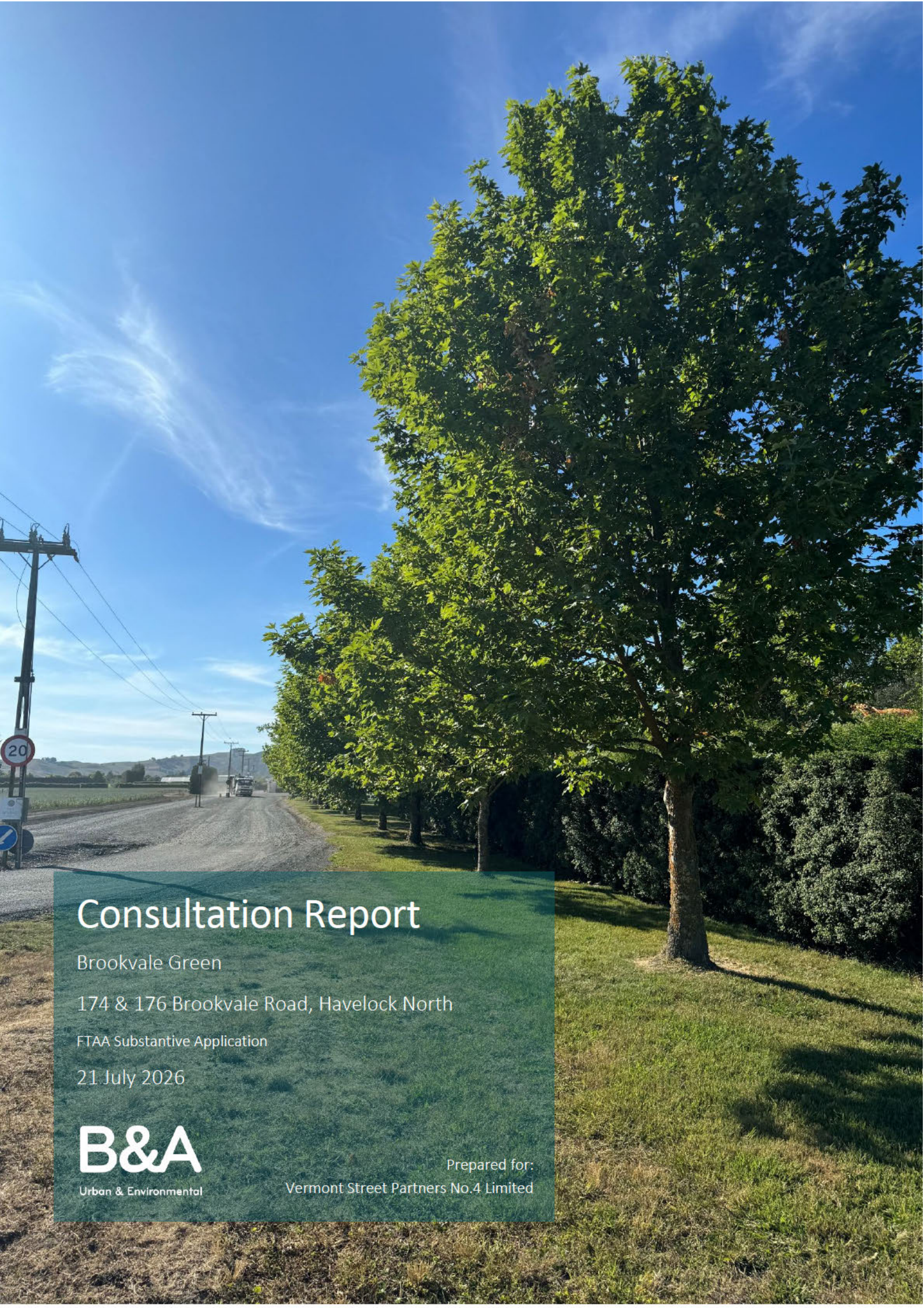

Consultation Report

Brookvale Green

174 & 176 Brookvale Road, Havelock North

FTAA Substantive Application

21 July 2026

B&A
Urban & Environmental

Prepared for:
Vermont Street Partners No.4 Limited

Status:

Final

Date:

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1.0 Introduction

1.1 Report Purpose

This Consultation Report is provided for the 'Brookvale Green' substantive application under the Fast-track Approvals Act 2024 (FTAA), on behalf of Vermont Street Partners No.4 Limited ("VSP" or the "Applicant") at 174 to 176 Brookvale Road, Havelock North ("Site"). Clause 6(1)(e) of Schedule 5 of the FTAA requires:

> *6(1)(e) identification of persons who may be affected by the activity and any response to the views of any persons consulted, including the views of iwi or hapū that have been consulted in relation to the proposal:*

The Applicant has undertaken ongoing consultation and engagement with local and regional authorities, mana whenua representatives, the Department of Conservation, adjacent neighbours and public infrastructure representatives over the past 12 months as part of the referral application and substantive application. Feedback received through that process has informed the design, technical assessment, proposed mitigation and draft conditions for the development.

1.2 Identified Stakeholders

The Applicant and their Project team have engaged with the following groups:

- Hawke's Bay Regional Council (HBRC)
- Heretaunga Hastings District Council (HDC)
- Mana Whenua: Te Taiwhenua o Heretaunga, Tamatea Pōkai Whenua and Waitapu Marae
- Department of Conservation
- Adjacent landowners
- Unison (Electricity Provider)

1.3 Report Structure

This report summarises the consultation and engagement undertaken during both the referral and substantive application phases of the project. It is structured around the key stakeholder groups identified above and summarises:

- the nature and timing of consultation undertaken;
- the key matters raised by each stakeholder or stakeholder group;
- the Applicant's response to those matters; and
- how the feedback received has informed the proposal, technical assessments, mitigation measures and draft conditions.

The report also addresses the matters specified by the Minister in the referral decision under section 27(3)(b)(ii) of the FTAA, insofar as they relate to consultation and engagement. This includes engagement in relation to drinking water source protection matters.

The report should be read alongside the substantive application Planning Report and supporting technical reports. Relevant consultation material, including meeting records, correspondence, memoranda and stakeholder feedback, is appended to this report to provide the full context for the engagement undertaken.

2.0 Hawke's Bay Regional Council

2.1 Referral Consultation

Consultation with HBRC was undertaken during the referral application to introduce the Brookvale Green proposal and identify key regional planning, consenting and technical matters relevant to the project.

A pre-application meeting was held with HBRC officers in August 2025. The project team presented an overview of the proposal, including the proposed residential development, stormwater approach, ecological matters, and anticipated regional consenting requirements under the Hawke's Bay Regional Resource Management Plan ("RRMP") and TANK Plan Change 9 ("TANK").

HBRC identified a range of regional matters to be addressed following review of advanced draft documentation, including:

- the relationship of the proposal to the Regional Policy Statement, the FDS and strategic planning considerations;
- the site's location within a drinking water source protection zone and the need to carefully assess potential effects on groundwater and source water quality;
- stormwater management, including water quality treatment, attenuation and downstream flooding effects and water quality outcomes sought through TANK;
- the likely regional consent requirements for discharges, diversions, stream works, wetland matters and construction-related activities;
- land use capability and highly productive land considerations, noting LUC3 classification and forthcoming changes to the NPS-HPL; and
- ecological effects, including stream, wetland and riparian matters.

This feedback assisted in confirming the regional consenting pathway for the proposal and informed the scope of the technical assessments required for the substantive application. A copy of the Referral Consultation Report is provided as **Attachment 1**.

2.2 Substantive Consultation

Following the referral decision, the Applicant recommenced engagement in early 2026. This engagement has primarily focused on the regional consenting framework, stormwater management and flood modelling, source water protection and groundwater risk, water supply, stream and wetland works, ecology, consenting, asset ownership and consent conditions.

Engagement has included meetings, technical workshops, correspondence, review of draft technical reports, review of draft rule assessments and draft consent conditions, and direct input from HBRC planning, engineering, groundwater, freshwater ecology, wetland ecology, transport

and consents staff. Draft technical reports were provided to HBRC through a OneDrive link for pre-lodgement review, including plans, ecology, civil, stormwater, transport, and hydrogeology material. HBRC subsequently provided a consolidated pre-application feedback memo and technical appendices and technical comment on conditions. Written correspondence, meeting minutes and relevant records of engagement are contained in **Attachment 2**.

Table 1 below broadly summarises the key themes and agreements discussed with HBRC during the substantive application phase. The table identifies the main feedback received from HBRC, the Applicant's response, and how that feedback has informed the final application material.

Table 1: HBRC Feedback & Applicant Response

No.	Stakeholder Feedback	Applicant Response / Application Change
1	Theme 1: Regional consent framework	
1.1	**Consent Structure**: HBRC provided key feedback on the regional consent structure under the RRMP, including the need to separate water permits under section 14 from regional land use matters.	The Applicant has restructured the consent to on the advice of the HBRC.
1.2	**RRMP Rules Assessment:** HBRC reviewed the Applicant's working draft RRMP rules assessment and provided comments on applicable regional rules, including review of the stormwater discharge, stream diversion, works within or near watercourses, artificial drains, wetland works, temporary discharges, bore decommissioning and potential water take matters.	The Applicant has amended and confirmed the RRMP consent requirements on the advice of the HBRC.
1.3	**TANK Plan Change**: HBRC noted that the TANK Plan Change rules have legal effect and should be addressed, and advised on the consenting pathway.	The Applicant has considered the TANK plan change provisions in the application and consent pathway has been updated to reflect HBRC feedback.
1.4	**Section 30 Letter**: HBRC reviewed the proposed consent matters prior to issuing the s30 letter.	HBRC has confirmed there are no competing consents that prevent the application from being lodged.
1.5	**Conditions:** HBRC recommended use of the Arataki Fast-track conditions as a starting point for the regional consent conditions and emphasised the need for separate HBRC and HDC authorisations and conditions. HBRC also provided detailed comments on the draft conditions with track changes included in **Attachment 2.**	The Applicant has used the Arataki conditions suite as a base and has worked with HBRC to develop a comprehensive regional conditions framework. The Applicant has incorporated the specific track changed feedback from HBRC into the final set of draft conditions submitted with the application.
2	Theme 2: Source Protection Zone	
2.1	**Source Protection Concerns**: HBRC raised the site's location within the Hastings Source Protection Zone and the sensitivity	The Applicant convened a joint meeting with HBRC and HDC officers to address groundwater and source water protection

No.	Stakeholder Feedback	Applicant Response / Application Change
	of aquifer system as a key issue. There is the potential for stream works, stormwater devices, service trenches, earthworks and poorly managed construction activities to create or increase contaminant pathways to groundwater and nearby municipal drinking water infrastructure.	matters. This resulted in a joint memo prepared by both HBRC and HDC being prepared to outline their key concerns and recommendations regarding the source protection measures proposed by the project. The Applicant has now obtained additional hydrogeological advice and updated the application material to include a specific source water protection response, including issue specific management plans. The updated proposal and draft conditions now require a Groundwater Protection Assessment, Source-Water Protection Plan, hydrogeological inspection / monitoring, liner and barrier specifications, spill response procedures, and notification to HDC and HBRC if an event occurs that may lead to groundwater contamination. The application also includes bore decommissioning, lined stormwater devices, construction quality assurance, erosion and sediment controls and hydrogeological oversight.
2.2	**Joint Meeting:** A joint meeting was held with HBRC and HDC to align the response across both councils.	
2.3	**Updated Reports:** HBRC expressed concern that the draft technical reporting did not sufficiently address the risk and extent of activities proposed by the development. Recommended that additional management measures be considered.	
2.4	**Wastewater:** HBRC supported connection of the development to HDC's reticulated wastewater network and noted that on-site wastewater disposal would not be appropriate in this sensitive source-water setting. HBRC also raised the need to consider contingency measures associated with wastewater pump station operation, overflow and emergency response.	The proposal connects all dwellings to HDC's reticulated wastewater network. The wastewater pump station design (HDC Engineering Code of Practice) includes resilience and emergency management measures, with detailed design to be addressed through future HDC engineering approval.
3	Theme 3: Stormwater and Flooding	
3.1	**Report feedback:** HBRC reviewed Maven's draft civil and flooding technical reports. HBRC queried the flood modelling outcomes, including areas of modelled increased flood extent on downstream properties and the need for further justification that effects would be acceptable.	Maven updated the flood modelling and stormwater reporting in response to feedback. The application now explains that the Brookvale Road culvert upgrades and stormwater design reduce flooding around existing dwellings and outbuildings at 163 and 185 Brookvale Road and provide an overall net benefit to those properties. The landform design and flood model was also updated to remove the previously identified minor ponding effect at 104 Arataki Road. Additional commentary has been included on the

No.	Stakeholder Feedback	Applicant Response / Application Change
		modelling approach, the private pipe network, overland flow paths and downstream effects.
3.2	**Stormwater System Design**: HBRC was generally supportive of the proposed treatment approach, including use of wetlands and raingardens, but sought confirmation that stormwater would be treated before discharge and would not degrade groundwater or surface water quality. HBRC also noted that direct soakage to ground should be avoided in the sensitive aquifer setting.	The application material has been updated. The stormwater design provides treatment through raingardens, constructed wetland treatment and attenuation devices before discharge. The wetland basin and raingardens are proposed to be lined to avoid soakage. Proposed conditions require detailed design certification, operation and maintenance requirements, stormwater monitoring and ongoing management of treatment devices.
3.3	**Asset Ownership / Consent Holder**: HBRC raised the need to clarify long-term ownership, operation and maintenance responsibilities for stormwater infrastructure and consent holder confirmation. HBRC noted that the stormwater channel passes through rural, urban and downstream drainage environments, and that the consent holder / asset owner position needed to be clear. HBRC also confirmed that it did not support stormwater or drainage assets vesting in HBRC.	The Applicant has engaged with both HDC and HBRC on asset ownership and discharge responsibilities in a joint meeting. Agreements were made between all parties around ownership and responsibilities. The assets will ultimately be vested in HDC with HBRC being the regulatory body. In the future, the stormwater discharge may be incorporated into the wider HDC global discharge consent.
4	Theme 4: Ecology	
4.1	**Report feedback:** HBRC reviewed the Ecological Assessment and Fauna Management Plan. Overall, HBRC supported the ecological enhancement, monitoring and maintenance approach. HBRC confirmed that the fauna management plan aspects were generally appropriate, but requested further detail on stream restoration outcomes, fish passage and native freshwater fish management.	The Ecological Assessment Report has been updated to address the feedback of HBRC. Proposed conditions require an Ecological Management Plan, planting performance standards, pest plant and pest animal control, monitoring, replacement planting and ecological completion reporting.
4.2	**Fish passage:** HBRC noted that fish passage should be incorporated into the Brookvale Road culvert upgrades and other relevant stream crossing works.	The civil and ecological documentation has been updated to address fish passage requirements.
4.3	**Stream Realignment:** HBRC sought further clarification of the proposed Watercourse	The Applicant held a technical workshop with HBRC and provided a Watercourse 1

No.	Stakeholder Feedback	Applicant Response / Application Change
	1 realignment, including whether the proposed channel design would function as a naturalised stream, how pool-riffle sequences and sinuosity would be achieved, and how stream function and no net loss outcomes were being assessed.	baseline presentation and updated the Ecological Assessment to better address the feedback raised by HBRC. Watercourse 1 is a highly modified, largely dry drainage channel with limited evidence of flow, rather than a functioning natural stream. The design response has therefore been clarified as a wetland / riparian vegetation corridor and flood conveyance path, rather than an engineered stream with constructed pool-riffle habitat.
4.4	**Wetlands:** HBRC's wetland ecology feedback confirmed that there were no major concerns with wetland effects, but requested further information on the physical extent of wetland loss, photographs of the wetlands and the extent of wetland reinstatement / planting proposed.	The Ecological Assessment Report has been updated to clarify the wetland baseline, the extent of wetland loss and the proposed reinstatement / planting response. The application identifies the wetlands affected by the Watercourse 1 realignment and the proposed indigenous wetland margin and riparian planting response.
5	Theme 5: Water Supply	
5.1	**Water transfer application**: In response to the HDC letter advising on the municipal supply capacity constraints and the potential option to transfer water rights, HBRC provided advice as the regulatory body. HBRC identified that the Heretaunga Aquifer is over-allocated under the TANK framework and that any transfer of consented water takes would need careful consideration. HBRC advised that existing water take consents may provide some flexibility, but that ownership, expiry, actual and reasonable use, purpose of use, transferability and TANK policy considerations would need to be addressed and agreement from HDC to accept the transfer would be required. HBRC noted that it is not possible to agree in principle to a water transfer. This would need to be considered as a complete application and subject to the usual assessment process under the RRMP and TANK.	The Applicant has continued to progress the water supply pathway in consultation with both HDC and HBRC. Following HBRC's initial advice that any transfer of existing groundwater allocation would need to be considered through a separate application under the RRMP and TANK framework, the Applicant has worked with HDC Three Waters and HBRC to confirm the preferred pathway. On 9 June 2026, the Applicant attended a water source protection meeting with HBRC, HDC and experts representing the Applicant, at which the groundwater protection approach was discussed and confirmed and water supply to the development was discussed at a high level. The HDC Three Waters Manager has subsequently provided formal written support in principle for the proposed transfer of existing groundwater allocation to municipal supply. In its letter dated 2 July 2026, HDC confirmed that, subject to the necessary HBRC approvals and satisfactory water-efficient design, the proposed approach would in principle

No.	Stakeholder Feedback	Applicant Response / Application Change
		confirm suitable water supply for the Brookvale Green development. The water transfer will be progressed through a separate approval process outside the FTAA substantive application. However, the substantive application identifies that pathway as the preferred water supply strategy and is supported by HDC Three Waters' written position. The application material has been updated to reflect this pathway.
6	Theme 6: Construction Management	
6.1	**Management Plans**: HBRC confirmed that construction management plans would be expected, including erosion and sediment controls, chemical treatment, spill management and controls for works in and around watercourses. HBRC provided example conditions for dewatering / chemical treatment.	The application includes a comprehensive construction management framework, including a CEMP, ESCP, Chemical Treatment Management Plan, Spill Management Plan, Dust Management Plan and Construction Management Plan. Proposed conditions require certification of management plans by HBRC.
6.2	**Construction water supply**: The applicant in their draft material initially proposed to use groundwater to service the construction water supply. HBRC advised that this would require water take consents.	The Applicant has amended the proposal and will not rely on a new groundwater take for construction water. The application has instead proceeded on the basis that construction water can be supplied by alternative means, such as water trucks.
6.3	**Contamination:** HBRC queried whether the contaminated land assessment addressed risks to environmental receptors, including waterways, downstream environments and groundwater. HBRC also queried whether movement or mixing of soils could trigger regional discharge rules.	The Applicant has confirmed through its contaminated land specialist that contamination is not present at risk levels and that no regional contaminated land consent is required.
7	Theme 7: Strategic Planning	
7.1	**Highly Productive Land:** HBRC note the Soil and Resource Report (by Hanmore Land Management) was produced in late 2024, before the National Policy Statement for Highly Productive Land (NPS-HPL) 2022 was amended in 2025. We anticipate that the eventual planning report to the substantive application will address the implications of the most recent amendments to the NPS-HPL.	The Planning Report in Volume A has addressed the amendment to the NPS-HPL.

No.	Stakeholder Feedback	Applicant Response / Application Change
7.2	**Reverse sensitivity**: HBRC identified reverse sensitivity as a relevant policy matter, particularly in relation to spray drift and the interface between future residential lots and adjoining rural production land. HBRC was supportive of suitable buffers, setbacks and separation distances, but noted that shelterbelt effectiveness depends on height, width, species, porosity, maturity and long-term maintenance. HBRC also queried whether odour, smoke and dust from nearby rural activities had been considered.	The Applicant has prepared a Rural Interface Assessment and Acoustic Assessment to address reverse sensitivity matters along with the planning AEE and landscape design package. The final design includes rural interface setbacks, shelterbelt / buffer planting, larger lots along rural edges, fencing and consent notices to secure ongoing maintenance of interface planting. The application has been updated to ensure relevant lots achieve appropriate setback and planting outcomes, and the consent notice framework secures ongoing maintenance of the rural interface treatment over time. Several adjacent rural neighbours have provided their written support for the Project.
7.3	**Public Transport**: HBRC provided transport feedback on the draft transport assessment. This included clarification of existing bus service frequency, confirmation that Havelock North forms part of the Hastings urban area for Regional Public Transport Plan purposes, and a recommendation that the design consider public transport access, pedestrian access to Arataki Road and future bus stop provision near the Brookvale Road entrance.	The proposal includes a new urbanised footpath alongside Brookvale Road connecting the development to Arataki Road and the future bus route.

In summary, HBRC's detailed and technical feedback has informed refinement of the Project design and application material, particularly in relation to the **regional consenting framework**, stormwater treatment and discharge, flood modelling, **source-water protection**, groundwater risk management, stream and wetland works, ecological monitoring, construction management, and draft consent conditions.

Engagement has also confirmed the preferred **water supply pathway** for the Project. In particular, HDC Three Waters has provided written support in principle for the transfer of existing groundwater allocation associated with the Site to municipal supply, subject to HBRC approval and satisfactory water-efficient design. That correspondence is included as **Attachment 4**.

Overall, the Applicant considers that the engagement with HBRC has been constructive and has materially assisted in developing a robust substantive application package.

2.3 Response to Notice of Decision under section 27(3)(b)(ii) of the FTAA: Source Protection Zone

The Notice of Decision for the Brookvale Green referral sought the following information to be submitted with the application:

(2)(b)(ii) information on any discussions held, and any agreements made, between the authorised person, Hastings District Council and Hawkes Bay Regional Council on any necessary measures required to ensure the protection of the region's drinking water source.

As set out in the Planning Report (Volume A), this report, and the appended consultation material, the Applicant has had extensive engagement with both HBRC and HDC regarding the source protection zone, including a joint meeting and subsequent joint memo prepared by both Councils outlining key concerns and recommendations. The application has since been updated and additional reporting and draft management plans prepared to address the matters raised. Further, the Applicant has adopted the recommended amendments to the draft conditions set on the advice of HBRC.

On this basis, the Applicant considers that the source protection zone matters identified in the Notice of Decision under section 27(3)(b)(ii) of the FTAA have been appropriately addressed through the consultation undertaken and the accompanying Planning Report (Volume A), Civil Drawings, Hydrogeological Assessment, Infrastructure Report, management plans, and appropriate consent conditions.

3.0 Heretaunga Hastings District Council

3.1 Referral Consultation

Consultation with HDC commenced during the referral application phase and built on earlier engagement undertaken through the Draft Napier Hastings Future Development Strategy ("FDS") process.

Future Development Strategy

VSP had previously sought inclusion of the Brookvale Green site within the FDS submissions process and presented technical information in support of the site's suitability for urban development. As part of the FDS process, the Brookvale Green site was assessed as scoring highly against the relevant assessment criteria (noting that the HPL status at the time contributed to a lower score). VSP made a substantive submission seeking inclusion of the site and provided expert evidence in response to requests for further information from the Reporting Officers. The Reporting Officers nor the Independent Panel raised further questions in relation to that evidence or otherwise tested the technical material provided by VSP through the FDS process. While the Site was ultimately not included in the adopted FDS, the Applicant considers that the FDS outcome should be understood in that context. The Planning Report in Volume A provides further site specific assessment of the proposal within the FDS context.

Referral Application

Following the FDS hearing process, VSP and its project team engaged further with HDC officers to introduce the proposed Brookvale Green development as a potential Fast-track referral project candidate and discuss key planning, servicing and infrastructure matters. Meetings were held with relevant HDC officers, including representatives from planning, policy, transport and three waters teams. These meetings addressed the proposed development concept, potential approval pathways, servicing arrangements, roading and access, stormwater, wastewater, water supply, iwi engagement and relevant national direction.

Following VSP's decision to proceed with a referral application under the FTAA, advanced draft material was provided to HDC for review and comment. This included the updated masterplan and draft technical memos. HDC provided preliminary feedback on a range of matters relevant to the referral application, including:

- the relationship of the proposal to the FDS and wider growth planning framework;
- the need for robust economic and planning assessment to support urban development in this location;
- potential reverse sensitivity effects and the need for acoustic assessment;
- servicing and infrastructure matters, including water supply, wastewater, stormwater and emergency access;
- flooding and downstream stormwater effects;
- the interface with HDC-owned reserve land on the western boundary of the site;
- potential connectivity to adjoining land to the west;
- productive land and highly productive land considerations;
- potential contamination and geotechnical / hydrogeological matters; and
- the scope of technical assessments required to support any future substantive application.

This referral-stage consultation informed the scope of the referral application and the technical work identified for the substantive application phase. In particular, it informed the need for further assessment of infrastructure capacity, source water protection, flooding, stormwater management, transport access, reverse sensitivity, reserve land interface matters, urban design and planning policy matters. A copy of the Referral Consultation Report is provided as **Attachment 1**.

3.2 Substantive Consultation

Following the referral decision, the Applicant recommenced engagement with HDC on matters relevant to its functions in early 2026. This engagement has primarily focused on water supply, integration of the development with the HDC water asset corridor and Arataki Reserve land, stormwater management and vesting, the proposed residential planning framework, open space provision, urban design, roading and servicing.

Engagement has included a series of meetings, technical workshops, correspondence, memoranda and the provision of draft application material for review. Written correspondence, meeting minutes and relevant records of engagement are contained in **Attachment 3**.

The application also confirms the legal pathway for works within the Arataki Reserve land. Following consultation with HDC, the FTAA substantive application seeks approval for a Reserves Act concession under Schedule 6 of the FTAA to authorise the proposed works within the reserve, including the Road 3 interface works. Any longer-term vesting or legalisation of the reserve land as road would be progressed separately by HDC following approval, as that process is not itself determined through the FTAA application.

Table 2 below summarises the key themes discussed with HDC during the substantive application phase. The table identifies the main feedback received from HDC, the Applicant's response, and how that feedback has informed the final application material.

Table 2: HDC Feedback & Applicant Response

No.	Stakeholder Feedback	Applicant Response / Application Change
1	Theme 1: Water Supply	
1.1	**Water supply capacity constraint:** In June 2026, HDC identified water supply capacity as an issue for the District, noting that the Heretaunga Plains groundwater resource is constrained and that development proposals need to proactively identify options to minimise increased demand for municipal water supply or HDC advised that developers should consider transferring any privately held water allocation for the subject site to HDC.	The Applicant has updated the application material to address water supply capacity and the proposed servicing pathway. The application identifies a combined approach involving: • connection to HDC's municipal water supply network via a separate water transfer pathway and subject to HBRC approval; and • water efficiency / low demand measures within the development proposal which will be detailed further as part of the engineering approvals process.
1.2	**Water transfer pathway:** HDC confirmed that there is a pathway to transfer existing allocation associated with the Site to HDC's municipal water supply consent, subject to HBRC's separate regulatory approval process.	The Applicant has progressed joint discussions with HDC and HBRC regarding transfer of existing groundwater allocation associated with the Site to HDC for municipal supply purposes. HDC Three Waters has provided formal written support in principle for this pathway. In its letter dated 2 July 2026, HDC Three Waters confirmed that, subject to the necessary approvals from HBRC and satisfactory water-efficient design, the proposed transfer of existing groundwater allocation to municipal supply is considered to provide a suitable water supply pathway for Brookvale Green. The water transfer will be progressed through a separate approval process outside the substantive FTAA application.
	Theme 2: Source Protection Zone	
2.1	**Source protection concerns:** HDC raised the Site's location within the Hastings Source Protection Zone and the sensitivity of nearby municipal drinking water infrastructure. HDC identified potential risks from earthworks, stream realignment, stormwater devices, service trenches, wastewater infrastructure,	The Applicant convened a joint meeting with HDC and HBRC officers to address groundwater and source-water protection matters. The application has been updated to include additional hydrogeological advice, source-water protection measures and proposed conditions (proposed by HBRC) requiring a

No.	Stakeholder Feedback	Applicant Response / Application Change
	construction activities and possible contaminant pathways to groundwater.	Groundwater Protection Assessment, Source-Water Protection Plan, hydrogeological inspection / monitoring, liner and barrier specifications, spill response procedures and notification to HDC and HBRC if an event occurs that may lead to groundwater contamination.
2.2	**Joint HDC / HBRC source-water memo:** HDC and HBRC provided joint technical feedback on the draft groundwater and source-water protection conditions. The memo confirmed that the draft conditions were a useful step forward but sought further refinement to ensure source-water protection risks are clearly and practically managed.	
3	Theme 3: Arataki Reserve Land Integration	
3.1	**Western interface / reserve integration:** HDC owns the Arataki Reserve strip, the adjoining water asset corridor and the water asset facility title at the western interface of the Site. This creates a unique ownership and design interface between Brookvale Green, the HDC water infrastructure and the recently approved CDL Arataki extension land. Through substantive application discussions, HDC advised that Road 3 should be formed as a compliant road connection through this interface, which requires use of part of the Arataki Reserve land given the constraints of the existing water asset facility. HDC also advised that, given the urbanisation of land on both sides of the reserve strip, the original buffer function of the reserve land should be reconsidered.	The Applicant has worked closely with HDC to develop an integrated design response for the western interface. The proposal now includes ECoP compliant Road 3, recontouring / battering, vegetation removal, replanting, landscape treatment and tie-ins to the wider road and public access network. This provides a coordinated urban frontage between Brookvale Green and the adjoining Arataki development, recognising that the reserve's original rural / urban buffer function is no longer required in this location. The works will be undertaken at the Applicant's expense and are addressed through the application material and proposed conditions. The reserve land works are addressed in the application material and a Reserves Act approval is sought. This includes a proposed concession and works permit concession pathway.
3.2	**Long-term reserve outcome:** HDC officers recommended that the entire Local Purpose Reserve be vested as road reserve, as the original buffer purpose would become redundant if the surrounding land is developed for residential use.	Any future road vesting or legalisation process would be progressed with HDC following approval, noting that the Panel cannot reclassify the reserve land as the FTAA process does not allow for this.
3.3	**Reserve works and maintenance:** HDC advised that works within the Local Purpose Reserve, including tree and fence removal, earthworks, retaining structures, stormwater infrastructure, replanting, landscaping and mitigation, should be undertaken at the Applicant's expense. HDC also raised the need to consider long-	The application has been updated to describe the full scope of works within the reserve interface. Draft conditions require detailed design, construction management, geotechnical certification, landscape implementation, planting

No.	Stakeholder Feedback	Applicant Response / Application Change
	term maintenance and potential cost recovery mechanisms.	maintenance, as-builts and ongoing maintenance arrangements. The Applicant will continue to work with HDC on any legal agreement or condition mechanism required to address long-term maintenance obligations.
3.4	**Geotechnical and public safety within reserve land:** HDC identified the reserve land as having steep topography, mature gum trees and known geotechnical constraints, and advised that the final design must address stability and safety.	The application has been updated to include further geotechnical assessment and a design response for battering, retaining and recontouring within the reserve interface. Final retaining wall and slope designs will be confirmed through detailed design and engineering approval, with geotechnical review and certification required prior to works.
4	Theme 4: Stormwater, Flooding and Vesting	
4.1	**Stormwater management and discharge:** Following review of draft material provided by the Applicant, HDC raised a series of design and management queries regarding the proposed stormwater management system.	The application material has been updated to provide further detail about the stormwater management approach.
4.2	**Stormwater asset ownership / consent holder:** HDC raised the need to clarify future ownership, vesting, monitoring, maintenance and discharge consent responsibilities for stormwater assets. HDC indicated that, following a successful proving period, stormwater assets and associated discharge responsibilities may transfer to HDC and ultimately be incorporated into HDC's wider stormwater consent framework.	The application has been updated to identify the proposed ownership and vesting pathway. The Applicant will initially hold the discharge consent and remain responsible for the system during the proving / maintenance period. Draft conditions address vesting requirements, stormwater monitoring, maintenance, transfer of responsibilities and future incorporation into HDC's wider stormwater framework where appropriate.
4.3	**Monitoring and maintenance:** HDC raised concerns about future accountability for water quality and the need to distinguish stormwater generated by the development from upstream rural contaminants. HDC also queried future maintenance access to stream corridors and how vegetation establishment has been reflected in hydraulic modelling.	The Applicant has updated the stormwater conditions and management framework to include monitoring locations, reporting requirements, maintenance access, inspection and maintenance obligations. The stormwater design and modelling have been further refined to address vegetation, channel roughness, access and long-term maintenance matters.
4.4	**Downstream flooding effects:** HDC noted that culvert upgrades beneath Brookvale Road may alter flooding patterns downstream. HDC noted that some	It is acknowledged that there is a change in effects downstream. Maven confirmed that there will be a net benefit to downstream properties at 163 and 185

No.	Stakeholder Feedback	Applicant Response / Application Change
	localised changes in depth or extent may occur and should be addressed.	Brookvale Road and localised changes in flood extent / depth which have been addressed directly with the downstream landowners. The downstream landowners have provided written support for the development.
5	Theme 5: Transport & Road Design	
5.1	**Main Brookvale Road access:** HDC reviewed the proposed Brookvale Road access, including threshold treatment, kerbing, road width and urbanisation to support a lower-speed environment. HDC confirmed that the proposed kerbing extent and width and gateway treatment is acceptable.	Noted
5.2	**Secondary access / Road 3:** HDC support the principle of a secondary access for network resilience, but requested further assessment of sightlines, right-turn movements and whether the initial design to provide only one-way operation would be appropriate to manage safety risk.	The Applicant has redesigned the Road 3 access design to be a full two-way, ECoP compliant access. The Substantive Transport Assessment has been updated to provide assessment around the safety considerations for this access, confirming no issues in this regard.
5.3	**Internal road design:** HDC reviewed the internal road design, crossing points, street trees, lighting, and road cross-sections. HDC recommended crossing treatments to support a lower operating speed, subject to appropriate sightlines, lighting and landscaping	The internal road layout and cross-sections have been updated through the civil and transport design process. The application includes a road typology and cross-section package, proposed crossing treatments, streetscape design that reflects the HDC design feedback.
5.4	**Pedestrian and cycle connectivity:** HDC supported the inclusion of an urbanised footpath along Brookvale Road and between adjoining CDL development.	Noted.
5.5	**Future development potential:** HDC queried whether a future proof paper road or connection could be provided in the scheme plan to connect to 104 Arataki Road or the CDL landholdings.	The Applicant has considered whether a future paper road or connection should be shown to 104 Arataki Road or the CDL landholdings. No such connection is proposed. In relation to 104 Arataki Road, the future development potential and layout of that land is uncertain, including given its contours. Identifying a fixed connection through Brookvale Green would therefore be speculative. The property also has existing frontage and access to Arataki Road, which could be considered as part of any future development proposal.

No.	Stakeholder Feedback	Applicant Response / Application Change
		The landform between Brookvale Green and the CDL landholding is too steep to provide a practical vehicle or pedestrian connection, and the proposed reserve integration works will instead provide an appropriate landscaped interface between the two developments with footpath access along Brookvale Road.
6	Theme 6: Public Open Space and Landscape Design	
6.1	**No formal recreation reserve:** HDC advised that it does not support vesting of additional recreation reserve land within Brookvale Green, and does not support a traditional neighbourhood playground in this location. HDC considered reserve provision within the wider catchment to be sufficient and raised ongoing maintenance cost concerns.	The initial 'play along the way' recreation space has been removed from the proposal. The proposal instead focuses on drainage reserve stream corridors as informal recreation and landscape amenity for the development.
6.2	**Dry basin and stream corridors:** HDC indicated that any vested areas need a low maintenance grass-only or mass planting approach.	The landscape strategy has adopted this feedback.
6.3	**Streetscape planting and maintenance:** HDC requested removal of low groundcover planting within streetscape berms and buildouts, raised concerns about small berm raingardens, and frost-sensitive tree and shrub species.	The landscape strategy has been updated in response to HDC feedback. Planting selections have been refined to respond to maintenance, frost tolerance, safety, service conflicts and visual amenity matters. Raingarden planting will be retained as this is required for stormwater treatment purposes.
6.4	**Cultural landscape feedback:** HDC provided detailed comments on species selection regarding culturally appropriate planting.	The landscape strategy has been updated to incorporate appropriate species changes into the landscape package where practicable.
7	Theme 7: Urban Design and Residential Planning Framework	
7.1	**Masterplan**: HDC reviewed the masterplan. Feedback was mixed with some areas of the development provided with positive feedback, and other areas where HDC considered a different scheme plan response would have been more appropriate.	The Applicant has considered HDC's urban design feedback alongside the full suite of technical inputs, including stormwater, flooding, landform, geotechnical, transport, infrastructure, landscape and rural interface constraints. While some alternative urban design responses were considered, the Applicant considers that the final masterplan represents the most appropriate overall scheme response for

No.	Stakeholder Feedback	Applicant Response / Application Change
		the Site, and no wholesale changes to the scheme plan have therefore been made.
7.2	**Lot typologies:** HDC generally accepted the use of the General Residential Zone ("GRZ") provisions for the larger lots. They sought further clarity on how the Medium Density Residential Zone ("MDRZ") provisions would be applied to the smaller lot categories and terrace housing blocks.	Noted.
7.3	**Design guidelines**: HDC recommended that the Applicant use the Hastings intensification guidelines for the superlot developments, rather than reinvent bespoke provisions.	Design guidelines for the superlots have largely adopted the Hastings intensification guidelines principles. Some bespoke guidelines are proposed to better reflect the site location and context of these blocks.
7.4	**Topography and cross-sections:** HDC requested further cross-sections and topographical information to demonstrate how the masterplan responds to the site's level changes, retaining walls, private lots and public realm interfaces.	The urban design package has been updated to include additional cross-sections, topography information and built-form testing. This material demonstrates how the proposed lot layout, roads, retaining walls, fencing and public realm interface will function across the sloping parts of the Site.
7.5	**Single-loaded blocks and JOALs:** HDC identified urban design concerns with some single-loaded blocks and long JOALs.	The Applicant has considered HDC's feedback on the single-loaded blocks and JOALs. The block structure responds to the Site's topography and stream corridors constraints, and the relevant areas do not read as conventional double-frontage blocks due to the landform and landscape context. Overall, the Applicant considers the proposed layout appropriately responds to the Site constraints while still achieving a high-quality urban design outcome.
7.6	**Amenity:** HDC provided broad comments around concerns with privacy, shading and the relationship between terrace housing, public streets and adjoining lots.	The Applicant has updated the urban design material and design guidelines to respond to HDC's comments. The final application includes additional lot typologies, shading diagrams, privacy consideration and future built-form controls.
7.7	**Terrace housing on the urban edge:** HDC noted that the proposed terrace housing along the north-western part of the Site is an unusual location for higher-density built form at the urban / rural edge.	The application has retained the terrace housing blocks in this location, supported by the amenity and outlook of the stream corridor, public realm and proposed landscape treatment. Further, the Landscape Visual Assessment supports the

No.	Stakeholder Feedback	Applicant Response / Application Change
		location of terraced housing in this location.
7.5	**Fencing and retaining walls:** HDC requested further clarity on fencing treatments, combined retaining wall / fence heights and how these would affect privacy, passive surveillance, safety and visual appearance. HDC provided a marked up plan with feedback.	The fencing plan has been updated to address HDC feedback, identify fencing typologies and the relationship with retaining walls.
8	Theme 8: Geotechnical and Earthworks	
8.1	**Geotechnical peer review:** HDC raised concern regarding the extent of earthworks, cut heights, slope stability and the fact that associated assets are proposed to vest in Council. HDC expressed a preference for an independent geotechnical peer review to provide assurance, particularly around the western slopes and reserve interface.	The Applicant has updated the geotechnical material to consider the western interface works. The application includes proposed conditions requiring detailed geotechnical design, certification and construction monitoring.
8.2	**Reserve interface stability:** HDC raised specific concern regarding stability of land adjacent to the Council reserve strip, including earthworks, batter slopes, retaining structures and removal of the mature trees.	The design has been refined to address the western reserve interface, including battering, retaining, recontouring and landscape treatment. The geotechnical assessment has identified no fundamental constraints to the development of this interface. Final works within or adjacent to Council land will require detailed design, geotechnical review, HDC approval and certification prior to construction.
9	Theme 9: Rural Interface / Reverse Sensitivity	
9.1	**Acoustic assessment:** HDC raised concern that the draft Acoustic Assessment relied on modelling and existing data rather than site-specific monitoring, particularly given intermittent rural noise sources such as bird scarers and frost protection devices.	The Applicant's acoustic expert (Styles Group) attended the HDC workshop and explained the assessment methodology, including why modelling based on measured source emissions is appropriate for intermittent noise sources. It is considered that the Acoustic Assessment for the Project appropriately addresses the effects of the development.
9.2	**Rural interface and shelterbelts:** HDC raised concern about the proposed shelterbelt setbacks, species, height, shading, maintenance access and consistency between the Fruition report and landscape plans.	The Applicant acknowledges HDC's feedback on the HDP shelterbelt setback rule and has reconsidered the rural interface planting approach accordingly. A bespoke response is now proposed for the Shaggy Range boundary. Where an existing she-oak shelterbelt is located on

No.	Stakeholder Feedback	Applicant Response / Application Change
	HDC also noted the need to ensure shelterbelts do not create adverse effects or new maintenance issues given the HDP rule relating to 5m setbacks.	the Shaggy Range side of the boundary, the Applicant's shelterbelt planting will be located adjacent to the boundary to create a continuous planted interface. Where there is no existing shelterbelt, the shelterbelt species will be set back 5m into the Site, with low-maintenance mass planting provided between the boundary and the shelterbelt. This approach is considered appropriate to the specific site conditions and will avoid adverse shading or maintenance effects, noting the planting is located on the lower slopes of the Site and away from existing crops, activities or dwellings on the Shaggy Range property. A more detailed assessment is provided in Section 8.3 of the Planning Report in Volume A.
9.3	**Shaggy Range and adjacent rural activities:** HDC identified reverse sensitivity as a key issue, including the Shaggy Range dog daycare, spray drift, rural noise, odour, smoke, dust and ongoing farming activities.	The application includes a Rural Interface Assessment, Acoustic Assessment, landscape package and planning assessment in Section 8.3 of Volume A to address reverse sensitivity matters. The final design includes interface setbacks, planting and fencing, and consent notices. Further, several of the adjoining rural property owners have provided written support for the project.
10	Theme 10: Strategic Planning Framework	
10.1	**FDS / growth strategy position:** HDC advised that it does not support development in this location because the Site is outside the Havelock North urban area identified in the Napier Hastings Future Development Strategy and was not earmarked for growth. HDC also noted that development in this location may be at odds with Council's infrastructure investment strategy and growth sequencing.	The **Volume A** Planning Report addresses the FDS, NPS-UD and wider strategic planning framework in Section 9. The application acknowledges that the Site is not identified in the FDS, but explains why the Project is appropriate through the FTAA process having regard to housing supply, economic benefits, well-functioning urban environment, environmental enhancement and the specific merits of the proposal.
10.2	**NPS-HPL:** HDC noted that the application should address the amended NPS-HPL framework and the implications for LUC 3 land.	The **Volume A** Planning Report has addressed the amended NPS-HPL and the current treatment of LUC 3 land (refer to Section 9.2.3).
10.3	**Planning framework / consent notices:** HDC advised that the proposed residential development should align with existing residential zone provisions where possible	Noted. Consent notices are proposed only where necessary to secure key subdivision, design and rural interface outcomes.

No.	Stakeholder Feedback	Applicant Response / Application Change
	and did not support numerous bespoke consent notice conditions where private covenants may be more appropriate.	
10.4	**Conditions:** HDC provided comments on the need for clear conditions and provided a copy of their subdivision consent conditions to use as a base set. A marked up copy of the Applicant's final draft conditions has been provided by HDC for consideration.	The Applicant has updated the draft conditions to reflect HDC feedback. The final condition suite includes most of the amendments suggested by HDC.
11	Theme 11: Infrastructure and Servicing	
11.1	**Three Waters infrastructure:** HDC reviewed the proposed infrastructure and servicing approach for the development including proposed plans and draft reports.	The infrastructure reporting and design has been updated to address detailed HDC feedback.
11.2	**Wastewater pump station appearance:** HDC urban design requested further information on the design and appearance of the wastewater pump station due to its prominent location at an intersection, including any screening or landscaping measures.	The pump station sits mostly underground with a small servicing box and concrete pad located above ground. It is a typical low impact development feature and does not require a bespoke screening response.
12	Theme 12: Overall Application	
12.1	**Consistency across technical reports:** HDC noted that there were inconsistencies across the various draft technical reports and that these should be resolved to ensure a consistent and coherent evidential basis for the substantive application.	The reports provided for review were draft for discussion. The Applicant has now reviewed and updated the technical reporting suite to improve consistency across the application material.
12.2	**Ongoing engagement:** HDC acknowledged the opportunity to provide early feedback but noted that the comments did not indicate support for the proposal and that HDC would undertake a fuller assessment once a substantive application is lodged.	The Applicant acknowledges HDC's position. The consultation process has nevertheless materially informed the application material, design refinements, proposed conditions and supporting technical assessments.

In summary, HDC's feedback has been critical to informing the refinement of the Project design and application material, particularly in relation to water supply, source-water protection, the Arataki Reserve interface, stormwater vesting and maintenance, road design, public open space, urban design, rural interface treatment, and draft consent conditions.

Key matters, including the **water supply pathway** and **integration with the Arataki Reserve land**, have been worked through in detail with the relevant HDC department managers. This has resulted in high-level written support in principle from HDC for coordinated pathways to address both

matters, namely the proposed transfer of existing water allocation for municipal supply purposes and the proposed reserve integration / access works at the western interface of the development.

HDC has maintained its strategic planning position that the Site is not identified for **urban growth** in the FDS. As addressed in the Planning Report in **Volume A**, the Applicant participated in the FDS process and has provided Site-specific expert evidence as part of the FDS submissions process, referral application and now substantive application which confirms that urban development of the Site is appropriate.

Overall, the Applicant considers that the engagement with HDC has been constructive and has materially assisted in developing a more complete and robust substantive application package.

3.3 Response to Notice of Decision under section 27(3)(b)(ii) of the FTAA: Source Protection Zone

The Notice of Decision for the Brookvale Green referral sought the following information to be submitted with the application:

> *(2)(b)(ii) information on any discussions held, and any agreements made, between the authorised person, Hastings District Council and Hawkes Bay Regional Council on any necessary measures required to ensure the protection of the region's drinking water source.*

The application has addressed this recommendation. Refer to the summary in Section 2.3 above.

4.0 Mana Whenua

4.1 Relevant Iwi, Hapū and Treaty Settlement Entities

This section identifies the iwi authorities, hapū, marae representatives and Treaty settlement entities relevant to the Brookvale Green Project, and summarises the engagement undertaken during the referral and substantive application phases.

The relevant parties have been identified through the FTAA consultation requirements, the Minister's Notice of Decision, relevant Treaty settlement legislation, HDC advice, and engagement with mana whenua representatives.

The substantive application Planning Report identifies the relevant Treaty settlement legislation as the Heretaunga Tamatea Claims Settlement Act 2018 and the Hawke's Bay Regional Planning Committee Act 2015. The relevant iwi authorities and Treaty settlement entities identified for the Project are:

- Ngāti Kahungunu Iwi Incorporated
- Tamatea Pōkai Whenua
- Te Taiwhenua o Heretaunga
- Hawke's Bay Regional Planning Committee

The Minister's Notice of Decision also identified the following persons and groups from whom the Panel must invite comments:

- Te Taiwhenua o Heretaunga;

- representatives of Ruahāpia Marae, including Ngāti Hāwea and Ngāti Hori;
- representatives of Matahiwi Marae, including Ngāti Hāwea and Ngāti Kautere;
- representatives of Waipatu Marae, including Ngāti Hāwea, Ngāti Hori and Ngāti Hinemoa; and
- representatives of Kohupātiki Marae, including Ngāti Hinemoa and Ngāti Hori.
- Māori groups identified in the list provided to the Minister also included Ngāti Kahungunu Iwi Incorporated, Tamatea Pōkai Whenua and the Hawke's Bay Regional Planning Committee.

Engagement to date has occurred through Tamatea Pōkai Whenua and Waipatu Marae (representing Ngāti Hāwea, Ngāti Hori and Ngāti Hinemoa).

Further engagement has been sought with the other identified iwi and hapū representatives and Treaty settlement entities and no responses have been forthcoming. Where no response has been received, no reasons have been provided.

4.2 Referral Consultation

Consultation with iwi and hapū commenced with initial engagement undertaken with Tamatea Pōkai Whenua following direction from HDC on the appropriate mana whenua contacts for the project area.

The Applicant engaged with representatives of Tamatea Pōkai Whenua, including [redacted] and [redacted], and arranged a site visit in June 2025. The invitation to attend the site visit was also extended to Kohupatiki, Te Heipora Trust, Ruahāpia and Matahiwi Marae. A copy of the project concept was provided with the invitation to assist understanding of the proposal and the potential matters for discussion.

Following the site visit, a hui was held at Waipatu Marae in July 2025. The key matters discussed through this engagement related to ecology, environmental outcomes, cultural values, and the names and history associated with the land. Following the hui, the Applicant continued correspondence regarding the preparation of a Cultural Impact Assessment ("CIA") by [redacted] on behalf of Waipatu Marae, Ngāti Hinemoa, Ngāti Hori and Ngāti Hāwea.

The CIA was provided to the Applicant in August 2025. The CIA identified that the proposal has the potential to result in positive cultural effects where local waterways, including Te Karituwhenua, Mangateretere and Herehere, are enhanced and not degraded. It also identified that there were no insurmountable cultural barriers to the proposal, provided environmental and heritage values are protected. The CIA further identified opportunities for mana whenua visibility through street and place naming, including names associated with tīpuna and the original Te Mata ownership history. The CIA noted that, due to referral application timeframes, it had been prepared for Waipatu Marae, Ngāti Hinemoa, Ngāti Hori and Ngāti Hāwea, and that other marae or entities had not been separately consulted on input into the CIA at that stage.

4.3 Substantive Consultation

Following acceptance of the Project for referral, the Applicant re-engaged with both Te Taiwhenua o Heretaunga and Tamatea Pōkai Whenua as part of the substantive application process with introductory emails issued in early 2026.

The purpose of this further engagement was to provide an update on the Project, outline the anticipated timing for lodgement of the substantive application, and provide updated information on the proposal as it had developed since referral. A presentation video package was prepared and provided to both Te Taiwhenua o Heretaunga and Tamatea Pōkai Whenua for this purpose in May 2026. A copy of the correspondence set is provided in **Attachment 4**.

Tamatea Pōkai Whenua confirmed that they shared the updated project information with the iwi, hapū and marae that it serves in relation to the Project area. No further written response or formal feedback has been received from Tamatea Pōkai Whenua, Te Taiwhenua o Heretaunga, Waipatu Marae, or other iwi, hapū or marae representatives in response to the substantive application update.

4.4 Incorporation of Mana Whenua Feedback into Project Design and Conditions

In the absence of further recent feedback on the Project, the Applicant has continued to rely on the CIA prepared for the referral application as the primary mana whenua input into the substantive application. That assessment has continued to inform the finalisation of the proposal, technical assessments, mitigation measures and draft conditions.

In particular, the proposal continues to respond to the matters raised in the CIA through its focus on water quality, ecological restoration and enhancement of the site's waterways and wetland environments. The Project includes significant restoration and enhancement of Watercourse 1 and Watercourse 2, stormwater treatment and monitoring, indigenous riparian and wetland planting, fauna management and construction-phase controls to protect the receiving environment.

The Project also recognises the opportunity identified in the CIA for mana whenua visibility through naming, interpretation and acknowledgement of the cultural history associated with the land. The Applicant remains open to further engagement on these matters as the Project progresses through detailed design and implementation and has included an advice note on the Road Signs condition advising engagement with Tamatea Pōkai Whenua when the time comes.

5.0 Department of Conservation

5.1 Referral Consultation

Referral-stage consultation was undertaken with the DOC because the Project sought, on a conservative basis, approval under section 53 of the Wildlife Act 1953 for the handling or incidental harm of indigenous lizards that may be present within the Site. A meeting was held with DOC in September 2025. DOC provided preliminary feedback and was generally supportive of the conservative ecological approach proposed for the Project. DOC provided a Fast-track Pre Lodgement Consultation Summary memo prior to lodgement of the referral application. Key matters raised by DOC included:

- the purpose and scope of Wildlife Act approvals, including the need to authorise activities that would otherwise be an offence under the Wildlife Act;
- the need to consider approval requirements under the Freshwater Fisheries Regulations;
- the importance of designing culverts in accordance with the New Zealand fish passage guidelines;

- the need for the substantive application to address aquatic fauna, avifauna, lizards, bats and ecological values;
- the potential for downstream effects within the wider catchment, including the Clive and Ngaruroro Rivers;
- the importance of maintaining ecological corridors, protecting or rehabilitating wetlands, maintaining native fauna values and providing for fish passage;
- Treaty partner and Treaty settlement considerations, including the Heretaunga Tamatea Claims Settlement Act 2018; and
- the opportunity for further engagement with DOC prior to lodgment of any substantive application.

The referral-stage consultation with DOC informed the scope of the ecological assessment work required for the substantive application, including the approach to indigenous fauna management, fish passage, wetland and stream effects, and the proposed Wildlife Act approval.

5.2 Substantive Consultation

DOC was provided with the draft Ecological Assessment, draft FMP and masterplan in May 2026. A meeting was held with DOC, and further information, including proposed conditions, was provided. DOC's pre-lodgement consultation summary memo is provided in in the **Attachment 5**. DOC's feedback and the Applicant's response are summarised in **Table 3** below.

Table 3: DOC Feedback Table & Applicant Response

No.	Stakeholder Feedback	Applicant Response / Application Change
1	Theme 1: Authorisations	
1.1	**Specific species**: DOC noted that the authorised activity should refer to the specific species authorised by the approval.	The approval sought and proposed conditions has been updated to identify the relevant indigenous lizard species authorised to be captured, handled and relocated.
1.2	**Incidental killing**: DOC noted that the authorisation, as drafted, does not authorise incidental killing of lizards.	The approval sought has been updated to include incidental killing.
1.3	**Certification:** DOC advised that the FMP required by the Wildlife Act conditions, and any updates to that plan, should be certified by the Council, as DOC will administer the Wildlife Act approval conditions.	The proposed Wildlife Act conditions provide for Hawkes Bay Regional Council certification / approval of the FMP.
1.4	**Approval consistency**: DOC recommended an advice note confirming that, where there is any inconsistency between the resource consent and Wildlife Act approval, the Wildlife Act approval prevails.	An advice note has been included in the proposed conditions.

No.	Stakeholder Feedback	Applicant Response / Application Change
1.5	**Invited comments**: DOC noted that statutory bodies listed in Schedule 7 may be invited by the Panel to comment on the application.	Any comments received through the FTAA process will be considered and responded to as part of the application process.
2	Lizard Management Measures	
2.1	**Management:** DOC recommended that lizard management measures be set out clearly, including identification of habitat, capture, handling, containment, translocation, release site criteria, monitoring, reporting and contingency procedures.	These matters are addressed comprehensively in the FMP and are summarised in **Volume C**.
2.2	**Pitfall Traps:** DOC noted that pitfall traps installed under artificial cover objects should be installed and left in place for a minimum of six weeks, rather than four weeks.	The FMP has been updated to reflect DOC's recommended minimum trap acclimation period.
2.3	**Pest Control:** DOC recommended that, if lizard populations are found, animal pest control measures should be maintained.	Pest control is proposed for the lizard release areas, including pre-release pest control and post-release maintenance in accordance with the FMP.
3	Bird & Bat Management Measures	
3.1	**Bird surveys:** DOC noted that bird surveys should be carried out prior to works to determine whether nesting birds are present	Bird management measures are addressed in the FMP and proposed conditions, including pre-clearance checks and seasonal restrictions where required.
3.2	**Lighting effects**: DOC raised potential lighting effects, particularly on bats and nocturnal birds.	Lighting for the development has been designed to comply with the HDC Engineering Code of Practice.
3.3	**Tree felling:** DOC noted that bat management should be consistent with DOC's protocols for minimising the risk of felling occupied bat roosts.	Bat management measures are included in the FMP and proposed conditions, including pre-clearance checks and management measures for tree removal.
4	Fish & Freshwater Management Measures	
4.1	**CFF Approval**: DOC advised that culverts or diversions may require Complex Freshwater Fisheries Activity approval, and that structures affecting fish passage should be designed in accordance with the New Zealand Fish Passage Guidelines.	This matter is addressed separately in the substantive application approvals package. Complex Freshwater Fisheries Activity approval is not required as the proposed works do not trigger this approval.
4.2	**Management**: DOC recommended that fish management be addressed for stream works, dewatering, culvert works and fish salvage / relocation.	Fish management is addressed through the FMP and relevant stream works conditions via the regional consents.

No.	Stakeholder Feedback	Applicant Response / Application Change
4.3	**Freshwater values**: DOC sought further information on freshwater values, including no net loss of freshwater ecosystem extent, wetland creation, stream habitat and effects management hierarchy.	These matters have been addressed in the updated Ecological Assessment Report.
4.4	**Downstream catchment**: DOC noted downstream catchment considerations, including the Clive and Ngaruroro Rivers and the water conservation order.	Downstream freshwater and stormwater effects are addressed in the **Volume A** Planning Report and appended material. In summary, best practice stormwater management is proposed to ensure water quantity and quality is appropriately managed.
5	Broader Effects & Statutory Consideration	
5.1	**Separate FMPs**: DOC noted that the FMP also includes measures for birds, bats and fish, and provided comments on those matters. DOC recommended that separate management plans be prepared for each fauna.	It is not considered necessary to split the FMP up into bespoke fauna management plans. The FMP as it is currently drafted addresses the requirements of the relevant approvals and appropriately mitigates and avoids adverse effects for all species identified by DOC.
5.2	**Statutory assessment**: DOC commented on relevant statutory planning document considerations, including maintaining ecological corridors, protecting or rehabilitating wetlands, maintaining native animal species and freshwater fisheries values, and providing for fish passage.	These matters are addressed in the **Volume A** Planning Report and appended material.

DOC's feedback has informed refinement of the Wildlife Act approval material, proposed conditions and FMP. In particular, the authorisation sought has been updated to identify the relevant lizard species, include incidental killing on a precautionary basis, and clarify the relationship between the Wildlife Act approval and the resource consent conditions.

The FMP has also been updated to provide clearer lizard management procedures. Wider fauna and freshwater matters raised by DOC are addressed through the updated Ecological Assessment Report, FMP and proposed consent conditions. These include bird and bat management, fish salvage and relocation, fish passage, wetland and stream effects, freshwater values and construction-phase controls.

The Applicant considers that the final application material appropriately responds to DOC's technical feedback and provides a coordinated management framework for indigenous fauna and freshwater ecological values.

6.0 Unison Networks Limited

Unison, the district electricity network provider, confirmed by letter dated 13 May 2026 (**Attachment 6**) that power can be supplied to the proposed development from its existing network feeder.

Unison also confirmed that the neighbouring property at 104 Arataki Road ([redacted] is currently supplied by an overhead line and easement through 174 and 176 Brookvale Road. As part of the redevelopment of the Site, a new connection will be provided to 104 Arataki Road to ensure power supply to that property is maintained. The final location and details of that relocated connection will be confirmed through detailed design, with easements provided where required to secure ongoing access.

Specific power supply requirements for the development will continue to be coordinated with Unison through the detailed design and engineering approval process.

7.0 Adjacent Land

The Applicant has undertaken consultation with all owners of the adjoining landholdings – refer to **Figure 1** below. A schedule of these parties, including legal descriptions, ownership and occupancy details, is included in **Attachment 7**.

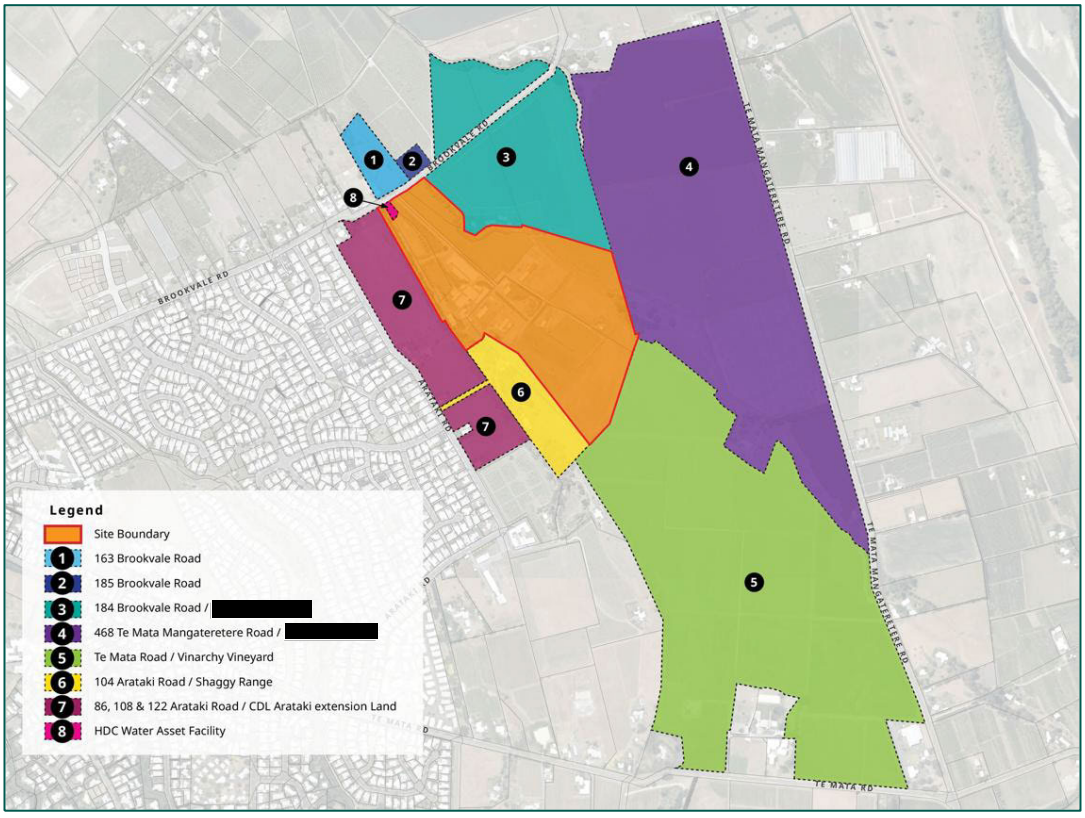

Figure 1: Neighbouring Properties Map (Source: B&A)

Engagement has included written correspondence, meetings, provision of the Brookvale Green consultation package, sharing of draft technical information where relevant, and follow-up discussions on property-specific matters.

The main matters raised by adjacent landowners have related to stormwater and flooding, rural interface and reverse sensitivity, rural character, density, landscape outcomes, and coordination of infrastructure works.

This consultation has provided the Applicant with an understanding of local concerns, which have been considered in the development of the Project and supporting technical assessments, including those relating to stormwater and reverse sensitivity.

Overall, the consultation demonstrates that adjacent landowners and occupiers have been given the opportunity to engage with the Project prior to lodgement, and that their feedback has been recorded and taken into account in the preparation of the application.

7.1 163 Brookvale Road / [redacted]

Key Issues: *Stormwater & Flooding*

Written support: *Received from the property owners.*

The Applicant engaged with the owners of 163 Brookvale Road during the substantive application process, including meetings and correspondence regarding the proposal (refer to **Attachment 7A**). Key matters raised related to existing stormwater issues affecting the property, the condition and function of the watercourse corridor, and the potential for the Project to improve downstream stormwater management.

In response, the Applicant provided stormwater modelling information and an overview of the proposed stormwater management strategy, Brookvale Road culvert upgrades and associated works. The modelling shows that the proposal will reduce flooding around the garage / outbuilding area, while a localised increase in flood level is contained within the existing eastern channel and away from buildings and more sensitive areas. The Applicant also confirmed a willingness to discuss minor works and maintenance within the watercourse corridor where this would improve stormwater function and resilience.

7.2 185 Brookvale Road / [redacted]

Key Issues: *Stormwater & Flooding*

Written support: *Received from the property owners.*

The Applicant engaged with the owners of 185 Brookvale Road, including meetings and follow-up correspondence (refer to **Attachment 7B**). The owners sought to understand the masterplan, stormwater design and potential flooding effects on their property.

In response, the Applicant and Maven provided extracts of the pre and post-development flood modelling. Maven advised that the proposed stormwater solution, including additional culverts under Brookvale Road, will reduce current flooding on the [redacted] by redirecting flows away from the driveway low point and into the channels within 163 Brookvale Road. A small localised increase near Brookvale Road was identified between the table drain and bund, but modelling confirms this is not overtopped. A small increase to the rear of the house was also identified, but this is lower than and removed from the dwelling.

7.3 184 Brookvale Road / [redacted]

Key Issues: *Stormwater & Rural Interface*

Written support: *Received from the property owners.*

The Applicant has engaged with the owners of 184 Brookvale Road through the development of the Project (**Attachment 7C**). The primary matters discussed related to stormwater management, flooding, and the interface between the proposed development and their property.

As part of this process, the Applicant has acquired a portion of the 184 Brookvale Rd property through a boundary adjustment around the existing stream corridor. This enables the stream corridor to be incorporated within the Brookvale Green site and managed as part of the overall stormwater and ecological enhancement network for the Project.

This land acquisition and boundary adjustment has assisted in providing a coordinated stormwater management response, including the ability to manage the full stream corridor and associated flood conveyance area within the development. It also provides a substantial green corridor along the interface with the [redacted]

7.4 468 Te Mata Mangateretere Road / [redacted]

Key Issues: *Reverse sensitivity, Stormwater & Flooding*

Written support: *Received from the property owners.*

The Applicant has engaged with the property owners regarding the proposal, including rural interface matters and the potential stormwater effects associated with the Project (refer to **Attachment 7D**).

Earlier feedback raised reverse sensitivity matters, including concern that future residential neighbours could constrain existing or future rural activities. In response, the Applicant confirmed that rural interface and reverse sensitivity effects would be addressed through the design and assessment process. The substantive application includes a rural interface response, including physical separation afforded by the location of the planted stream corridor and technical assessment of reverse sensitivity matters.

Following updated stormwater modelling requested through HDC feedback, the Applicant also advised the [redacted] owners of a localised modelled increase in flood level within the existing channel along the western boundary of their property. The increase remains contained within the existing channel and does not spill onto farmland, farm tracks, accessways, grazing land or productive areas. Maven's assessment is that the change is localised and acceptable, with the broader stormwater approach providing an overall improvement in stormwater management through the Site and wider catchment.

7.5 Vinarchy Vineyard / Te Mata Road

Key Issues: *Reverse sensitivity, Stormwater & Flooding*

Written support: *Received from the property owners.*

The Vinarchy Vineyard land is under the same ownership as the [redacted] at 468 Te Mata Mangateretere Road. Engagement with the owners is summarised in Section 7.4 above.

7.6 [redacted] Property

Key Issues: *Construction coordination between developments*

Written support: [redacted] *provided support at referral stage. No further substantive comments or concerns were provided at substantive stage.*

The Applicant has engaged with [redacted] owner of the adjoining Arataki Extension land to the west (86, 108 & 122 Arataki Road) which has recently been approved for urban residential development through the Fast-track process.

CDL provided support for the Project at the referral stage. During the substantive application phase, the Applicant engaged with CDL regarding construction coordination and the Brookvale Road / Road 3 interface between the Brookvale Green site and the approved Arataki Extension development. CDL did not provide any further substantive comments or raise any concerns in response to the substantive application material.

Attachment 7E outlines the discussion held regarding construction coordination at the Brookvale Road interface.

7.7 Arataki Road Residents [redacted]

Key Issues: *Density, Neighbourhood Character, Architectural Design, Stormwater Design, Infrastructure Capacity, Social Housing, Road Design, Landscaping*

Written support: *No written support provided for the proposal. Density remains the principal outstanding matter.*

The Applicant engaged with [redacted] a local resident from Arataki Road to the west. Feedback initially related to section sizes, architectural outcomes, landscaping, road widths, infrastructure capacity, stormwater design, social housing and wider concerns about medium-density housing and neighbourhood character (Attachment 7F). Through the consultation process, the Applicant provided further information and explanation in relation to these matters. The Applicant understands that density remains the principal unresolved issue.

The Applicant acknowledges that agreement has not been reached on the proposed density. However, the Applicant maintains that the masterplan represents a high-quality, best-practice and well-considered design response for the Site, having regard to the need to provide housing choice, the Site's physical constraints and opportunities, the surrounding urban and rural context, and the technical inputs that have informed the proposal.

The Applicant agreed with [redacted] on the importance of high-quality architectural, landscape and streetscape outcomes, although alignment on what this entailed differed. In response, the Applicant confirmed that the development will include a range of housing typologies supported by urban design controls, landscape treatment, street tree planting, parking provision and transport design measures to deliver a high-quality residential environment.

7.8 104 Arataki Road / [redacted] Property

Key Issues: *Reverse sensitivity effects, boundary conditions, rural character and outlook, development future proofing, stormwater, servicing, groundwater, ecology and water sustainability.*

Written support*: No support provided for the proposal*

The Applicant has undertaken detailed engagement with [redacted], owners of 104 Arataki Road and operators of Shaggy Range Day Care for Dogs and the Christmas Tree farm

(**Attachment 7G**). The property adjoins the western / south-western part of the Site and is also located adjacent to the approved Arataki development to the west.

Engagement included phone discussions, written correspondence, provision of the consultation package, meetings, and provision of draft expert reports including the acoustic assessment, rural interface assessment, hydrogeology, and stormwater material. Key matters raised in detailed feedback related to reverse sensitivity, fencing and setbacks, future access / planning integration, electricity supply, bore-water and stormwater effects, and landscape / ecological outcomes.

In addition to the consultation package and draft technical material initially provided, the property owners requested further expert analysis in relation to specific matters raised in their feedback. The Applicant updated the relevant expert reports and provided the relevant material to the owners for review and comment prior to lodgement. No further response was received before lodgement. Accordingly, while the owners' concerns are acknowledged as remaining unresolved, the Applicant considers that it has made reasonable and substantive efforts to understand, assess and respond to the matters raised. The key issues and discussion points are summarised in **Table 4** below.

Table 4: 104 Arataki Road Feedback & Applicant Response

No.	Neighbour Feedback	Applicant Response / Application Changes
1	Theme 1: Reverse sensitivity effects on farming activities	
1.1	Concern that future residential neighbours could constrain existing rural and farming activities on 104 Arataki Road. These activities include sheep, beef and poultry farming, Christmas tree sales, spray use, shelterbelt trimming, controlled fires, rabbit control, occasional on-site stock processing, stock truck movements, dust, odour and machinery noise.	The Applicant confirmed that rural interface effects have been assessed through the rural interface, acoustic, landscape and planning assessments appended to the application. The proposal includes larger lots along the relevant rural interface, building setbacks, shelterbelt / buffer planting and title instruments to manage rural interface effects. A full discussion on the reverse sensitivity effects is provided in Section 8.3 of **Volume A**.
1.2	Sought a no-complaints covenant to protect those activities and requested that future residents be made aware that dumping waste over the boundary would be unacceptable.	The Applicant does not consider a no-complaints covenant necessary on the basis that the expert evidence did not identify an unmitigated reverse sensitivity effect requiring that response and that the other design measures provide a suitable response.
2	Theme 2: Shaggy Range Day Care for Dogs	
2.1	Concern about the ongoing operation of Shaggy Range Day Care for Dogs, which operates from 104 Arataki Road under resource consent RMA20170139. Future Brookvale Green residents may be directly affected by dog barking. Sought confirmation that a no-complaints	The Applicant asked Styles Group to revisit the reverse sensitivity assessment with specific regard to Shaggy Range and the interface with 104 Arataki Road. Styles Group concluded in their Acoustic Assessment (**Appendix 15**) that Brookvale Green will not introduce a new noise

No.	Neighbour Feedback	Applicant Response / Application Changes
	covenant would be placed on Brookvale Green titles to protect Shaggy Range's ongoing operation.	constraint on Shaggy Range because the dog daycare is already required to comply with its consented noise limits at existing and consented notional boundaries that are closer than the proposed Brookvale Green lots. On that basis, a no-complaints covenant is not considered necessary.
3	Theme 3: Boundary Controls	
3.1	**Fencing:** The [redacted] requested a fit-for-purpose boundary fencing solution. They suggested that a 2m high solid fence to assist with noise and dog management, and that other parts of the boundary may require mesh fencing. They also advised that any fence would need to be stock proof and able to exclude dogs from future residential properties, as wandering dogs could harm sheep and lambs and disrupt the operation of Shaggy Range.	The Applicant does not propose a solid acoustic fence along this boundary, as this is not required for acoustic mitigation. A solid fence is also not considered practical along parts of the boundary where there is already a substantial shelterbelt / hedge located on or close to the boundary line. Instead, the Applicant proposes a 2m high rural stock-proof boundary fence to provide a clear and secure interface between the residential lots and 104 Arataki Road, including to assist with stock control and dog exclusion. This fencing will be supported by the proposed 10m building setback and 5m landscape strip with screening trees along the boundary interface.
3.2	**Single Storey:** Requested that dwellings near the boundary with 104 Arataki Road be limited to single-storey to reduce potential effects.	The Applicant does not propose a single-storey restriction on boundary lots. Instead, the proposal provides for a minimum 10m building setback from the boundary with 104 Arataki Road, together with a 5m landscape strip incorporating screening trees. The Applicant considers that this combination of physical separation, landscape screening, rural interface assessment and planning assessment at Volume A appropriately manages the interface.
3.3	**Setbacks:** Sought appropriate setbacks and planting to reduce potential conflict between future residents and their existing activities.	
4	Theme 4: Future Proofing	
4.1	The [redacted] raised concern that approval of Brookvale Green and the adjacent Arataki development could leave 104 Arataki Road as a rural island between two urban developments. They advised that, while development of their property was not currently of interest, they did not want to restrict future generations or future owners. They encouraged future-proofing for potential	The Applicant has considered this matter in the context of the Site, the surrounding road network, topography constraints, and the wider strategic planning framework. Brookvale Green does not propose a vehicle connection or paper road to 104 Arataki Road, and no such linkage is required to service or integrate the Project. The Johnston property has an existing wide access to Arataki Road, which could provide a practical access

No.	Neighbour Feedback	Applicant Response / Application Changes
	access and utility connections, including through possible paper road or connection options.	point if that land were ever developed in the future. The proposal therefore does not prevent or materially constrain future access to 104 Arataki Road. Servicing and utilities for any future development of that property would be a matter for a future owner and future consenting process.
5	Theme 5: Rural character and outlook	
5.1	Development of the Site would replace their existing outlook over fields and vineyards towards the Tukituki River with a residential outlook. They acknowledged that the former mushroom factory buildings are visually unattractive, but noted that mature gum trees currently provide screening and bird habitat.	The application includes a comprehensive Landscape Visual Assessment (**Appendix 13**), larger lots near the rural interface, landscape buffers, significant areas of indigenous planting and stream restoration. These measures have been incorporated to manage the transition between the development and adjoining properties and to improve the Site's overall landscape and ecological condition. A more comprehensive assessment is provided in the LVA and Section 8.4 of **Volume A**.
6	Theme 6: Ecology	
6.1	Mature gum trees and other vegetation provide habitat for a range of bird species. They encouraged the Applicant to retain established trees where possible, undertake native planting, restore streams and engage with the Hastings / Havelock North Forest & Bird nursery, which operates from part of their property.	The Applicant confirmed that the proposal includes native planting, stream restoration, landscape buffers and a Fauna Management Plan. The mature gum trees will be removed from the Reserve as per consultation with HDC, however, the proposed revegetation of the site is substantial. The Applicant welcomed the opportunity to source plants locally from the Forest & Bird nursery. The nursery provided a plant availability list for consideration.
7	Theme 7: Further expert information	
7.1	Requested further information and expert reporting in response to their concerns.	The Applicant provided the consultation package and subsequently shared a link to draft expert reports, including hydrology, acoustic, rural interface and hydrogeology material. Following further requests from the owners, the Applicant commissioned and completed additional expert analysis on the specific matters raised and provided that material to the owners for

No.	Neighbour Feedback	Applicant Response / Application Changes
		review. No response was received prior to lodgement. The Applicant considers that the matters raised were substantively investigated and responded to, notwithstanding that the owners did not provide further comment on the additional analysis before lodgement.
8	Theme 8: Infrastructure & Servicing	
8.1	**Electricity Supply**: The property is supplied by overhead electricity lines that run through the Brookvale green site. Concern around what would happen to the lines, how any changes would be managed to minimise disruption, and who would be responsible for costs.	The Applicant met with Unison to discuss electricity servicing for Brookvale Green and the ongoing supply to 104 Arataki Road. Unison provided confirmation that there is no issue with retaining power supply to 104 Arataki Rd. Details will be confirmed through the Engineering Approvals phase of the project.
8.2	**Bore water quality**: There is a consented bore head approximately 10m from the boundary with 176 Brookvale Road. Concern that earthworks, increased impermeable surfaces, surface flooding, seepage or unintended flow paths from Brookvale Green could affect the quality or security of their bore water.	In consultation with HDC and HBRC, the Applicant has revisited the groundwater protection proposal for the development. The Hydrogeological Report has been updated and additional management plans prepared to provide further protection to the groundwater sources through the construction phases.
8.3	**Stormwater runoff**: Concern that the proposal may not fully account for water entering the Site from 104 Arataki Road. Concerned that earthworks could alter the drainage pattern and potentially cause their pond or low-lying areas to become a catchment during extreme rainfall events.	Maven has specifically reviewed the flow path and stormwater runoff concerns. Maven has recontoured the landform at this boundary so that the development does not increase flooding at 104 Arataki Road, either in area or relative level, compared with the existing situation. Further a proposed swale will convey surface flows through the Site along with supporting inground drainage infrastructure.
8.4	**Sustainable Water Design**: Recommended water-sensitive design measures in the context of summer water restrictions, proposed water metering, stormwater capacity and reducing contaminants entering waterways.	The application includes a stormwater management approach based on treatment, attenuation, conveyance and restoration of waterways. Broader water efficiency matters have also been considered through the water supply pathway and infrastructure design in consultation with HDC and HBRC in relation to the water transfer consent and low impact design considerations required through that consenting process.

Overall, engagement with the owners has been detailed and substantive, and has informed further technical review of stormwater, bore-water protection, reverse sensitivity, fencing, servicing and landscape matters.

The Applicant acknowledges that the owners remain concerned about the proposal, particularly reverse sensitivity, rural character and outlook. The proposal relies on the combination of building setbacks, landscape screening, stock-proof fencing, acoustic assessment, rural interface mitigation, and proposed conditions / consent notices to appropriately manage the interface with 104 Arataki Road. A fuller assessment is provided in the Volume A Planning Report and appended application material.

7.9 170 Brookvale Road / Water Asset Facility

Key Issues: *Access*

Written support: *Received from the property owners.*

The Water Asset Facility is owned and managed by HDC. The Applicant will provide upgraded access and fencing to the Water Asset Facility as part of the proposed development. This has been agreed by the HDC. Refer to Hastings District Council consultation summary in Section 3.0 above.

7.10 Summary

Overall, adjacent landowner consultation has materially informed the development of the Project, particularly in relation to stormwater modelling, rural interface treatment, block layout, and landscape design. Where specific concerns have been raised, the Applicant has sought to respond through further information, additional technical assessment, design refinement or proposed mitigation.

Written support has been received from the majority of the adjoining landowners. The owners of 104 Arataki Road [redacted] remain concerned about the proposal, as outlined in their feedback.

8.0 Conclusion

The consultation process for Brookvale Green has been constructive and has assisted in identifying the key matters of interest to local authorities, mana whenua, DOC, adjacent landowners, infrastructure providers and other stakeholders.

While the consultation process did not result in agreement on all matters, the Applicant has considered all feedback received. In many cases, the matters raised have informed further technical assessment, design refinement, clarification of the application material, or proposed mitigation. This includes refinements relating to stormwater modelling, source water protection, reserve land, rural interface treatment, landscape design, servicing arrangements, fauna management and draft conditions.

The process has also helped confirm the rationale for key aspects of the proposal, including the overall masterplan structure, western reserve interface, housing mix, stormwater and ecological enhancement approach, and interface response to adjoining rural and residential land. Where

concerns remain, those matters have been acknowledged and addressed through the substantive application material and supporting technical assessments.

Overall, the Applicant considers that the consultation undertaken has contributed to a more robust and responsive proposal. The Applicant remains committed to continuing engagement with key stakeholders through the remaining stages of the Project, including during processing of the substantive application and through detailed design and implementation where required.