield capacity can be addressed in a timely manner. It will also help to meet latent demand and reduce the risk of ad hoc or unplanned development elsewhere. The site’s location, contiguous with Havelock North’s existing urban boundary, makes it well placed to contribute to housing supply in the district while supporting a well-functioning urban environment.”⁴

The proposal supports affordability through the introduction of sections that are considerably smaller than Havelock North’s existing housing stock, with an average section size of 600 m² compared to the town average of approximately 1,450 m². Providing a range of smaller and more diverse dwelling typologies to meet the district’s rapidly evolving needs. This mix will support long-term affordability by increasing supply elasticity and improving the market’s ability to respond to demographic change according to Insight Economics:

“This supply boost will help the market to be more responsive to growth in demand, thereby reducing the rate at which city house prices grow over time (relative to the status quo)”⁵

⁴ Appendix 4 Insight Economics Memorandum page 13.

⁵ Appendix 4 Insight Economics Memorandum page 16.

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| | <p>In summary, the Brookvale Green development is expected to make a strategically significant contribution to affordability outcomes in the Hastings District. The proposal introduces scale, speed of delivery, and pricing diversity in a constrained housing market. It is therefore considered to be strongly aligned with national and regional housing objectives under the NPS-UD and the FTAA.</p> |
| <p>(iv) will deliver significant economic benefits</p> | <p>Addressed in Section 5.2 of the Referral Application.</p> <p>Based on the findings in the Economic Assessment by Insight Economics (refer Appendix 4), the Brookvale Green development will deliver significant economic benefits at a regional level, aligning with the purpose of the FTAA. As confirmed in the Economic Assessment, the development is expected to boost GDP by \$81 million. This value be contributed mainly to the top 10 industries which account for more than three-quarters of all full-time employment generated by the Proposal’s development design and construction.</p> <ul style="list-style-type: none"> • Future planning/design/consenting will create full-time employment for approximately 2 people over the 7-year development period, generating total wages/salaries of \$2 million; • Land development (including infrastructure provision and all other civil works) will create full-time work for nearly 14 people, with \$9 million paid in wages/salaries; and |

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| | <ul style="list-style-type: none"> Residential construction will provide full-time work for nearly 65 people, with \$38 million paid in wages and salaries. <p>The proposed development is estimated to provide full-time work for 81 people for 7 years, generating approximately \$49 million in wages/salaries.</p> <p>As discussed in section 5.1, the proposal will represent a significant increase in residential development capacity meeting Hastings District’s housing needs.</p> <p>Wider economic effects associated with the proposal include acceleration of a wide range of jobs for local workers and consolidation of future residents creating critical mass to support the ongoing health and viability of the Havelock North town centre being 3km east of the site.</p> <p>Overall, considering the findings of Insight Economics, it is concluded that the proposed Brookvale Green development will deliver significant regional economic benefits. At a regional level, the project will provide employment opportunities and contribute to the efficient and coordinated delivery of housing, infrastructure and services.</p> |
| (v) will support primary industries, including aquaculture: | Not applicable to the proposal. |
| (vi) will support development of natural resources, including minerals and petroleum: | Not applicable to the proposal. |
| (vii) will support climate change mitigation, including the reduction or removal of greenhouse gas emissions | Addressed in Section 5.3 of the Referral Application. The proposal will support national climate goals through a reduction of greenhouse gas emissions by providing the opportunity for |

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| | <p>residential growth and development in close proximity to both existing and planned employment areas and public transport routes. The proposal includes new transport infrastructure including walking and cycling facilities to encourage active transport modes, thereby reducing reliance on and use of cars. This will assist in an overall reduction in greenhouse gas emissions within the region.</p> <p>The proposal includes opportunity for renewable energy sources for dwellings and extensive enhancement planting. Renewable energy sources such as solar panels will allow future residents to generate clean electricity, reducing reliance on fossil-fuel-based grid power. Distributed renewable generation reduces pressure on the regional energy grid and supports a cleaner, more resilient energy system.</p> <p>Overall, it is considered that this proposal supports national climate change goals.</p> |
| (viii) will support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards | Not applicable to the proposal. |
| (ix) will address significant environmental issues: | See section 5.4 below. |
| (x) is consistent with local or regional planning documents, including spatial strategies | Not applicable to the proposal. |
| (b) any other matters the Minister considers relevant. | The project area has been subject to extensive clearing of native flora and continued horticultural and urban development which has produced a highly modified environment with low ecological diversity and significance. The Brookvale Green development |

responds directly to these with a strong focus on improving the water courses and wetlands through protection and enhancement.

As outlined in the Ecological Assessment prepared by Wild Ecology (refer Error! Reference source not found.), the site currently has low terrestrial value, having been cleared for agriculture since the 1950s. The project area contains highly degraded watercourses with minimal biodiversity or habitat value. The project area also contains several small and scattered wetland areas. The proposal offers a valuable opportunity to reverse this trend through a structured and well-supported enhancement programme.

The development has been deliberately designed to restore and enhance ecological features on site in a manner that aligns with a comprehensively master planned community. While constructed drains and modified channels may be reshaped as part of greenspace design, the project will result in a net ecological gain. As confirmed in the Ecological Assessment:

“The proposed residential development masterplan has been carefully designed to avoid or minimise ecological degradation, particularly concerning watercourses. By integrating ecological features into the overall layout and incorporating mitigation measures—such as ecological restoration, riparian planting, stormwater treatment systems, and stream realignment—the project aims to avoid or reduce potential adverse ecological impacts. Ultimately, it is expected to deliver a net ecological gain through the restoration and enhancement of onsite watercourses and their surrounding margins.”⁶

The ecological enhancement programme includes approximately 4.3-hectares of revegetation along stream edge creating a defined

⁶ Appendix 5, Wild Ecology, Ecological Assessment Memorandum page 10.

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| | <p>rural/urban boundary while enhancing the site’s natural ecological features.</p> <p>Overall, Brookvale Green will deliver a well-integrated ecological enhancement programme that addresses known regional environmental issues. Through fauna and fish management, pest control, protection and enhancement of waterways, the proposal is expected to result in a net gain in ecological value. These benefits are considered regionally significant and consistent with higher order national policy direction and local biodiversity goals.</p> |
| <p>(6) For the purposes of subsection (1)(a), the Minister may compare the activity involved in the project against the current and other likely uses of the space, taking into account:</p> | <p>In this case, the site is zoned the Site is zoned Plains Production Zone, with a Scheduled Activity S37 Te Mata Mushroom in the operative Hastings District Plan. These planning provisions significantly restrict any form of development. The land is currently used for low-intensity pastoral grazing, with fragmented and topographically constrained soils. In the absence of the proposal, it is likely the site would remain in low-yielding rural use, with limited capacity to deliver housing, infrastructure, or coordinated environmental improvements.</p> |
| <p>(a) the economic benefits and strategic importance of the proposed projects and</p> | |
| <p>(b) The likely impact of the proposed project on current and proposed marine management regimes; and</p> | <p>Marine management regimes are not applicable to this application.</p> |
| <p>(c) The environmental impacts of the competing activities</p> | |

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| <p>13(4)(c)</p> | <p>Information to demonstrate that the project does not involve any ineligible activities (other than activities that may be the subject of a determination under section 22D or 22DA):</p> | <p>As outlined within the application, no ineligible activities pursuant to Section 5 of the FTAA are proposed including:</p> <ul style="list-style-type: none"> • None of the sites subject to the application would occur on: <ul style="list-style-type: none"> ○ Identified Māori land; ○ A customary marine title area; ○ Māori customary land; ○ Land set apart as a Māori reservation as defined in Section 4 of the Te Ture Whenua Maori Act 1993; • The proposal is not for an aquaculture activity; • The proposal is not for an activity that would require an access arrangement under section 61 or 61B of the Crown Minerals Act 1991; • The proposal is not for an activity that would be prevented under section 165J, 165M, 165Q, 165ZC, or 165ZDB of the Resource Management Act 1991 as the proposal does not involve a coastal permit or relate to the common marine and coastal area; • The proposal does not involve land that is listed in Schedule 4 and is unrelated to Section 24 of the FTAA; • The proposal does not involve land on a national reserve held under the Reserves Act 1977 or a reserve held under the Reserves Act 1977 that is vested to someone other than the Crown, the local authority or Department of Conservation; |
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| | | <ul style="list-style-type: none"> • The proposal does not involve a prohibited activity under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012 or regulations made under that Act; • The proposal does not involve an activity that is described in section 15B of the Resource Management Act 1991 and is a prohibited activity under that Act or regulations made under it; • The proposal does not involve an activity that is prohibited by section 15C of the Resource Management Act 1991; • The proposal does not involve a decommissioning-related activity (which is an activity described in section 38(3) of the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012); • The proposal is not for an offshore renewable energy project. |
| 13(4)(d) | A description or map of the whole project area that identifies its boundaries in sufficient detail to enable consideration of the referral application | As shown on Master Plan as attached in Appendix 2 and in Section 2 of the Referral Application. |
| 13(4)(e) | <ul style="list-style-type: none"> • The anticipated commencement and completion dates for construction activities (where relevant). | The Brookvale Green development will be delivered as a single comprehensive development under one substantive fast-track application. While construction will occur progressively over approximately seven years, it is not divided into formally defined stages for the purposes of consenting. The development will be sequenced to prioritise infrastructure and housing delivery early in the programme. The development will be constructed in five anticipated development phases. Subject to the Fast Track Approval process, construction could be ready to commence by 1 October 2026 through to the end of 2033. |
| 13(4)(f) | <p>A statement of whether the project is planned to proceed in stages and, if so,</p> <ul style="list-style-type: none"> (i) an outline of the nature and timing of the stages; and (ii) a statement of whether a separate substantive application is to be lodged for each of the stages; and (iii) an explanation of how each stage meets the criteria in section 22: | |

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| | | <p>As the proposal is being consented as a single project, no separate applications under the Fast-track Approvals Act are proposed for later phases of construction.</p> <p>An explanation of how the project meets the criteria in section 22, noting that it is to occur as a single stage, is addressed above in Section 13(4)(b).</p> |
| 13(4)(g) | <p>A statement of whether a part of the project is proposed as an alternative project in itself and, if so—</p> <p>(i) a description of that part of the project; and</p> <p>(ii) an explanation of how that part of the project meets the criteria in section 22B:</p> | The project is not an alternative project in itself. |
| 13(4)(h) | A description of the anticipated and known adverse effects of the project on the environment | Refer to Section 7.0 of the Referral Application. All anticipated and known potential adverse effects can be mitigated. |
| 13(4)(i) | A statement of any activities involved in the project that are prohibited activities under the Resource Management Act 1991. | No prohibited activities under the RMA 1991 are proposed in relation to this project. |

Persons Affected

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| 13(4)(j) | <p>A list of the persons and groups the applicant considers are likely to be affected by the project, including:</p> <p>i. Relevant local authorities</p> <p>ii. iwi authorities and groups that represent hapū that are parties to relevant Mana Whakahono ā Rohe or joint management agreements:</p> <p>iii. Other relevant iwi authorities:</p> | <p>At this stage, these are consistent with the parties identified within the Consultation Summary in Appendix 10.</p> <ul style="list-style-type: none"> The relevant local authorities are Hastings District Council and Hawkes Bay Regional Council; The relevant iwi authorities being; |
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| | <ul style="list-style-type: none"> iv. Relevant treaty settlement entities v. Relevant protected customary rights groups and customary marine title groups vi. Ngā hapū o Ngāti Porou, if the project area is within or adjacent to, or the project would directly affect, Ngā rohe moana o Ngā 25 hapū o Ngāti porou vii. Relevant applicant groups under the Marine And Coastal Area (Takutai Moana) Act 2011 viii. Persons with a registered interest in land that may need to be acquired under the Public Works Act 1981. | <ul style="list-style-type: none"> ○ Te Taiwhenua o Heretaunga (Te Rūnanganui o Heretaunga); ○ Ngāti Hāwea via Waipatu Marae; and ○ Tamatea Pōkai Whenua ● The relevant administering agencies being: <ul style="list-style-type: none"> ○ Ministry for the Environment (MfE) ○ Department of Conservation (DOC) ● Neighbouring properties. |
| 13(4)(k) | <p>A summary of</p> <ul style="list-style-type: none"> (i) the consultation undertaken for the purposes of section 11 and any other consultation undertaken on the project with the persons and groups referred to in paragraph (ha); and (ii) how the consultation has informed the project: | As outlined above, a detailed summary of consultation undertaken for the purpose of Section 11 is included as Appendix 10 . |
| 13(4)(l) | A list of any Treaty settlements that apply to the project area, and a summary of the relevant principles and provisions in those settlements. | Refer to the CIA and Consultation Summary as included in Appendix 10 . |
| 13(4)(m) | A description of any processes already undertaken under the Public Works Act 1981 in relation to the project. | No processes have been undertaken under the Public Works Act 1981. |
| 13(4)(n) | A statement of any relevant principles or provisions in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019. | No principles or provisions in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 are relevant to the application. |
| 14(3)(o) | information identifying the parcels of Māori land, marae, and identified wāhi tapu within the project area. | As identified within eh CIA, no Māori land, marae, and wāhi tapu have been identified within the project area. |

Information relating to potentially ineligible activities

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| 13(4)(p) | a statement of whether the applicant is seeking a determination under section 23 and, if so, an assessment of the effects of the activity on the relevant land and on the rights and interests of Māori in that land: | Not applicable to this application. |
| 13(4)(q) | a statement of whether the applicant is seeking a determination under section 24(2) and, if so, a description of— (i) the scale and adverse effects of the existing electricity infrastructure; and (ii) how, if at all, that scale or those adverse effects are anticipated or known to change as a result of the maintenance, upgrading, or continued operation of the infrastructure: | Not applicable to this application. |
| 13(4)(r) | a statement of whether the applicant is seeking a determination under section 24(4) and, if so,— (i) a description of every alternative site considered by the applicant (or, if the referral application is lodged by more than 1 person, any of those persons) for the construction and operation of the new electricity lines (the activity); and (ii) for each alternative site considered,— (A) a statement of the anticipated and known financial cost of undertaking the activity; and (B) a description of the anticipated and known adverse effects of undertaking the activity; and | Not applicable to this application. |

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| | <p>(C) a description of the anticipated and known financial cost and practicality of available measures to avoid, remedy, mitigate, offset, or compensate for the anticipated and known adverse effects of the activity; and</p> <p>(D) a description of any issues (including financial cost) that would make it impractical to undertake the activity on the site; and</p> <p>(E) an assessment of whether it would be reasonable and practical to undertake the activity on the site, taking into account the matters referred to in sub subparagraphs (A) to (D) and any other relevant matters:</p> | |
| What is needed to complete the project | | |
| 13(4)(s) | <p>A description of the applicant’s legal interest (if any) or if the referral application is lodged by more than 1 person, the legal interest of any of those persons (if any), in the land on which the project will occur, including a statement of how that affects the applicant’s ability to undertake the work.</p> | <p>The applicant is not the legal owner of the sites.</p> <p>The Applicant holds a signed Sale and Purchase Agreement for the relevant landholdings, conditional on fast track approval. The agreement provides sufficient legal interest to undertake the project and lodge this referral application, should the application be successfully referred and eventually approved.</p> |
| 13(4)(t) | <p>An outline of the types of consents, certificates, designations, concessions, and other legal authorisations (other than contractual authorisations or the proposed approvals) that the applicant considers are needed to authorise the project, including any that the applicant considers may be needed by someone other than the applicant.</p> | <p>Refer to Section 4.0 of the Referral Application. This includes resource consents (including land use, subdivision and regional consents) as well as surrender of existing resource consents.</p> |
| Other matters | | |

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| 13(4)(u) | Whether any activities that are involved in the project, or are substantially the same as those involved in the project, have been the subject of an application or a decision under a specified Act and, <ul style="list-style-type: none"> i. if an application has been made, details of the application: ii. if a decision has been made, the outcome of the decision and the reasons for it. | No. The activities involved in the Brookvale Green project, or any substantially similar activities, have not been the subject of an application or a decision under a specified Act |
| 13(4)(v) | A description of whether and how the project would be affected by climate change and natural hazards. | Refer to Section 7.0 of the Referral Application prepared by B&A and the Infrastructure Assessment included as Appendix 6 . |
| 13(4)(w) | if the referral application is lodged by more than 1 person, a statement of each proposed approval to be held by each of those persons: | The approval will be held by Vermont Street Partners No.4 Limited. |
| 13(4)(x) | A summary of compliance or enforcement actions (if any), and the outcome of those actions, taken against the applicant (or if the referral application is lodged by more than 1 person, any of those persons) under a specified Act. | No compliance and/or enforcement actions have been taken against Vermont Street Partners No.4 Limited by a local authority under the RMA. |

Matters relating to specific proposed approvals if the approvals include:

An approval described in section 42(4)(a) or (d) (resource consent or designation), the information specified in clause 2 of Schedule 5:

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| 1(a) | An assessment of the project against: <ul style="list-style-type: none"> i. any relevant national policy statement; and ii. any relevant national environmental standards; and iii. if relevant, the New Zealand Coastal Policy Statement. | Please refer to section 8.0 of the Referral Application. The NZCPS is not relevant to the application. |
| 1(b) | in relation to any proposed approval that is a resource consent, whether, to the best of the applicant's knowledge, there are any existing resource consents of the kind referred to in section 30(3)(a) | There are no existing resource consents of the kind referred to in section 30(3)(a). |

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| 2 | If the referral application is to be lodged by more than 1 person, the reference to the applicant in subclause (1)(b) must be read as a reference to the person who is to be identified in the application as the proposed holder of the resource consent | Noted. |
| An approval described in section 42(4)(b) (change or cancellation of resource consent condition) the information specified in clause 3 of Schedule 5: | | |
| 1 | The information to be provided under section 13(4)(y)(ii) is information about whether the change or cancellation of the condition is material to the implementation or delivery of the project. | Noted. |