

29 August 2025

Vermont Street Partners No. 4 Ltd

Attn: Edward Sundstrum

Via email: s 9(2)(a)

Dear Edward,

Brookvale Green residential development consultation

Vermont Street Partners No. 4 Ltd ('VSP') have consulted with us about their proposed application for resource consent for the residential subdivision and development of their landholdings at 174 and 176 Brookvale Road, known as Brookvale Green under the Fast Track Approval Act. VSP have a contract in place to purchase the property.

We have been provided with the Master Plan and supporting technical documentation for the application and have had the opportunity to discuss the development details.

We understand the key features of Brookvale Green are:

- 189 - 215 residential sites (average lot size of 450m²), supported by an internal road network, stormwater reserve, infrastructure, and landscaping.
- The proposed street network includes indicative opportunity for connections to the CDL site/Arataki Extension Development, creating the potential to create connectivity and integration between the residential developments.
- Open space and stormwater management areas along the common boundary will provide opportunity for enhanced public space, cycling and walking networks between the residential developments.
- We understand that the overall stormwater design, includes several onsite devices which will provide stormwater management to serve the development.

CDL supports the inclusion of any additional development land throughout the Hawke's bay Region which helps to support a well-functioning urban environment and increases competition for the delivery of much needed residential housing supply. The Hawkes Bay community is facing a critical shortage of affordable homes and the region needs to address the sufficiency of its development capacity over the medium term.

As a long-standing developer in the Hawkes Bay ourselves, we understand the issue acutely. Subject to the design being finalised and approved by all necessary parties and stakeholders, CDL supports the proposed application in principle on the basis that additional residential development in the region by a number of developers will be necessary over the medium to long term to allow the region to grow.

Yours sincerely,

A handwritten signature in black ink that reads "Jackson Bull". The signature is written in a cursive, flowing style.

Jackson Bull – General Manager/Senior Development
Manager CDL Land New Zealand Limited

Contact Details:

s 9(2)(a)

From: s 9(2)(a)
To: s 9(2)(a)
Subject: Fwd: Arataki FT Project
Date: Friday, 29 August 2025 12:13:40 pm
Attachments: [image523267.png](#)
[image894436.png](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[2b5072e6-c72d-4d4c-bee3-32b6d76aebec.png](#)
[CDL - Brookvale Green Consultation Letter.pdf](#)

Edward Sundstrum
Managing Director
s 9(2)(a)

Begin forwarded message:

From: Jo Sunde s 9(2)(a)
Date: 29 August 2025 at 12:04:03 PM NZST
To: Edward Sundstrum s 9(2)(a)
Subject: RE: Arataki FT Project

Hi Ed

Please find attached letter from Jackson on behalf of CDL to accompany your application. All the best as you head through this process.

Kind regards,
Jo

woods.co.nz

Jo Sunde
Senior Associate Planner
BPlan (Hons)
s 9(2)(a)

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From: Edward Sundstrum s 9(2)(a)
Sent: Tuesday, 19 August 2025 1:27 pm
To: Jo Sunde s 9(2)(a)

Subject: Re: Arataki FT Project

Thanks Jo.

Please see attached.

Best

Ed S.

From: Jo Sunde s 9(2)(a)

Date: Monday, 18 August 2025 at 11:35 AM

To: Edward Sundstrum s 9(2)(a)

Subject: Arataki FT Project

Hi Ed

Thanks for your time on the phone just now.

As discussed, here is the link to our FT application documentation:

<https://www.fasttrack.govt.nz/projects/arataki/substantive-application>.

The contact details for the neighbours on Brookvale Road are:

- **163 Brookvale Road** – Barry Keane: s 9(2)(a) (lives in Wellington)
- **185 Brookvale Road** – Suzy and Tony Martin: s 9(2)(a)

I understand that Hayden owns this property on Arataki Rd:

Please send through your draft letter when you are ready to do so.

Kind regards,

Jo

woods.co.nz

Jo Sunde
Senior Associate Planner
BPlan (Hons)
s 9(2)(a)

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