Attachment 3

Heretaunga Hastings District Council Consultation

Attachment 3

Attachment 3 – HDC Emails

[redacted]

From: [redacted]
Sent: Wednesday, 25 February 2026 12:37 pm
To: [redacted]
Cc: [redacted]
Subject: RE: Brookvale Green Fast Track - Substantive Application - Preliminary Meeting with Hastings DC
Attachments: 2026 - 2 - 18 - Meeing with HDC staff - Minutes (CS).docx

Hi [redacted]

Just some minor additions to the minutes. I forgot to mention [redacted] name as our development engineer, so included him in there.

In terms of contacts

[redacted] – Public Spaces Planning Manager
[redacted] Public Spaces Policy Planner

These two would be the main points of contact for your open space design and requirements. The Group Manager of Infrastructure [redacted] would like need to be involved with the discussion around the acquisition of land, but maybe take the lead from Anna and Sara.

Other key people who were involved in the earlier discussions:

[redacted] - 3 Waters Growth and Development Manager
[redacted] – Development Engineer Consents
[redacted] – Transportation Policy and Planning Manager
[redacted] – Principal Advisor District Development
[redacted] - Pou Ahurea - Advisor Relationships, Responsiveness & Heritage

Ngā mihi

[redacted]
Team Leader Environmental Policy
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Wāea/Phone [redacted]

From: [redacted]
Sent: Thursday, 19 February 2026 12:46 PM
To: [redacted]
Cc: [redacted]
Subject: RE: Brookvale Green Fast Track - Substantive Application - Preliminary Meeting with Hastings DC

Afternoon all,

Thanks again for your time yesterday morning. Please find attached my more detailed notes from the meeting. If there any amendments or additions, let me know, otherwise I will finalise these.

In the meantime, can you please pass on the contact details for who we should get in touch with at HDC Parks department to discuss re the HDC reserve strip between CDL Arataki Extension / Brookvale Green site and also re park design.

Ngā mihi | Kind regards,

[redacted]
Partner
[redacted]

B&A Urban & Environmental

barker.co.nz

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-----Original Appointment-----
From: [redacted]
Sent: Friday, 30 January 2026 1:39 pm
To: [redacted]
Cc: [redacted]
Subject: Brookvale Green Fast Track - Substantive Application - Preliminary Meeting with Hastings DC
When: Wednesday, 18 February 2026 11:00 am-12:00 pm (UTC+12:00) Auckland, Wellington.
Where: Microsoft Teams Meeting

Shifting this meeting until Wednesday as per the chat with [redacted] this morning. We will come into the HDC offices, and looking forward to catching up on this project.

Microsoft Teams meeting

Join:

https://teams.microsoft.com/meet/44644476536716?p=ZbzcV8PMOP6k6D05d9

Meeting ID: [redacted]
[redacted]

Need help? | System reference

For organizers: Meeting options

Attention:

The information contained in this message and or attachments is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of

[redacted]

From: [redacted]
Sent: Monday, 2 March 2026 8:44 am
To: [redacted]
Cc: [redacted]
Subject: RE: Brookvale Green Fast Track - Substantive Application - Preliminary Meeting with Hastings DC

Follow Up Flag: Follow up
Flag Status: Completed

Hi [redacted]

Thanks for your email.

[redacted] and I would be happy to meet with you. [redacted] has limited availability this week — would next Tuesday or Wednesday work for you?

Could you also please clarify which access reserve you're referring to? One is a Three Waters asset and the other is an Open Space reserve. If your query relates to the Three Waters asset, it would be helpful to have [redacted] join the meeting as well.

I look forward to hearing from you.

Kind regards

[redacted]
Public Spaces Policy Planner
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Wāea/Phone [redacted]

From: [redacted]
Sent: Thursday, 26 February 2026 8:32 PM
To: [redacted]
Cc: [redacted]
Subject: FW: Brookvale Green Fast Track - Substantive Application - Preliminary Meeting with Hastings DC

Hi [redacted]

As per the below, we are keen to meet with you to talk about the Brookvale Green fast track, and in particular:

- open space design and requirements
- Possible acquisition of the access reserve along the western boundary adjoining the CDL site.

How are you placed next week at the following times to catch up?

- Wednesday 4/3: 11am – 4pm
- Thursday 5/3: 9am – 11am or 2pm – 4pm
- Friday 6/3: 10am – 3pm

Ngā mihi | Kind regards,

[redacted]
Partner
[redacted]

barker.co.nz

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Sent: Wednesday, 25 February 2026 12:37 pm
To: [redacted]
Cc: [redacted]
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Ngā mihi

[redacted]
Team Leader Environmental Policy
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Wāea/Phone [redacted]

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In the meantime, can you please pass on the contact details for who we should get in touch with at HDC Parks department to discuss re the HDC reserve strip between CDL Arataki Extension / Brookvale Green site and also re park design.

Ngā mihi | Kind regards,

[redacted]
Partner
[redacted]

B&A Urban & Environmental

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Meeting ID: [redacted]
[redacted]

Need help? | System reference

[redacted]

From: [redacted]
Sent: Thursday, 12 March 2026 12:30 pm
To: [redacted]
Cc: [redacted]
Subject: Brookvale Green Fast Track - Additional Access Proposal to Brookvale Road
Attachments: XR-PR SITE ENTRY-New entrance.pdf

Hi [redacted]

Thanks for your time on Tuesday, as discussed, please find attached the potential alternative access solution which would provide a public road connection past the Water pump station, to Brookvale Road.

Summary of initial aspects below:

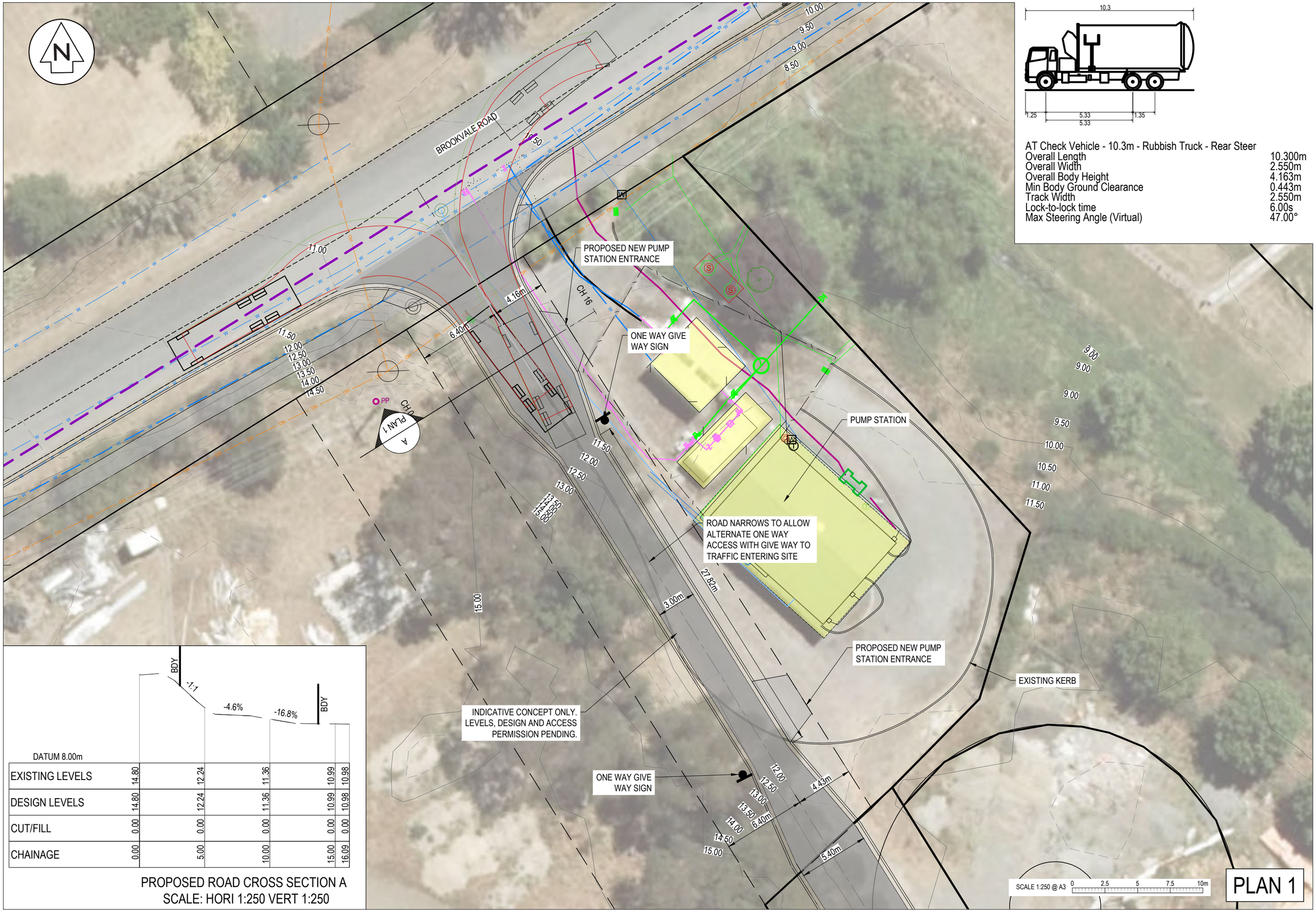
1. Dual-way entrance to enable tracking of any service vehicles etc for HDC and contractors.
2. Reduce down to one way (3m shown but could be 3.5 as needed) to ensure this is not a through road, and to enable greater working room from HDC assets).
3. We have shown two vehicle crossings which we would form for access to the infrastuture, location is WIP, so would welcome your feedback.
4. Footpath location TBC, but ideally we could utilise the reserve area to the west.
5. Extent of existing ROW easement is shown in dashed line; as is the existing fences.
6. Will be a batter back up from roadway to reserve area to avoid retaining, or could be retaining if this was desired / or could regrade wider area including reserve for the ultimate outcome.

Justification for the access. At a high level we see a lot of positives with including this in the Brookvale Green development:

1. **Improved resilience**, allowing for a secondary entrance/exit point, which is more elevated from Brookvale Road. Addresses comments made by Council throughout the consultation held to date.
2. **Improved connectivity**, to the development noting that through the design we will look to limit people
3. **Improved access to HDC assets**, this is an added benefit in terms of removing maintenance etc from the current gravelled access situation with a proper formed access linking to the roading connection onto Brookvale Road.

We trust this is enough information for you to have a discussion with the Water Asset Manager. If you need anything further, or there would be benefit in a further discussion on this, please get in touch with Toby or I. Otherwise, we would appreciate getting confirmation of the agreement in principle to pursue this option within the masterplan for the substantive application.

Ngā mihi | Kind regards,



AT Check Vehicle - 10.3m - Rubbish Truck - Rear Steer

Overall Length	10.300m
Overall Width	2.550m
Overall Body Height	4.163m
Min Body Ground Clearance	0.443m
Track Width	2.550m
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	47.00°

DATUM 8.00m

EXISTING LEVELS	14.80	12.24	11.36	10.99	10.98
DESIGN LEVELS	14.80	12.24	11.36	10.99	10.98
CUT/FILL	0.00	0.00	0.00	0.00	0.00
CHAINAGE	0.00	5.00	10.00	15.00	16.09

PROPOSED ROAD CROSS SECTION A
SCALE: HORI 1:250 VERT 1:250

[redacted]

From: [redacted]
Sent: Tuesday, 31 March 2026 9:38 pm
To: [redacted]
Cc: [redacted]
Subject: RE: Brookvale Green - Public Spaces Discussions
Attachments: IDEAS FOR PLAY NODES.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hi [redacted]

Further to below. Please find attached some play node inspiration prepared by our playground specialist. Kirsty has lots of good ideas and am happy to include her in future discussions, once you prepare some draft design information for our consideration. We will wait to hear from you.

Kind Regards, [redacted]

[redacted]
Public Spaces Planning Manager
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Wāea/Phone [redacted]

From: [redacted]
Sent: Monday, 30 March 2026 5:46 PM
To: [redacted]
Cc: [redacted]
Subject: RE: Brookvale Green - Public Spaces Discussions

Hi [redacted]

Thanks for sharing the meeting summary, it accurately reflects our discussion. We'd like to reiterate a couple of key points from our perspective.

As discussed, a traditional urban neighbourhood playground is not supported in this location. This is due to both level of service considerations and the site's position and topography. As discussed, the development sits on the fringe of the village and in a lower-lying area, which would limit the effective catchment of a standard playground.

That said, we see the sites characteristics as an opportunity to take a different approach. Its fringe urban setting, green corridors, stormwater connections, and stream environment lends itself to a more integrated, landscape-led outcome rather than a conventional playground. There is strong potential to explore informal, nature-based play that responds to the contours and dimensions of the site and interacts with the stream and surrounding features.

This could include a series of informal play nodes or bespoke elements embedded within the landscape, potentially forming a looped experience through the development and connecting to the wider network (e.g. Brookvale Road and adjoining areas). Incorporating play “along the way” particularly within retained tree stands or along key movement routes, using a natural material palette could be especially effective in this context:



As noted, we understand you’ll be preparing a design for further discussion. We look forward to reviewing this and continuing to work together to explore these opportunities. I am happy to have our planner who designs our playgrounds put together a palette of what might work in this location if helpful, but understand it also needs urban design and landscape architect inputs.

For your awareness, the parks team has arranged a boundary survey of the reserve strip to determine exact boundary position in relation to the eucalyptus trees. Our intention is to share this with you, as am of the view the interface and connections will require a combination of recontouring and retaining and geotechnical involvement.

Kind Regards,

[redacted]
Public Spaces Planning Manager
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Wāea/Phone +[redacted]

From: [redacted]
Sent: Thursday, 26 March 2026 2:54 PM
To: [redacted]
Cc: [redacted]
Subject: RE: Brookvale Green - Public Spaces Discussions

Hi [redacted]

Thanks again for your time alongside [redacted] earlier. Please see below a brief summary of the key discussion points and agreed actions.

Key points

- Council confirmed that a neighbourhood playground is not supported within the Brookvale development, citing level of service requirements and operational costs for maintaining additional playgrounds.
- VSP challenged this thinking in terms of the:
    - Addition of 215 new allotments, ratepayers and development contributions as a result of Brookvale Green and a reasonable expectation that some playground be provided to service the development
    - That the Brookvale Structure Plan didn't contemplate the CDL extension or Brookvale Green development in 2019 when it was created, noting that both have been pursued under the Fast Track Approvals Act that wasn't in play at the time of the Brookvale Structure Plan development.
- Council maintained the position of not supporting a neighbourhood playground, although noted that there is general support for informal, low-maintenance play elements integrated throughout the site (e.g. along walking tracks and green corridors). Suggested approach is to focus on "play along the way" rather than a single formal park.
- Stormwater basin is likely to be a dry basin. Dual-use for recreation was discussed, but Council noted some safety and engineering concerns. This can be explored further.
- Both Council and VSP agreed strong support for a pedestrian connection to Brookvale Road.
- VSP is investigating a battered (landscaped) solution for access rather than a retaining wall, which Council indicated is a positive approach.
- Potential connection to CDL land is desirable (pedestrian/cycle), but not essential and will require some engagement with CDL.

Actions

- VSP to prepare a high-level concept plan(s) showing:
    - informal recreation / play elements and opportunities along the masterplan area
    - details on pedestrian connection and access arrangement (including batter) to Brookvale Road
    - use of stormwater dry basin for recreation.
- Council to review and provide feedback on the concept once received.
- VSP (Ed) to engage with CDL regarding potential pedestrian connectivity opportunity

Please let me know if I've missed anything or if you have any additions.

Ngā mihi | Kind regards,

[redacted]
Partner
[redacted]

B&A Urban & Environmental

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From: [redacted]
Sent: Wednesday, 18 March 2026 12:21 pm

To: [redacted]
Cc: [redacted]
Subject: Brookvale Green - Public Spaces Discussions

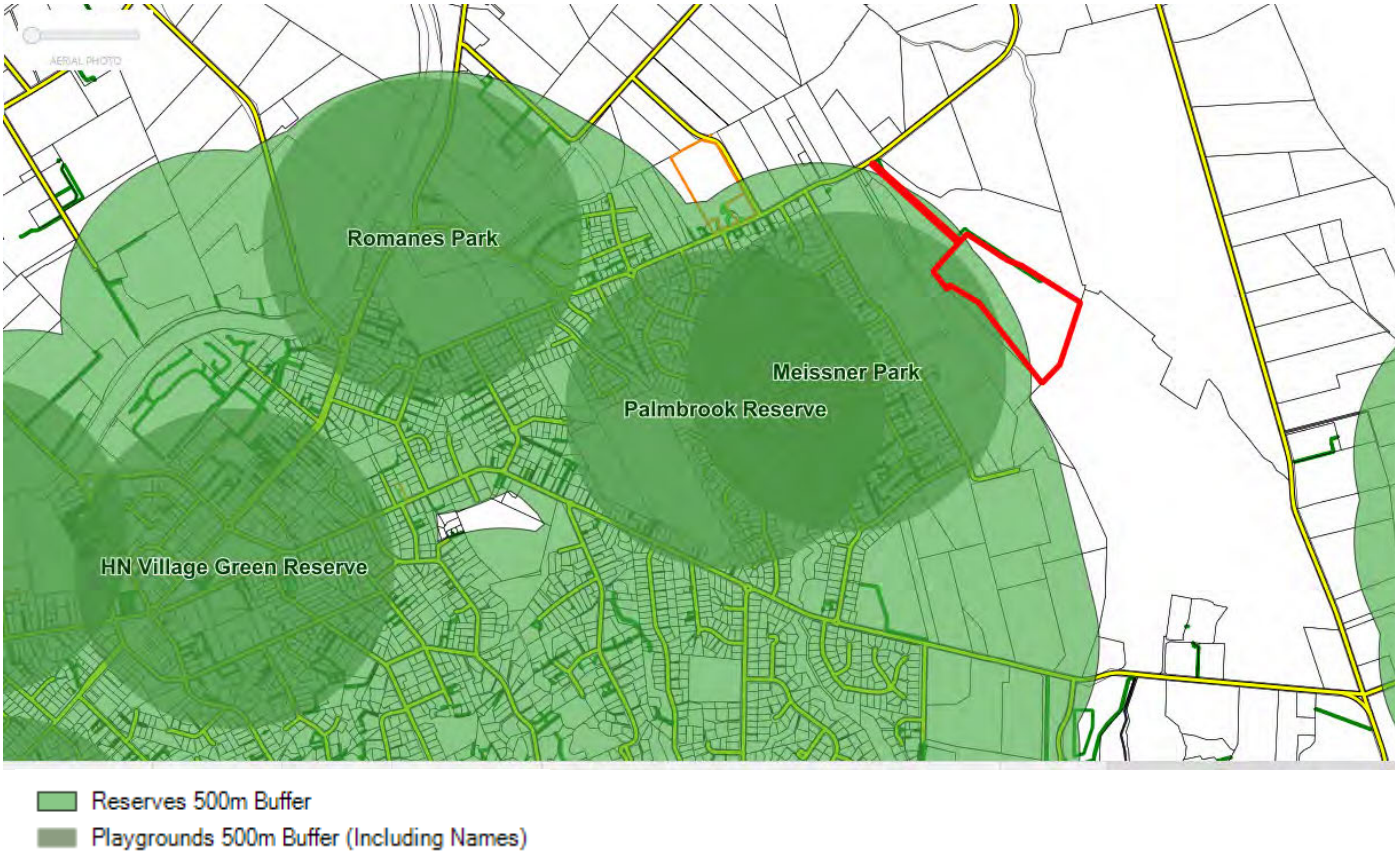
Good Afternoon [redacted]

Thank you for meeting with us last week to discuss the Brookvale Green referral project.

We have reviewed the minutes and they accurately reflect what was discussed.

Just to reiterate Council's position, HDC does not support the vesting of additional park or reserve land within Brookvale Green. Reserve provision within the catchment is already considered sufficient, given Meissner Reserve and the proposed green space identified in the Brookvale Structure Plan Area. Any park or reserve within Brookvale Green would largely benefit lot owners within the development rather than the wider community, and Council is also mindful of the ongoing maintenance costs associated with acquiring additional reserves through vesting.

In relation to the 500 m provision circles, the plan below confirms that reserve provision is already well catered for residential properties in the surrounding area and within the existing :



As briefly mentioned at the meeting, HDC is also considering the removal of the gum trees along the adjoining strip of land (amenity reserve), in response to the change in land use on the CDL Arataki Extension to the west.

Following a site visit late last week, there appears to be an opportunity to improve public access and connectivity to Brookvale Road and importantly between developments. This could include shifting the second entrance further from the water pump station and creating a buffer with planting through recontouring of the amenity reserve. Noting that decisions on the proposal have yet to be made and the amenity reserve was implemented as a buffer strip between residential and land based primary production uses, and any land divestment would be subject to Council approval.

Council is open to exploring the potential divestment of the Local Purpose (Amenity) Reserve (Lots 3–4 DP 481968) where it benefits public open space outcomes. This creates opportunities to improve public access from Brookvale Road, potentially in conjunction with the acquisition of drainage reserves (or part thereof). The provision of connections to the CDL Block stormwater detention area is supported and was identified in initial comments on the application.

In principle, Council also supports the concept of a connection through to the CDL property, subject to achieving good urban design outcomes and further engagement with relevant stakeholders, including CDL and HDC's Public Spaces, Transportation, Three Waters, Consents, and Policy teams. I suggest a meeting between all parties and am happy to facilitate this.

Finally, the plan submitted with the application shows the proposed road extending right up to the boundary with the reserve. It would be useful to understand how this interface would work given the existing topography, as this may be something to work through further with all parties.

This email has been discussed with [redacted], 3 Waters Growth & Development Manager Infrastructure prior to sending as has relationships with assets he manages.

I also refer to Councils memo dated 22 August 2025 attached again for ease which traverses some of the same matters.

Kind Regards, [redacted]

[redacted]
Public Spaces Planning Manager

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone [redacted]
[redacted] **| Pae Tukutuku/Web** www.hastingsdc.govt.nz
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Private Bag 9002, Hastings 4156, New Zealand



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Please consider the environment before printing this e-mail

IDEAS FOR PLAY/RECREATION NODES FOR URBAN FRINGE PUBLIC SPACES

Landscaping features:



Example of nature play discovery play area (Colorado, USA)













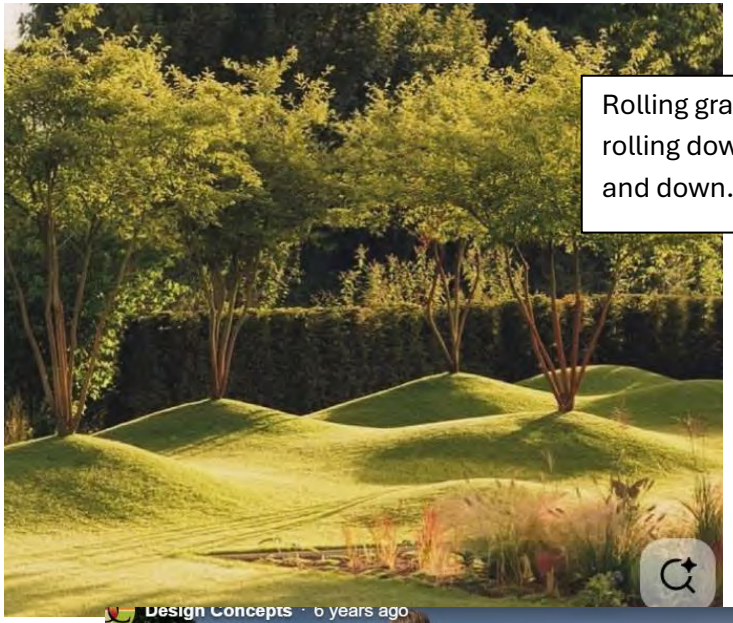




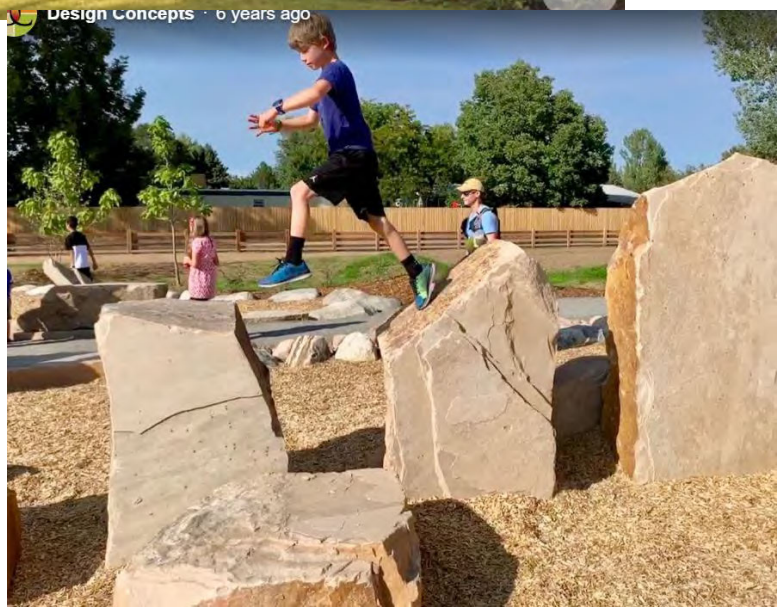
Grass terraces (as per below) will need some careful thought around maintenance of berms/slopes – they would need to be wider and not as steep to ensure they can be kept tidy/maintained.







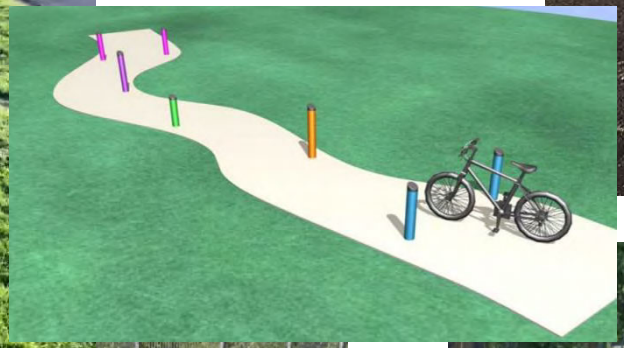
Rolling grass mounds/hills for rolling down and running up and down.



Wheel play:











Standalone features: (Don't require safety surfacing if kept under 600mm)



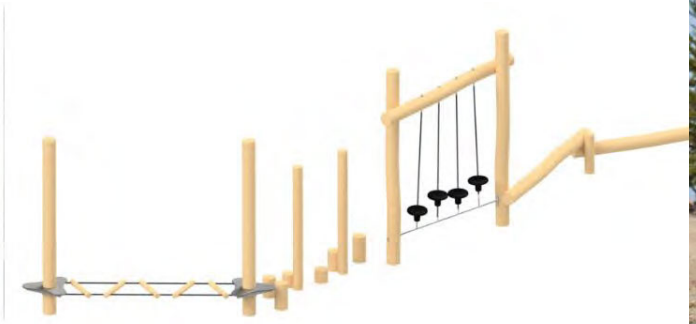
Could create some tall mushrooms as play features for Brookvale Green.



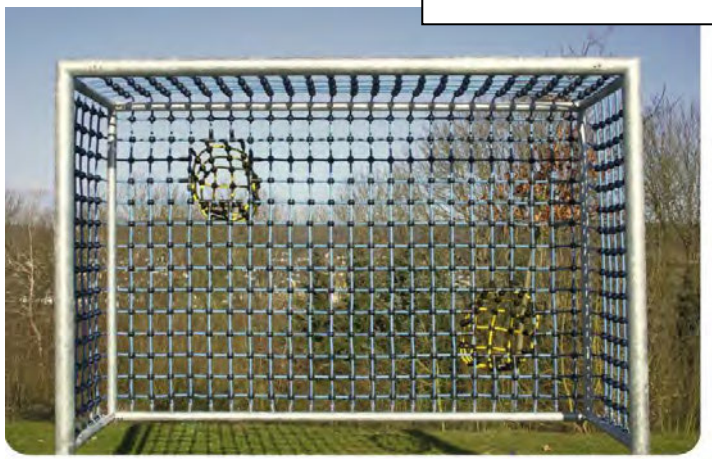
Positioned in a place for quiet reflection/nice outlook.



To be positioned along trails/walking links.







Water play:







[redacted]

From: [redacted]
Sent: Tuesday, 21 April 2026 1:18 pm
To: [redacted]
Subject: FW: Brookvale Green - Public Spaces Discussions
Attachments: IDEAS FOR PLAY NODES.pdf

This is the play along the way / play nodes feedback. [redacted] and I had a chat about this last Frioday. Worth having a chat to [redacted] in the office if you can, but I will separately forward you an email chain with [redacted] re where these areas are.

Ngā mihi | Kind regards,

[redacted]
Partner
[redacted]

B&A
Urban & Environmental

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Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
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the interface and connections will require a combination of recontouring and retaining and geotechnical involvement.

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Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Wāea/Phone +[redacted]

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Hi [redacted]

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- VSP (Ed) to engage with CDL regarding potential pedestrian connectivity opportunity

Please let me know if I've missed anything or if you have any additions.

Ngā mihi | Kind regards,

[redacted]
Partner
[redacted]

B&A Urban & Environmental

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Cc: [redacted]
Subject: Brookvale Green - Public Spaces Discussions

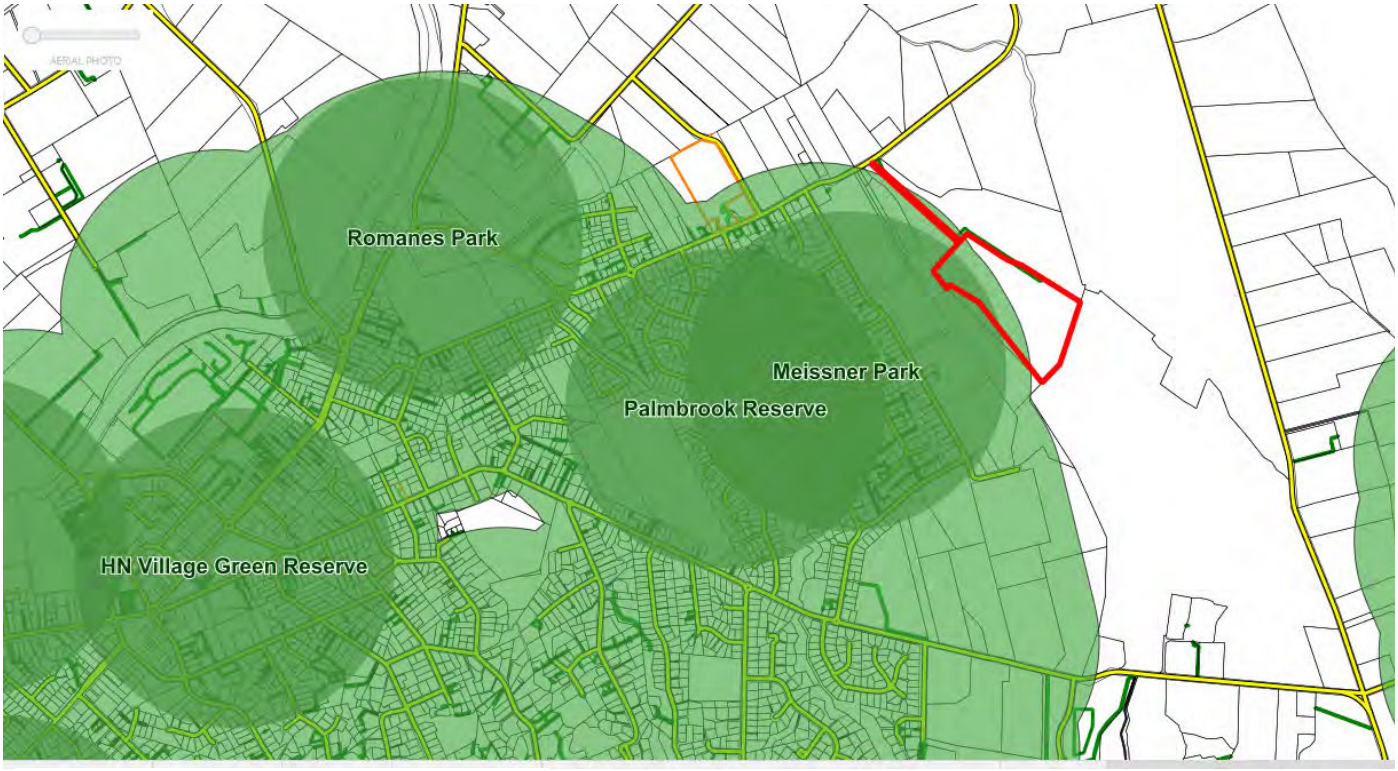
Good Afternoon [redacted],

Thank you for meeting with us last week to discuss the Brookvale Green referral project.

We have reviewed the minutes and they accurately reflect what was discussed.

Just to reiterate Council's position, HDC does not support the vesting of additional park or reserve land within Brookvale Green. Reserve provision within the catchment is already considered sufficient, given Meissner Reserve and the proposed green space identified in the Brookvale Structure Plan Area. Any park or reserve within Brookvale Green would largely benefit lot owners within the development rather than the wider community, and Council is also mindful of the ongoing maintenance costs associated with acquiring additional reserves through vesting.

In relation to the 500 m provision circles, the plan below confirms that reserve provision is already well catered for residential properties in the surrounding area and within the existing :



As briefly mentioned at the meeting, HDC is also considering the removal of the gum trees along the adjoining strip of land (amenity reserve), in response to the change in land use on the CDL Arataki Extension to the west.

Following a site visit late last week, there appears to be an opportunity to improve public access and connectivity to Brookvale Road and importantly between developments. This could include shifting the second entrance further from the water pump station and creating a buffer with planting through recontouring of the amenity reserve. Noting that decisions on the proposal have yet to be made and the amenity reserve was implemented as a buffer strip between residential and land based primary production uses, and any land divestment would be subject to Council approval.

Council is open to exploring the potential divestment of the Local Purpose (Amenity) Reserve (Lots 3–4 DP 481968) where it benefits public open space outcomes. This creates opportunities to improve public access from Brookvale Road, potentially in conjunction with the acquisition of drainage reserves (or part thereof). The provision of connections to the CDL Block stormwater detention area is supported and was identified in initial comments on the application.

In principle, Council also supports the concept of a connection through to the CDL property, subject to achieving good urban design outcomes and further engagement with relevant stakeholders, including CDL and HDC's Public Spaces, Transportation, Three Waters, Consents, and Policy teams. I suggest a meeting between all parties and am happy to facilitate this.

Finally, the plan submitted with the application shows the proposed road extending right up to the boundary with the reserve. It would be useful to understand how this interface would work given the existing topography, as this may be something to work through further with all parties.

This email has been discussed with [redacted], 3 Waters Growth & Development Manager Infrastructure prior to sending as has relationships with assets he manages.

I also refer to Councils memo dated 22 August 2025 attached again for ease which traverses some of the same matters.

Kind Regards,

[redacted]
Public Spaces Planning Manager

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone +[redacted]
[redacted] **Pae Tukutuku/Web** www.hastingsdc.govt.nz
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Private Bag 9002, Hastings 4156, New Zealand



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IDEAS FOR PLAY/RECREATION NODES FOR URBAN FRINGE PUBLIC SPACES

Landscaping features:



Example of nature play discovery play area (Colorado, USA)













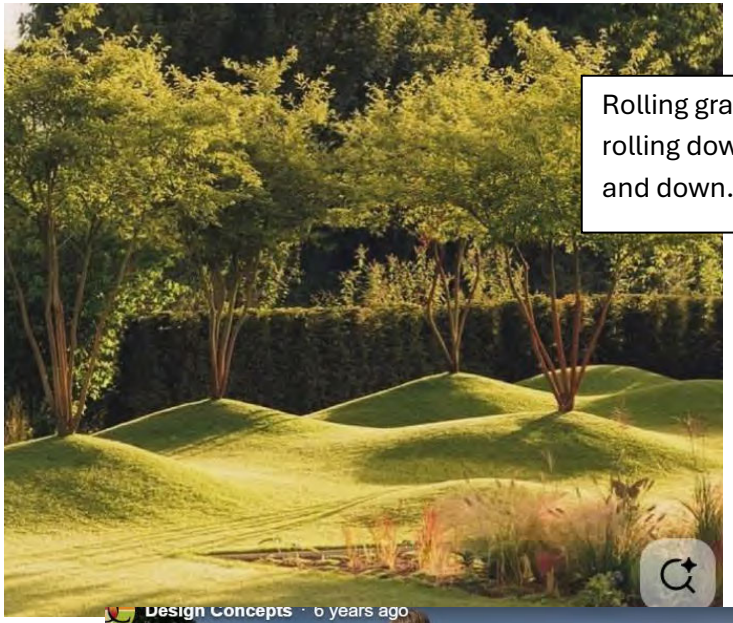




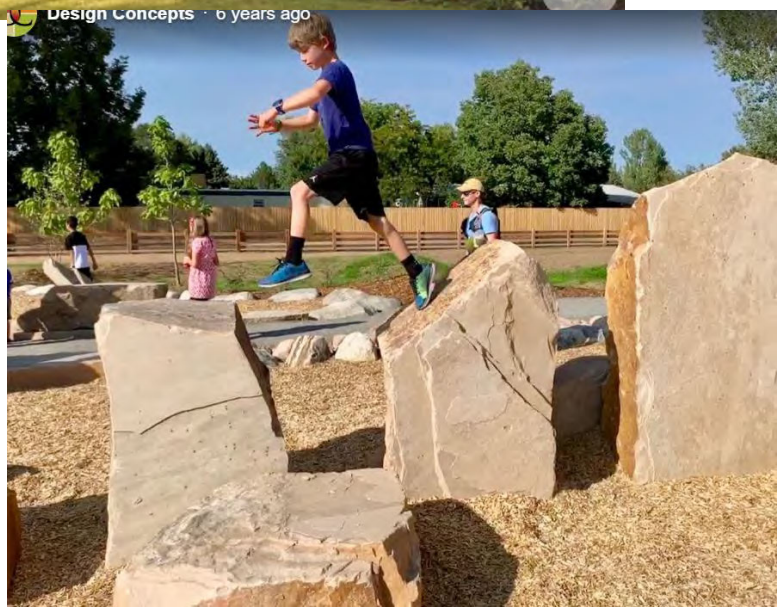
Grass terraces (as per below) will need some careful thought around maintenance of berms/slopes – they would need to be wider and not as steep to ensure they can be kept tidy/maintained.







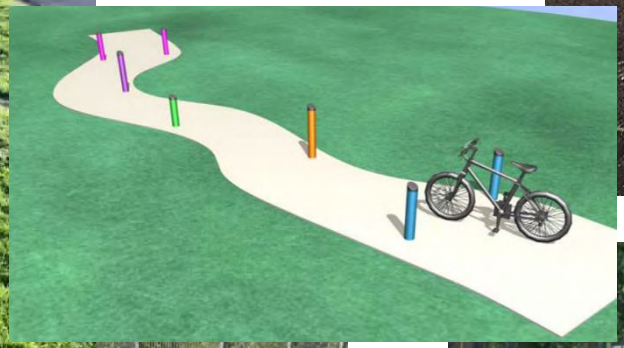
Rolling grass mounds/hills for rolling down and running up and down.



Wheel play:











Standalone features: (Don't require safety surfacing if kept under 600mm)



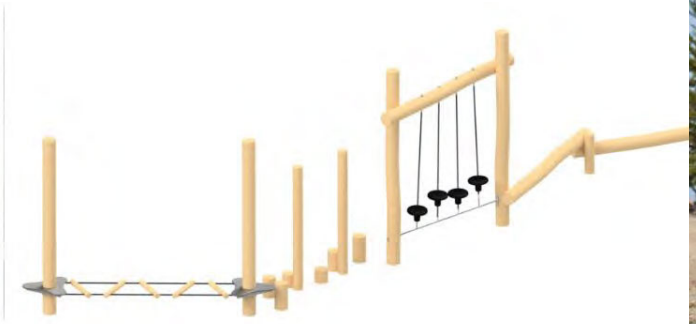
Could create some tall mushrooms as play features for Brookvale Green.



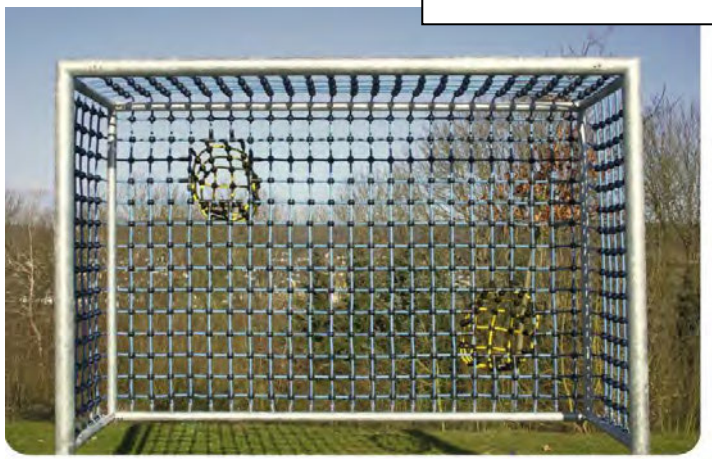
Positioned in a place for quiet reflection/nice outlook.



To be positioned along trails/walking links.







Water play:







MEMORANDUM

File Ref: **Record Number**

To: [redacted]

From: [redacted] Environmental Policy Manager

Copy to: [redacted] Vermont Street Partners

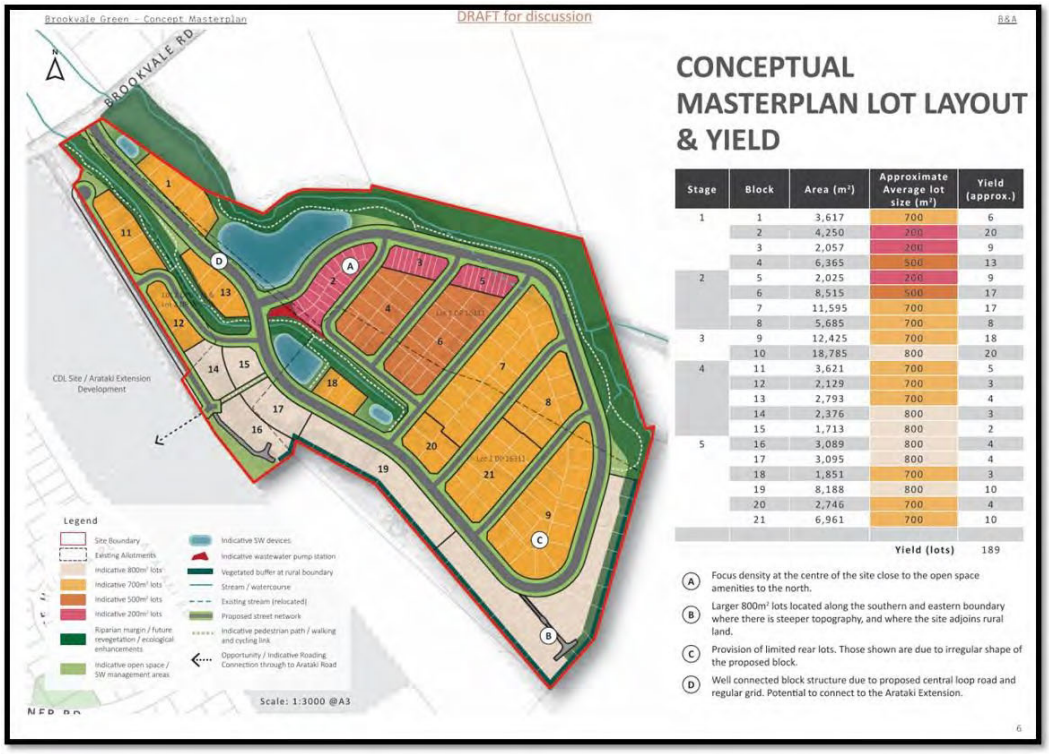
Date: 22 August 2025

Status: Comments are provided on a without prejudice basis

Subject: **Comments on Fast Track Referral Application – 174-176 Brookvale Road, Havelock North**

Thank you for the opportunity to provide initial comments on the Brookvale Green development proposal which seeks referral to the Fast Track application process.

Council appreciates the opportunity to provide initial feedback on the Brookvale Greens package received on 13–14 August 2025. Concept Masterplan and Lot Layout Plan as below:



We note that many of the documents submitted are described as “near complete working drafts,” and as such, our high-level comments are based solely on the information currently provided. It would have been beneficial to receive a complete package from the applicant for review, including an Assessment of Environmental Effects, to support a more comprehensive response.

The plan outlined below overlays the masterplan provided by the applicant with Hastings District Council's (HDCs) cadastral GIS layer and the lot layout proposed for the adjoining Arataki Extension Development Area (current fast track application). The bright green strip of land in between the two development proposals highlights HDC's existing open space reserve. Adjoining this to the northeast is a local purpose reserve for stormwater / network utility purposes. The boundaries of 174-176 Brookvale Road are outlined red.



One of our key concerns is understanding the future ownership and access mechanisms for the highlighted strip, owned by Council for stormwater purposes. High level investigations show that this strip provides Right of Way to the adjoining titles. The structure plan provided indicates the location of a road to service the development. We would anticipate there would need to be a level of consultation and details regarding future ownership of this strip if it is intended to be included within the development area.

Consent Planning Comments

The entire site is zoned Plains Production Zone. The site at 174 Brookvale Road is subject to a Scheduled Activity S37 which allows for mushroom growing and associated activities and composting operations for the purpose of mushroom growing and retail sales of mushrooms and compost produced on the site.



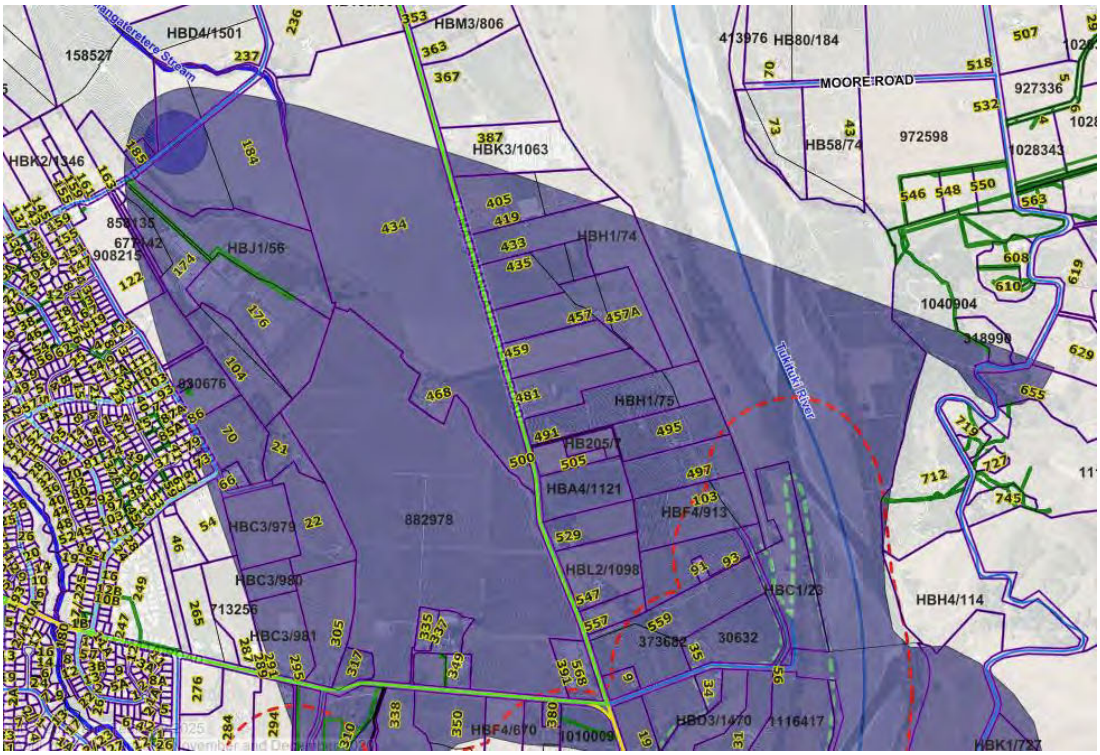
Hastings District Plan zoning of the site.

The development proposal would be considered a Non-complying activity under the Plains Production Zone provisions of the Hastings District Plan.

NESCS – Soil Contamination – history of land use activities on the property means that there is a high likelihood of soil contamination which will need to be addressed as part of any application. A detailed site investigation and remedial action plan will be required for any substantive application.

There is potential that the existing buildings on the site will have some degree of asbestos and therefore qualified professionals will need to be engaged and appropriate protocols in place at the time the buildings are demolished

The proposed development site is located within a TANK source water protection layer as shown in the map below. As such a geo-hydrological report is considered to be necessary to understand any impacts of the development on this groundwater resource.



Consultation with Iwi Authorities

Consultation with the following groups will need to occur and a cultural impact or cultural values assessment will need to be prepared to inform any proposed development of the site.

(b) any relevant iwi authorities, hapū, and Treaty settlement entities, including—

Iwi Authorities: Te Taiwhenua o Heretaunga (Te Rūnanganui o Heretaunga)

Hapū: Ngāti Hāwea via Matahiwi and Waipatu Marae

PSGE: Tamatea Pōkai Whenua (Te Matai Ao)

(i) iwi authorities and groups that represent hapū that are parties to relevant Mana Whakahono ā Rohe or joint management agreements; and

The project is outside of the Karanema Reserve, however the project borders the Karanema Reserve. Council acknowledge Ngā Uri o Te Heipora as a whānau grouping with mana whenua status over the Karanema Reserve.

Planning Documents Recognised by a Relevant Iwi Authority

Name	Document Title	Scope
Ngati Kahungnu Iwi Incorporated	Kahungunu ki Uta, Kahhungunu ki Tai	Iwi Management Plan
Te Taiwhenua o Heretaunga	Mana Ake	Hapu Management Plan
Ngāti Hori	https://www.hbrc.govt.nz/assets/Document-Library/Plans/Iwi-Hapu-Management-plans/20130204-Ngati-Hori-Management-Plan-4-Dec-12.pdf	Hapu Management Plan – Freshwater Resrouces

Policy/Growth Planning Comments

Future Development Strategy Process

This site was considered as part of the Future Development Strategy (FDS) process.

The recommendation to the hearings panel was to exclude this area from the FDS as it is located on LUC3 highly productive land, has no strong clear defensible urban boundary to the east and south, may give rise to reverse sensitivity effects given its proximity to horticultural uses unless a 30m buffer to residential development can be provided, there is uncertainty around risks from natural hazards, and the site is less accessible in terms of walking, cycling and public transport networks. The assessment of this area has been extracted below.

It is accepted that some of the productive potential of the land has been compromised by the previous use of the site as a mushroom farm and that some alternative use, possibly urban, of those buildings and related infrastructure may be appropriate, subject to specific planning controls to manage adverse effects on adjoining residential properties and productive uses to the east.

However, a large part of this site is classed as LUC 3 in the soil reports and capable of some productive use, although it would benefit from some remediation from past over cultivation. A large portion of the site that has not been occupied by the Mushroom Farm operations has been used for productive use that is indistinguishable from surrounding land even though it is underlain by clays rather than gravels. The LUC classification confirmed in the submitter's soil report between the two sites is approximately 13 ha. if the non-productive area was subdivided off for an alternative urban use, this area could be amalgamated and able to be farmed with or without a lifestyle dwelling.

An additional concern is that housing development of this land will undermine the urban edge that is created by the terrace to the west that was used to define the limit to the existing urban footprint of Havelock North, helping to justify the Arataki Extension. HPUDS 2010/2017 notes *"The site (Arataki Extension) is a terrace that sits above the orchard and vineyards to the east. As such it would form a natural boundary for the eastern urban edge of Havelock North".*

We do not consider the existing stream bed to the east of the site creates a strong defensible boundary and simply annexes productive land for urban use, itself creating conditions for a desire for further westward expansion. Further, we do not agree that it represents a continuation of the Southern Boundary of Havelock North, as suggested in the submission to the FDS process. but an extension that is accentuated by the change in level created by the terrace.

It is noted that if the existing stream is taken as a logical defensible urban boundary, then it could be extended along its mainly dry drainage path to its intersection with Te Mata –Mangateretere Road, where it forms a distinct terrace that is absent at the Brookvale Road end of the drain. This roughly follows the boundary of clay-based soils to the east (blue) and gravel and sand based soils of the majority of the subject site (pink) as shown in the figure below. Following the interface of the Plains Production Zone and Te Mata Special Character Zone back from the Te Mata-Mangateretere Road intersection with the drain back to the existing terrace as shown on the zoning maps below would encase a further 26 ha of Plains Production Zone LUC 3 land.



Soil map of the site

Taking that a step further, it could possibly give rise to pressure to include the land to the south and east. While that may be ultimately seem like an unlikely proposition (at least in the foreseeable future), there is a risk that weak boundaries would lead to a cascading effect, particularly under more liberal national planning and consenting frameworks.



Figure Showing the existing buffer strip and Arataki Extension in relation to the site.

Accordingly, a man-made urban edge similar to one /created with the Summerset in the Vines 30m buffer in 1999 strip at a minimum would be needed to help shore up a strong urban edge. This would reduce yield and may or may not be able to accommodate onsite stormwater detention which will likely be needed. It is also noted that stormwater from the site could also complicate the stormwater management challenges with the downstream Brookvale, Arataki Extension and Metlifecare sites.

While not without some merit, it was for these reasons (mainly a lack of a strong natural boundary and weakening the existing urban edge) that the site was excluded from the Draft FDS. It is considered that parts of the site that have been compromised for future production by the former Mushroom Farm operation could have some form of appropriate urban use, subject to specific

planning control, by way of resource consent. However, the overall conclusion is that housing activity over all of the site, even with a manmade urban buffer is contrary to the FDS objectives relating to protection of productive capacity and compact urban form.

Assessment of Environmental Effects

The following effects assessment are considered necessary to inform any application for urban development of this site:

- An urban design assessment outlining the rationale behind the proposed residential density of development, the lot layout and specific section sizes. While we can see from the masterplan that there is some level of variety in section sizes these all appear to be separated out in a uniform manner with little mixing of site sizes. In general, we would like to see a greater degree of variety in the placement of lot sizes (larger lots on corners for example). The placement of the smaller lot sizes overlooking the proposed stormwater detention areas and reserve buffer strip to the north does provide additional amenity and passive surveillance of these areas on one hand but on the other, brings the higher density development in proximity to productive uses. This trade off and others made in the development of this master plan need to be articulated to understand and evaluate the proposed development from an urban design perspective. Alongside the consideration of site sizes is the need to understand the house typologies proposed to be included in this development.
- Assessment of reverse sensitivity effects - Reverse sensitivity from adjoining land based primary production activities is and continues to be a significant issue when managing urban growth in our District. Rural production, particularly activities related to orcharding, and grape growing / winery activities create a multitude of effects that are not entirely compatible with adjoining residential activities. These include but are not limited to noise, spray drift and effects of buffer planting (like shelterbelts). Our current approach is to aim to provide a 30m buffer between residential and plains production activities, which is usually achieved by a mixture of roads, setbacks and infrastructure corridors and detention basins. This is embedded in our plan under 7.2.5G (b).
- Assessment of the effects and specific impacts of the proposed urban development on all surrounding and neighbouring landowners will be required. Specifically this should include (but not limited to):
    - Shaggy Range property (104 Arataki Road) – a lifestyle sized plains zone site currently accommodating a doggy daycare / kennel activity - which would be sandwiched between two urban development areas with a narrow access to Arataki Road. The current masterplan for this site does not appear to allow for access from this site into the proposed development;

- A cultural impact assessment
- A soils assessment addressing the LUC3 classification and the productive capacity of the land.
- An acoustic assessment
- A Landscape concept plan and management plan
- A landscape and visual effects assessment
- An archaeological and heritage assessment
- An ecological and biodiversity assessment identifying any natural features, flora and fauna existing within the site.
- An integrated transportation assessment with particular consideration of the proposed single access point, the design of any intersection with Brookvale Road and facilitation of walking and cycling connections through to Arataki extension land and beyond into the existing Arataki residential area.

- A three waters infrastructure assessment and stormwater management plan
- A geotechnical investigations and assessment particularly further consideration of liquefaction, lateral spread and the impact of the known areas of fill onsite.
- A geo - hydrological investigation and impacts on existing HDC water supply bores
- An economics assessment and consideration of the economics evaluations that have informed the FDS in terms of the need for housing in this location and the timing of the release of housing proposed with regard to short and medium term demand for this development will be important considerations in assessing this proposal.
- A district plan assessment of the relevant urban growth strategies and policy framework in addition to the objectives and policies of the Plains Productive Zone.

Reserves / Parks Comments

Background Context

For context, the Public Spaces Planning Team owns, manages and maintains the strip of land legally described as Lot 3–4 DP 481968 (3,624m²). While this land is not zoned open space, it is vested as Local Purpose (Amenity) Reserve and managed under the Reserves Act 1977. The southern end of this reserve directly adjoins the Brookvale Greens subject site. A plan showing the extent and location of the reserve is included below for reference.





The following comments are provided as preliminary feedback only and is provided on a without prejudice basis. We would welcome further opportunities to engage, both as the Public Spaces team and as adjoining landowners as the proposal is refined.

As a general observation, this proposal precedes scheduled urban growth and, as such, no budget has been allocated by the public spaces team for its implementation or ongoing maintenance. Accordingly, we consider that the associated costs should be borne by the developer, this includes all land proposed to be vested.

Initial Comments

1. Interface with Reserves
We are interested in the proposed interface with the adjoining reserve land, especially in light of the site's topography and potential use of retaining structures and consideration in relation to the gum trees. As no detailed earthworks information has been provided at this stage, it is difficult to offer comprehensive feedback. We recommend that the full application include:

Detailed design and locations of all retaining walls

Cross-sections and finished ground levels at external boundaries

Clarification of the road shown on the HDC owned land adjacent to the reserve (notably Road 3), including legal ownership and how this road-reserve edge will be treated.

Note: The transportation memo does not constitute a full assessment but highlights potential integration opportunities. Road 3 is situated on land owned by HDC; this requires further discussion to clarify legal matters (e.g. ownership or vesting) and to determine the appropriate treatment of the road/reserve interface.

2. Links and Connectivity
The concept identifies potential connectivity through the HDC reserve strip to the CDL block, which is supported in principle. We recommend this be explored further in consultation with CDL and the HDC Parks Planning Team, as adjoining landowners and stakeholders. While the reserve currently functions as a planted buffer with mature gum trees, no formal decisions have been made regarding its future use. If development occurs outside of our planned growth sequence and a change in landscape character justifies removal, an arborist assessment must be prepared for detailed evaluation including against Council's tree removal policy and the Reserves Act.

Furthermore, any linkages would need careful coordination across parties, including consideration of the neighbouring CDL Fast Track Application, to ensure a well-integrated outcome. Further clarification is required regarding the proposed Pedestrian Access and Reserve to Vest, identified as 'K' on the Land Vesting Plan. Specifically, we seek confirmation on the proposed width, cross section details and treatment of this link reserve to ensure it is appropriate and does not give rise to any safety or CPTED (Crime Prevention Through Environmental Design) concerns.

3. Reserve Provision and Function
A plan indicating proposed vesting was submitted to Council on 20 August; however, it is not a formal subdivision plan and contains inconsistencies with the overall concept plan—for instance, the reserve adjacent to #16 is omitted. The intended functions of each proposed reserve (e.g., drainage, amenity, or dual use) should be clearly defined. Early consultation with relevant Council Asset Managers (Three Waters and Parks) is strongly recommended to confirm the appropriateness, purpose, layout, contour and long-term maintenance responsibilities of any proposed vested land.

4. Playground Provision

In summary, the Public Spaces Planning Team, wouldn't recommend a new neighbourhood playground within this subdivision, as the wider Arataki area is already well-served—particularly with the new playground proposed on Karituwhenua Drive. Both the LTP target (60% of urban residents within 500m of a playground) and the *Coming Out to Play* strategy (1 playground per 2,200 residents) are being met and exceeded in Havelock North.

That said, there is value in incorporating informal "play nodes" or pockets within the subdivision to provide localised play opportunities. These could be integrated into stormwater reserves, along stream corridors, or within road corridors as "play along the way" features. Early consideration

during the design process will be important, especially as some of these areas may have topographical or space constraints.

Where appropriate, we recommend the use of natural materials to reflect the rural fringe character of the site. There may also be opportunities to combine play and stormwater functions in the larger detention reserves. To support this, it would be helpful to understand whether these areas will hold water permanently or remain dry for parts of the year, as this will influence their suitability for play integration.





In terms of play provision, we also further reiterate support for a proposed pedestrian linkage through the neighbouring CDL development, as this would significantly improve access to the existing playground at Meissner Reserve. Strengthening this connection would be a valuable outcome for local residents.

3 Waters Infrastructure Comments

Please see the **attached** memo for more detailed comments, however, in summary the key findings and issues are:

Key findings

1. No capacity issues with the water and wastewater.
2. In general, no issues with the earthworks, as long as there are no retaining walls and gentle slopes for maintenance on the vested land

Key issues

3. Access
    a. to the infrastructure (pump station, pond, wetlands) during emergency events as a single point of entry and exit.
4. Flooding
    a. How does existing flooding affect the land
    b. How will the development affect properties downstream where there is already significant flooding
    c. How does internal flooding affect the proposed WW pump station

In addition, a comprehensive understanding of the proposed staging of the development is required, including what infrastructure is required at what point in this process, when assets will be vested in HDC while keeping in mind the overall infrastructure plan for the entire development.

Transportation Comments

No major issues from the road network side of things. Noted that there is only one point of access and egress, so they need to give some thought as to the location of a second link to the area, particularly an alternative access route is required in case of emergencies.

All roading infrastructure is to comply with the Engineering Code of Practice 2022

[redacted]

Environmental Policy Manager

[redacted]

Joanne Sunde

From: [redacted]
Sent: Tuesday, 28 April 2026 7:29 am
To: [redacted]
Subject: RE: Brookvale Green - HDC Project Update
Attachments: DECISION - Subdivision GREENFIELD Template.pdf

Hi [redacted]

Nice to hear from you again. I have attached the greenfield decision template for you.

Have a lovely week.

Kindly

[redacted]
Environmental Planner - Policy
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Wāea/Phone [redacted]

From: [redacted]
Sent: Thursday, 23 April 2026 5:14 PM
To: [redacted]
Cc: [redacted]
Subject: Brookvale Green - HDC Project Update

Evening [redacted]

As mentioned in my email to [redacted], I'm assisting [redacted] with the Brookvale Green project following my move to B&A. I think it would be worthwhile catching up with your team to update you on the masterplan and close out various matters as we work towards lodgement. Could we possibly arrange something for the first week of May with your team? I think this meeting could largely be planning, urban design and landscape focused. I can send through an agenda once we have the time set up.

We have a couple of outstanding queries for [redacted], but I think these can be addressed via email or a separate infrastructure focused meeting with the relevant people. Also, hoping to catch up with [redacted] separately, so unlikely that we would need transport at the May meeting.

Lastly, [redacted], would it be possible for you to forward through draft subdivision and land use condition WORD templates that you would like us to use? I know you had a preference for how you would like these laid out.

Cheers,
[redacted]

Ngā mihi | Kind regards,

[redacted]
Senior Associate
[redacted]

PO Box 1986,
Shortland Street, Auckland 1140
Level 4, Old South British Building,
3-13 Shortland Street, Auckland

barker.co.nz

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[redacted]

From: [redacted]
Sent: Monday, 4 May 2026 4:33 pm
To: [redacted]
Subject: RE: Brookvale Green FT - HDC Project Update (Planning, UD & Open Space)
Attachments: 135041-C330 RD CS.pdf

Hi team,

Further to my email below, we will need to touch on the Council reserve strip integration with the site which has been discussed previously with Council. The **attached plans** from our draft drawing set show the indicative interface along here, including cross sections of how the works might take shape. We have some ideas around how to incorporate these works into the FT application scope and would also like to hear your views on this. Lets discuss in detail on Thursday.

Kind regards,
[redacted]

Ngā mihi | Kind regards,

[redacted]
Senior Associate
[redacted]

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Urban & Environmental

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From: [redacted]
Sent: Monday, 4 May 2026 2:26 pm
To: [redacted]
Subject: RE: Brookvale Green FT - HDC Project Update (Planning, UD & Open Space)

Hi all

Please find attached agenda and draft masterplan and roading layout plan ahead of this Thursday's discussion for Brookvale Green FT.

Note that [redacted] will be attending this meeting in person. [redacted] and [redacted] – are you able to confirm that you are available for this meeting? Many thanks.

Kind regards,
[redacted]

Ngā mihi | Kind regards,

[redacted]
Senior Associate
[redacted]

B&A Urban & Environmental

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-----Original Appointment-----
From: Joanne Sunde
Sent: Monday, 27 April 2026 7:13 pm
To: [redacted]
Subject: Brookvale Green FT - HDC Project Update (Planning, UD & Open Space)
When: Thursday, 7 May 2026 10:30 am-12:00 pm (UTC+12:00) Auckland, Wellington.
Where: Microsoft Teams Meeting

Hi all,

Proposed meeting time to present the latest masterplan, urban design, planning framework and open space / landscaping strategy for Brookvale Green fast track project. Draft technical reports are starting to come in, and we are close to finalising the masterplan. Would be good to discuss and close out any outstanding matters.

Please let me know ASAP if you are unable to make this time and I will reschedule to Friday 8th May.

I will send out an agenda and latest masterplan prior to the meeting.

Thanks,
[redacted]

Microsoft Teams meeting

Join:

https://teams.microsoft.com/meet/41579865335140?p=rgjRfRzds1osqWIHN0

Meeting ID: [redacted]
[redacted]



FOR INFORMATION

DATE 4:14:05 FILE PATH: P:\MAVEN PROJECTS\135041 BROOKVALE\DWG\135041-C330 RD CS.DWG

A	DRAFT	RH	04/2025
Rev	Description	By	Date

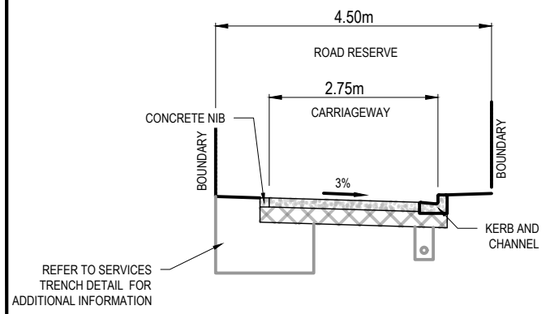
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Design	RH	02/2026
Drawn	RH	02/2026
Checked	BB	04/2026

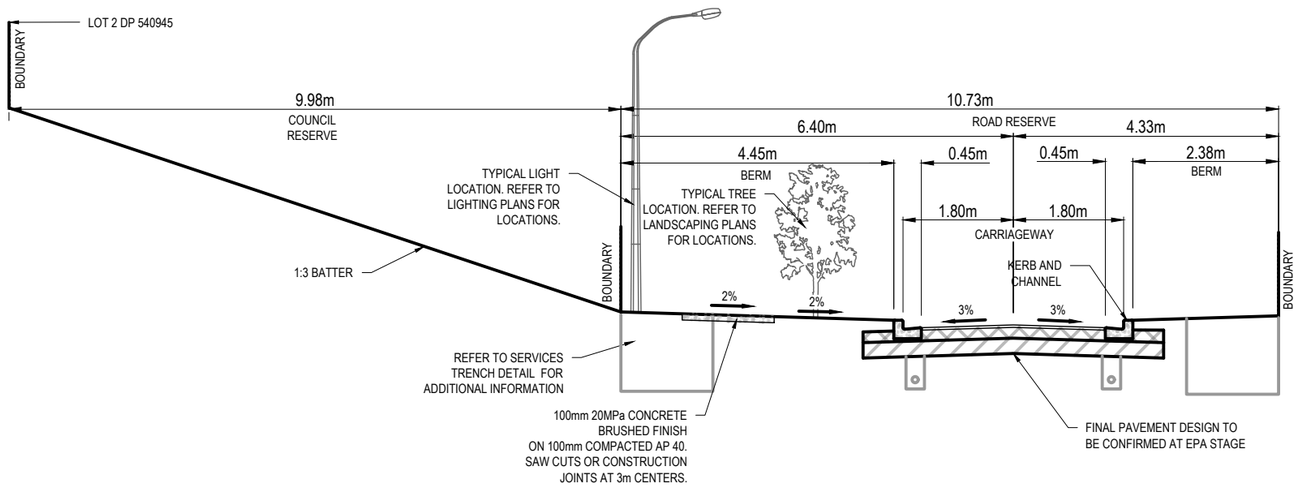
Maven Associates
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5 Owens Road, Epsom
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Project
BROOKVALE GREEN
HAVELOCK NORTH
FOR
VERMONT STREET
PARTNERS NO. 4 LIMITED

Title
PROPOSED
ROADING CROSS
SECTION OVERVIEW

Project no.	135041		
Scale	1:2500 @ A3		
Cad file	135041-C330 RD CS.DWG		
Drawing no.	C330-0	Rev	A





C-C
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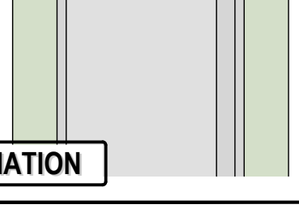
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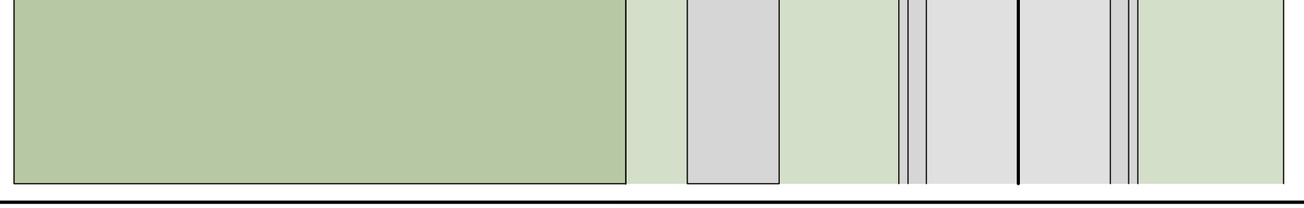
SCALE 1:100 @ A3

E-E
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TYPICAL ROAD NARROWING CROSS SECTION

SCALE 1:100 @ A3





FOR INFORMATION

Rev	Description	By	Date
A	DRAFT	RH	04/2025

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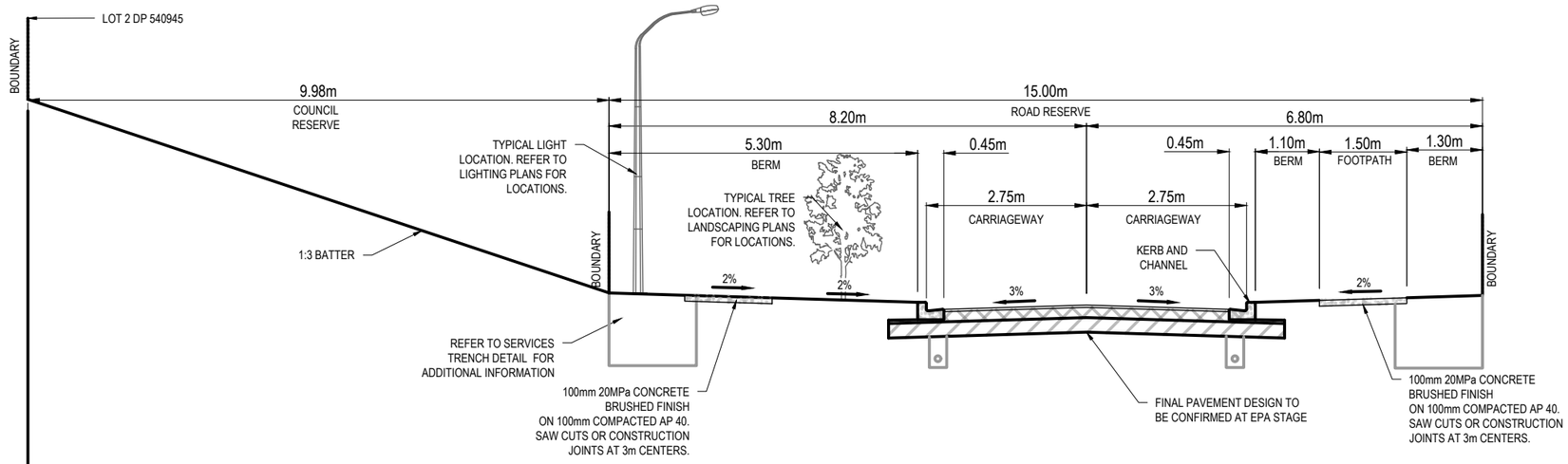
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Project no.	135041
Scale	1:100 @ A3
Cad file	135041-C330 RD CS.DWG
Drawing no.	C330-5 Rev A

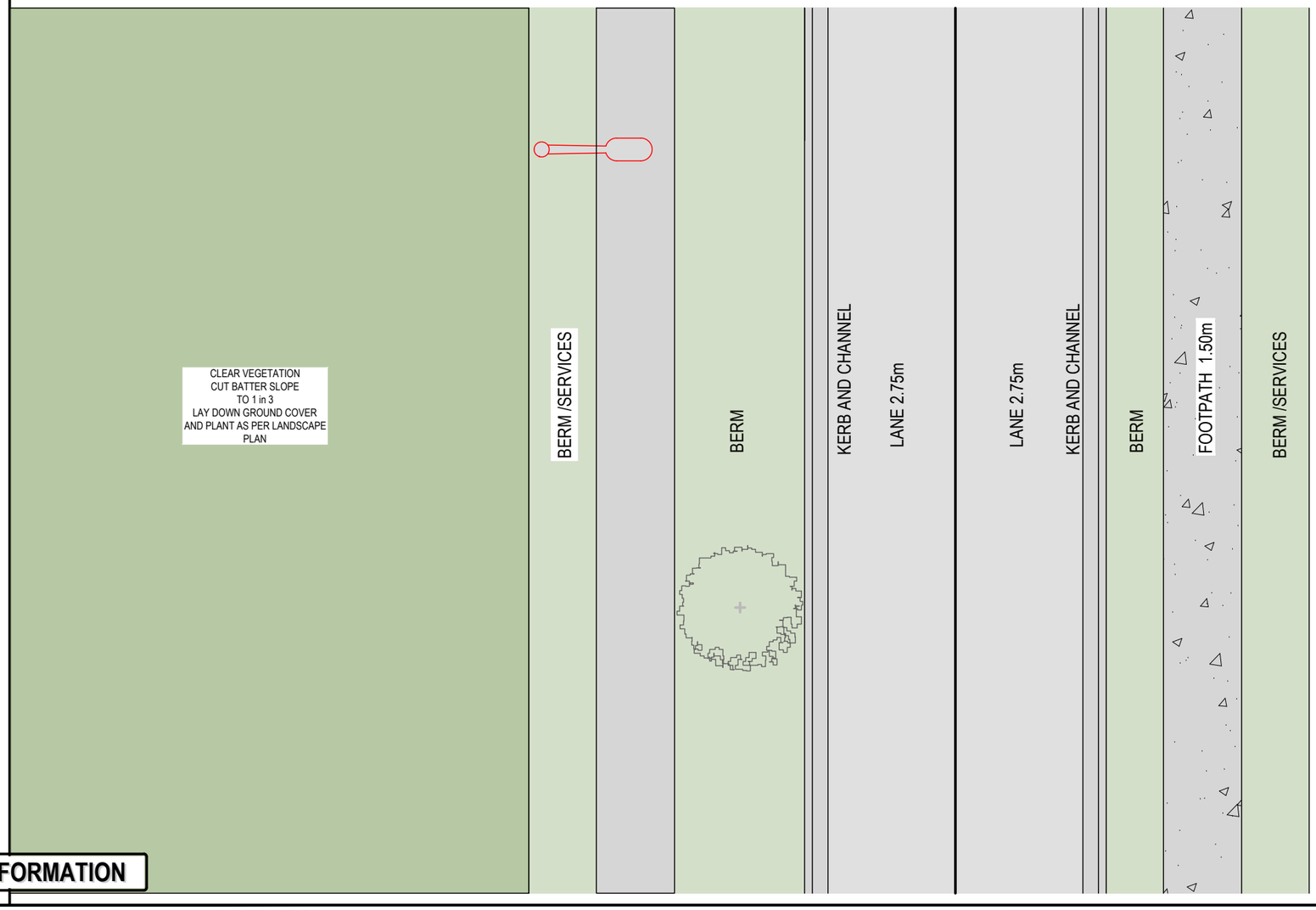
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D-D
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TYPICAL15m ROAD CROSS SECTION

SCALE 1:100 @ A3



FOR INFORMATION

DATE 4/14/26 FILEPATH: F:\MAVEN\PROJECTS\135041 BROOKVALE\DWG\135041-C330 RD CS.DWG

Rev	Description	By	Date
A	DRAFT	RH	04/2025

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Project no.	135041		
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Cad file	135041-C330 RD CS.DWG		
Drawing no.	C330-6	Rev	A

[redacted]

From: [redacted]
Sent: Monday, 4 May 2026 2:26 pm
To: [redacted]
Subject: RE: Brookvale Green FT - HDC Project Update (Planning, UD & Open Space)
Attachments: Brookvale Green Masterplan_10042026.pdf; 2026 - 5 - 07 - Meeting with HDC Officers - Agenda.docx; 135041-C300- O.pdf

Hi all

Please find attached agenda and draft masterplan and roading layout plan ahead of this Thursday's discussion for Brookvale Green FT.

Note that David and Ed will be attending this meeting in person. [redacted] and [redacted] – are you able to confirm that you are available for this meeting? Many thanks.

Kind regards,
[redacted]

Ngā mihi | Kind regards,

[redacted]
Senior Associate
[redacted]

B&A
Urban & Environmental

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-----Original Appointment-----
From: Joanne Sunde
Sent: Monday, 27 April 2026 7:13 pm
To: [redacted]
Subject: Brookvale Green FT - HDC Project Update (Planning, UD & Open Space)
When: Thursday, 7 May 2026 10:30 am-12:00 pm (UTC+12:00) Auckland, Wellington.
Where: Microsoft Teams Meeting

Hi all,

Proposed meeting time to present the latest masterplan, urban design, planning framework and open space / landscaping strategy for Brookvale Green fast track project. Draft technical reports are starting to come in, and we are close to finalising the masterplan. Would be good to discuss and close out any outstanding matters.

Please let me know ASAP if you are unable to make this time and I will reschedule to Friday 8th May.

I will send out an agenda and latest masterplan prior to the meeting.

Thanks,
[redacted]

Microsoft Teams meeting

Join:

https://teams.microsoft.com/meet/41579865335140?p=rgjRfRzds1osqWIHN0

Meeting ID: [redacted]
[redacted]

Need help? | System reference

For organizers: Meeting options

Agenda

Project: Brookvale Green Fast Track – Substantive Application Update

Date: 7 May 2026

Time: 10:30am

Location: HDC Offices & Online Teams

Attendees:

Name	Role/Organisation
[redacted]	Vermont Street Partners No 4. Ltd (VSP)
[redacted]	Planning Consultant / Barker & Associates (B&A)
[redacted]	Planning Consultant / B&A (online)
[redacted]	Urban Designer / B&A (online)
[redacted]	Policy Team Leader / Hastings District Council (HDC)
[redacted]	Policy Planning Manager / HDC
[redacted]	Public Spaces Manager / HDC
[redacted]	Environmental Planner - Policy / HDC
[redacted]	Senior Consents Planner / HDC

Item	Detail
1	Project Overview Update
2	Urban Design • Updated masterplan • Connectivity • Road typologies / cross sections • Urban design package components
3	Landscape Design • Function of open spaces • Basin design • Buffer interface design • Connection to HDC Reserve • Landscape drawing package components • Fencing
4	Planning • Policy approach • Proposed planning framework • Bespoke controls

Item	Detail
	• Reverse sensitivity • Conditions suite
5	Stakeholder engagement update • Consultation package • HBRC • Mana whenua • Adjoining neighbours
6	Timeframes • Update on project progress • Review of draft reports • Lodgement date



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- ROAD NAME SIGN
- TACTILE PAVERS
- STREET TREE

Rev	Description	By	Date
B	SUBSTANTIVE APPLICATION	RH	04/2026
A	FAST TRACK REFERRAL	BB	08/2025

	By	Date
Survey	TECH SP	02/2025
Design	RH	02/2026
Drawn	RH	02/2026
Checked	BB	02/2026

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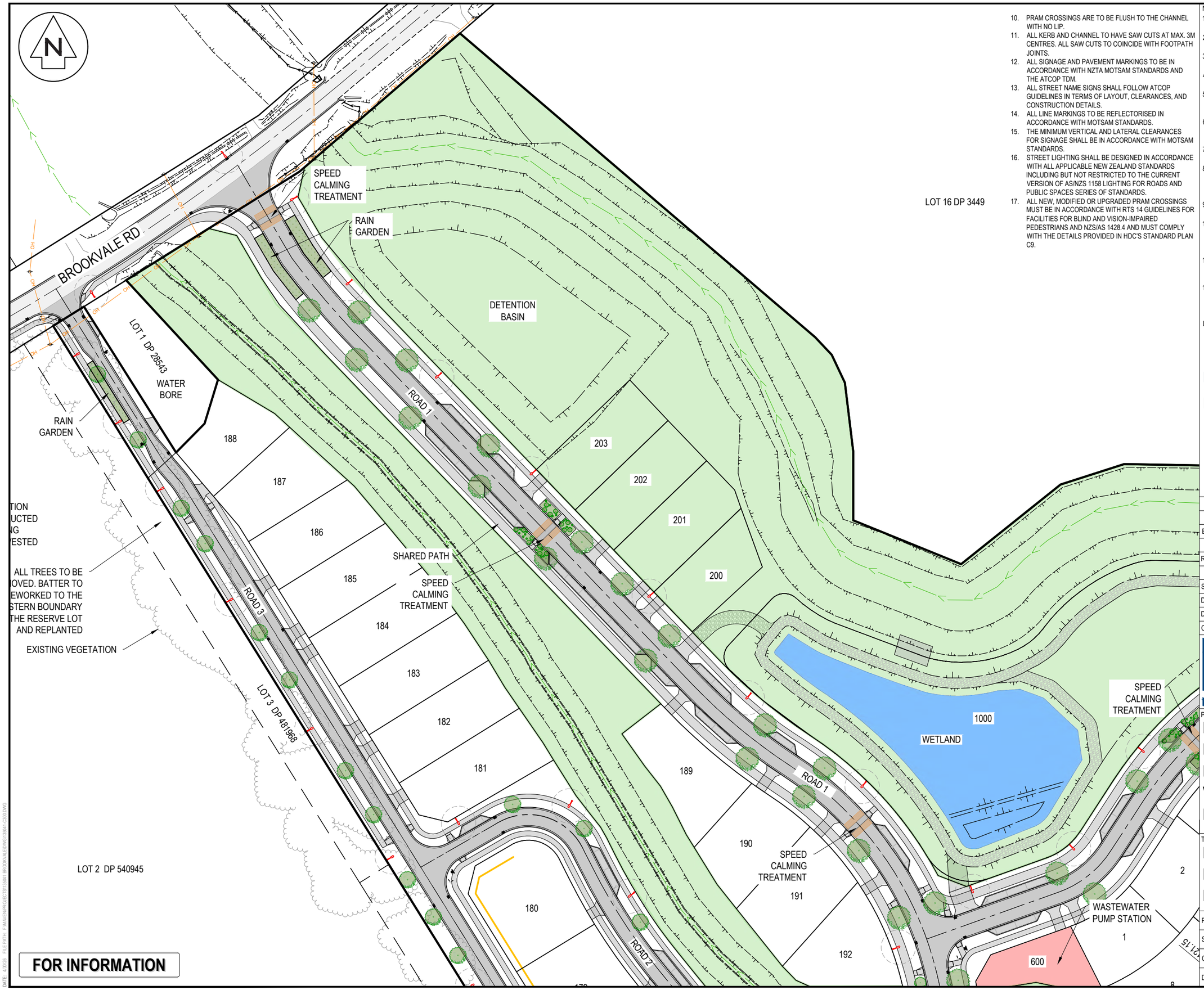
BROOKVALE GREEN
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Project no.	135041		
Scale	1:3000 @ A3		
Cad file	135041-C300.DWG		
Drawing no.	C300-0	Rev	A

DATE: JOB/S: FILEPATH: F:\MAVEN\PROJECTS\135041 BROOKVALE\DWG\135041-C300.DWG



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Rev	Description	By	Date
B	SUBSTANTIVE APPLICATION	RH	04/2026
A	DRAFT	RH	02/2026

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Survey	TECH SP	02/2025
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BROOKVALE GREEN
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FOR
VERMONT STREET PARTNERS NO. 4 LIMITED

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PROPOSED ROADING PLAN

Project no.	135041
Scale	1:1000 @ A3
Cad file	135041-C300.DWG
Drawing no.	C300-1 Rev A

DATE: 1/2/26 FILEPATH: P:\MAVEN\PROJECTS\135041 BROOKVALE\DWG\135041-C300.DWG

LOT 21 DP 3449

ROAD 1
SHARED PATH
SPEED CALMING TREATMENT
SPEED CALMING TREATMENT
ROAD 5
ROAD 5
ROAD 5
ROAD 6
ROAD 6
501
502
503
1001
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 84

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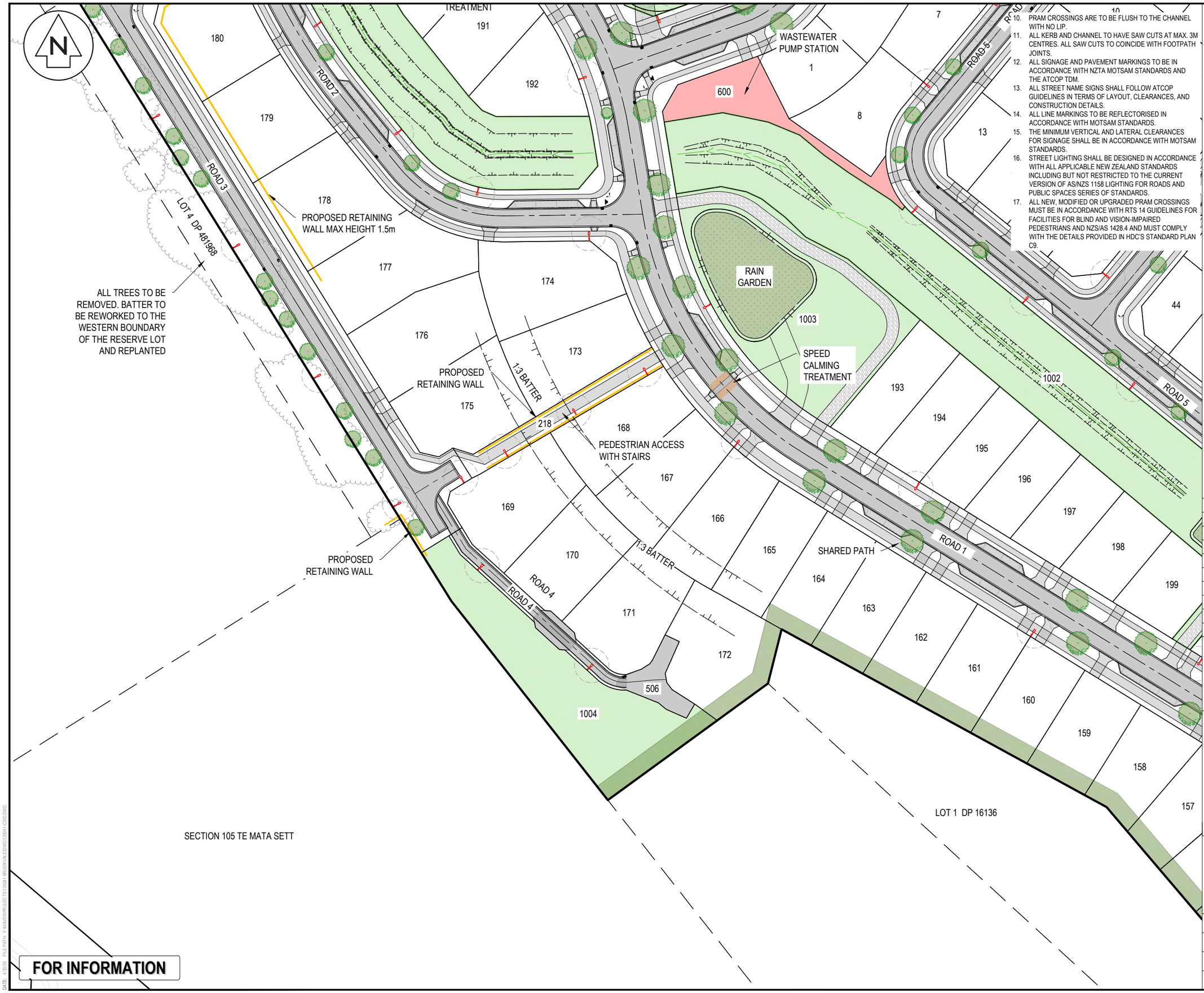
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Project no.	135041		
Scale	1:1000 @ A3		
Cad file	135041-C300.DWG		
Drawing no.	C300-2	Rev	A

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Cad file	135041-C300.DWG
Drawing no.	C300-3 Rev A

FOR INFORMATION

DATE: 4/2026 FILEPATH: F:\MAVEN\PROJECTS\135041 BROOKVALE\DWG\135041-C300.DWG

N

ROAD 5
ROAD 6
ROAD 7
ROAD 8
ROAD 9
ROAD 1

RAIN GARDEN

SPEED CALMING TREATMENT

SHARED PATH

SPEED CALMING TREATMENT

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12. ALL DUCTS SHALL HAVE LOCATIONS MARKED ON KERB LINES IN ACCORDANCE WITH SPECIFICATION.

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- EX BDY ABUTTAL
- PROP BDY
- TOP OF BATTER
- BOTTOM OF BATTER
- PR DETENTION BASIN
- PR RETAINING WALL
- RESERVE AREA
- PROP SWCP SINGLE
- PROP STREET LIGHT
- PROP STREET SIGN
- ROAD NAME SIGN
- TACTILE PAVERS
- STREET TREE

Rev	Description	By	Date
B	SUBSTANTIVE APPLICATION	RH	04/2026
A	DRAFT	RH	02/2026

	By	Date
Survey	TECH SP	02/2025
Design	RH	02/2026
Drawn	RH	02/2026
Checked	BB	02/2026

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www.maven.co.nz
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Auckland 1023

Project
BROOKVALE GREEN
HAVELOCK NORTH
FOR
VERMONT STREET
PARTNERS NO. 4 LIMITED

Title
PROPOSED ROADING PLAN

Project no.	135041		
Scale	1:1000 @ A3		
Cad file	135041-C300.DWG		
Drawing no.	C300-4	Rev	A

DATE: 1/30/26 FILEPATH: P:\MAVEN\PROJECTS\135041 BROOKVALE\DWG\135041-C300.DWG



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BROOKVALE GREEN
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PARTNERS NO. 4 LIMITED

Title

PROPOSED
ROADING
PLAN

Project no.	135041
Scale	1:1000 @ A3
Cad file	135041-C300.DWG
Drawing no.	C300-5 Rev A

DATE: 1/30/26 FILE PATH: P:\MAVEN PROJECTS\135041 BROOKVALE\DWG\135041-C300.DWG

BROOKVALE RD

ALL TREES / VEGETATION TO BE REMOVEDTO ALLOW FOR FOOTPATH CONSTRUCTION

NEW KERB AND FOOTPATH FROM SITE TO ARATAKI ROAD

OVERHEAD POWER AND POLES TO BE RETAINED / RELOCATED / UNDERGROUNDED PENDING UTILITY OPERATORS DESIGN

ALL TREES / VEGETATION TO BE REMOVED TO ALLOW FOR FOOTPATH CONSTRUCTION

ARATAKI ROAD

PROPOSED DETENTION BASIN TO BE CONSTRUCTED BY NEIGHBOURING DEVELOPMENT AND VESTED TO COUNCIL

ALL TREES TO BE REMOVED. BATTER TO BE REWORKED TO THE WESTERN BOUNDARY OF THE RESERVE LOT AND REPLANTED

EXISTING VEGETATION

LOT 1 DP 28543

WATER BORE

RAIN GARDEN

RAIN GARDEN

SPEED CALMING TREATMENT

DETENTION BASIN

ROAD 1

ROAD 3

SHARED PATH

SPEED CALMING TREATMENT

LOT 3 DP 481968

LOT 2 DP 540945

188

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Rev	Description	By	Date
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A	DRAFT	RH	02/2026

	By	Date
Survey	TECH SP	02/2025
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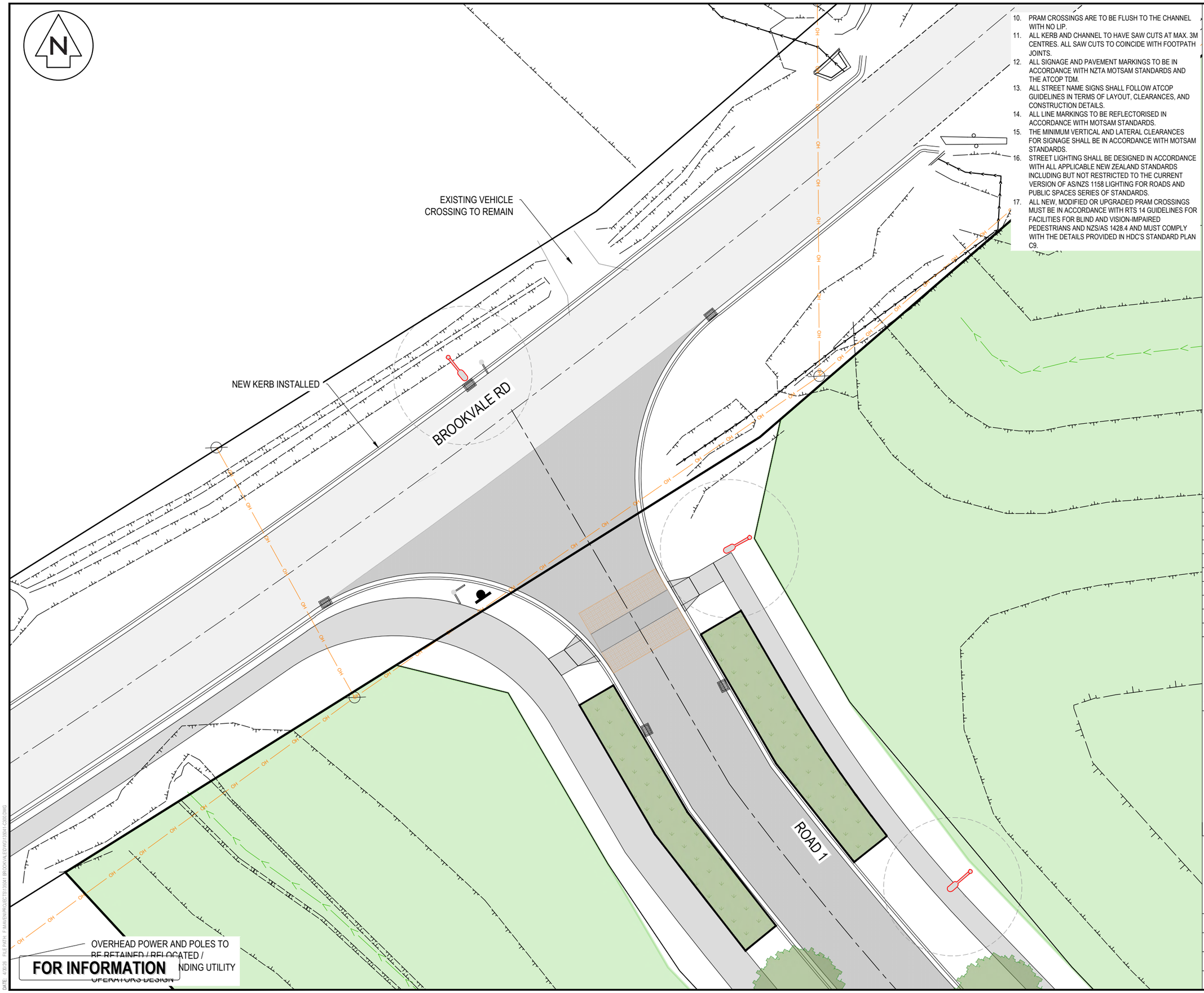
Project
BROOKVALE GREEN
HAVELOCK NORTH
FOR
VERMONT STREET PARTNERS NO. 4 LIMITED

Title
PROPOSED ROADING PLAN

Project no.	135041		
Scale	1:1000 @ A3		
Cad file	135041-C300.DWG		
Drawing no.	C300-6	Rev	A

FOR INFORMATION

DATE: X:DCR FILEPATH: F:\MAVEN\PROJECTS\135041 BROOKVALE\DWG\135041-C300.DWG



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OVERHEAD POWER AND POLES TO BE RETAINED / RELOCATED / UNDERGROUNDING UTILITY OPERATORS DESIGN

FOR INFORMATION

Rev	Description	By	Date
B	SUBSTANTIVE APPLICATION	RH	04/2026
A	DRAFT	RH	02/2026

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Survey	TECH SP	02/2025
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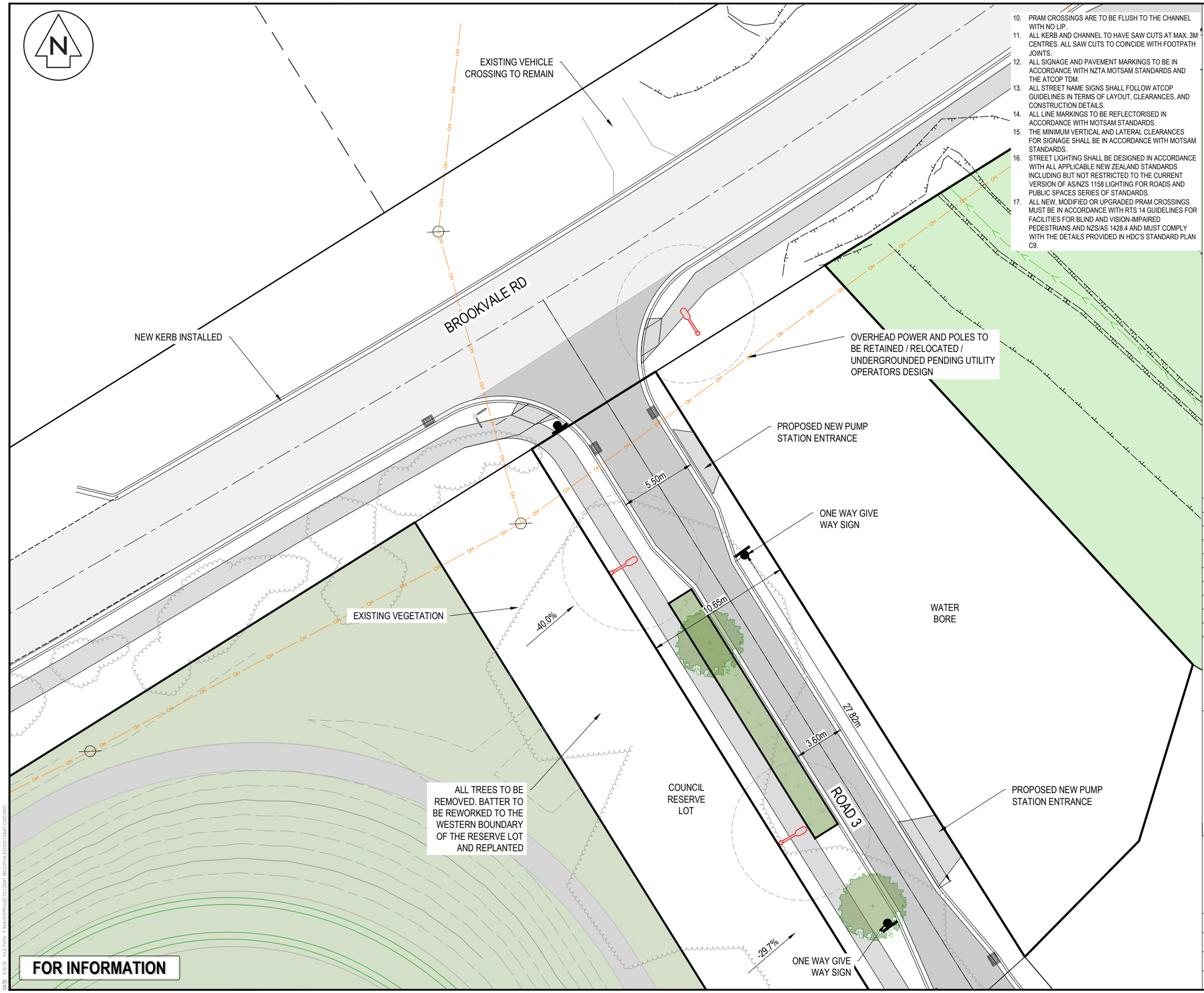
BROOKVALE GREEN
HAVELOCK NORTH
FOR
VERMONT STREET
PARTNERS NO. 4 LIMITED

Title

PROPOSED ROADING PLAN

Project no.	135041		
Scale	1:1000 @ A3		
Cad file	135041-C300.DWG		
Drawing no.	C300-7	Rev	A

DATE: 4/2026 FILE PATH: F:\MAVEN\PROJECTS\135041 BROOKVALE\DWG\135041-C300.DWG



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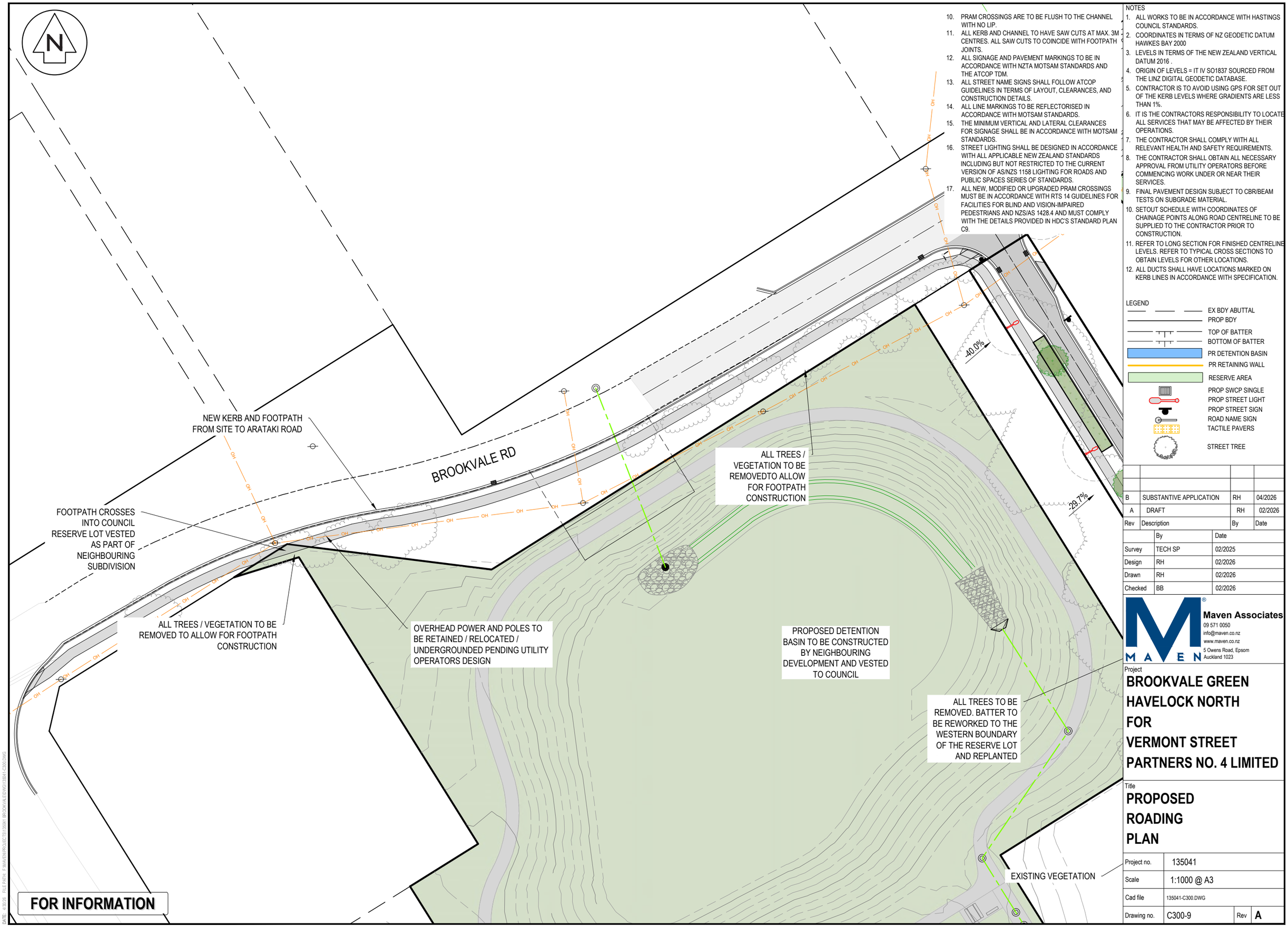
BROOKVALE GREEN
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Title

PROPOSED ROADING PLAN

Project no.	135041		
Scale	1:1000 @ A3		
Cad file	135041-C300.DWG		
Drawing no.	C300-8	Rev	A

DATE: 4/26/26 FILEPATH: F:\MAVEN\PROJECTS\135041 BROOKVALE\DWG\135041-C300.DWG



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PROPOSED ROADING PLAN

Project no.	135041		
Scale	1:1000 @ A3		
Cad file	135041-C300.DWG		
Drawing no.	C300-9	Rev	A

DATE: 4/26/25 FILE PATH: P:\MAVEN\PROJECTS\135041 BROOKVALE\DWG\135041-C300.DWG

GET… MOVED… FOR FOOTPATH CONSTRUCTION

PROPOSED DETENTION BASIN TO BE CONSTRUCTED BY NEIGHBOURING DEVELOPMENT AND VESTED TO COUNCIL

ALL TREES TO BE REMOVED. BATTER TO BE REWORKED TO THE WESTERN BOUNDARY OF THE RESERVE LOT AND REPLANTED

EXISTING VEGETATION

-29.7%

-37.2%

-39.0%

-36.2%

-39.0%

188

187

186

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1. ALL WORKS TO BE IN ACCORDANCE WITH HASTINGS COUNCIL STANDARDS.
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM HAWKES BAY 2000
3. LEVELS IN TERMS OF THE NEW ZEALAND VERTICAL DATUM 2016 .
4. ORIGIN OF LEVELS = IT IV SO1837 SOURCED FROM THE LINZ DIGITAL GEODETIC DATABASE.
5. CONTRACTOR IS TO AVOID USING GPS FOR SET OUT OF THE KERB LEVELS WHERE GRADIENTS ARE LESS THAN 1%.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL SERVICES THAT MAY BE AFFECTED BY THEIR OPERATIONS.
7. THE CONTRACTOR SHALL COMPLY WITH ALL RELEVANT HEALTH AND SAFETY REQUIREMENTS.
8. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVAL FROM UTILITY OPERATORS BEFORE COMMENCING WORK UNDER OR NEAR THEIR SERVICES.
9. FINAL PAVEMENT DESIGN SUBJECT TO CBR/BEAM TESTS ON SUBGRADE MATERIAL.
10. SETOUT SCHEDULE WITH COORDINATES OF CHAINAGE POINTS ALONG ROAD CENTRELINE TO BE SUPPLIED TO THE CONTRACTOR PRIOR TO CONSTRUCTION.
11. REFER TO LONG SECTION FOR FINISHED CENTRELINE LEVELS. REFER TO TYPICAL CROSS SECTIONS TO OBTAIN LEVELS FOR OTHER LOCATIONS.
12. ALL DUCTS SHALL HAVE LOCATIONS MARKED ON KERB LINES IN ACCORDANCE WITH SPECIFICATION.

LEGEND

- EX BDY ABUTTAL
- PROP BDY
- TOP OF BATTER
- BOTTOM OF BATTER
- PR DETENTION BASIN
- PR RETAINING WALL
- RESERVE AREA
- PROP SWCP SINGLE
- PROP STREET LIGHT
- PROP STREET SIGN
- ROAD NAME SIGN
- TACTILE PAVERS
- STREET TREE

Rev	Description	By	Date
B	SUBSTANTIVE APPLICATION	RH	04/2026
A	DRAFT	RH	02/2026

	By	Date
Survey	TECH SP	02/2025
Design	RH	02/2026
Drawn	RH	02/2026
Checked	BB	02/2026

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Auckland 1023

Project

BROOKVALE GREEN
HAVELOCK NORTH
FOR
VERMONT STREET
PARTNERS NO. 4 LIMITED

Title

PROPOSED ROADING PLAN

Project no.	135041		
Scale	1:1000 @ A3		
Cad file	135041-C300.DWG		
Drawing no.	C300-10	Rev	A

FOR INFORMATION

DATE: 4:20:05 FILEPATH: P:\MAVEN\PROJECTS\135041 BROOKVALE\DWG\135041 C300.DWG

Brookvale Green

Updated Masterplan

Block	Area (m²)	Approximate Average lot size (m²)	Yield (approx.)
1	4,186	500	8
2	4,911	500	9
3	1,451	350	4
4	1,594	200	8
5	1,559	200	8
6	7,045	500	13
7	1,449	350	4
8	1,624	200	7
9	12,435	500	23
10	1,716	200	8
11	10,440	500	20
12	12,416	700	18
13	15,786	800	17
14	10,200	600	17
15	2,758	700	4
16	3,263	800	4
17	1,688	800	2
18	2,621	800	3
19	2,510	800	3
20	5,038	600	8
21	2,572	600	4
22	3,700	500	7
23	2,358	600	4
		Yield (lots)	203



Figure 1 Yield Test & Updated Masterplan

Brookvale Green

DRAFT Staging Plan

Stage 1:

- 62 lots
- 1 - 2 x stormwater devices
- Realignment of Northern Stream
- Wastewater Pump Station

Stage 2:

- 43 lots

Stage 3:

- 16 lots
- 1 x stormwater device

Stage 4:

- 44 lots
- 1 x stormwater device

Stage 5:

- 38 Lots

Scale 1:5,000 @ A3



Figure 1 Yield Test & Updated Masterplan

[redacted]

From: [redacted]
Sent: Tuesday, 5 May 2026 11:01 am
To: [redacted]
Cc: [redacted]

Subject: RE: Brookvale Green

> You don't often get email from kellyn@hdc.govt.nz. Learn why this is important

Hi [redacted]

No need to pick up the phone as it seems we are in agreement with the overall principles of what we are trying to achieve and thanks for being supportive of the approach.

Regards,

[redacted]
3 Waters Growth & Development Manager
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Wāea/Phone [redacted]

From: [redacted]
Sent: Monday, 4 May 2026 11:35 AM
To: [redacted]
Cc: [redacted]
Subject: Re: Brookvale Green

Hi [redacted]

Thanks for the prompt and helpful response, and for confirming HDC is open in principle to the staged approach.

We acknowledge and accept the points you've raised. In particular:

- We agree that vesting of physical assets under 224c is not the trigger for transfer of the discharge consent — the two processes will run separately, with consent transfer subject to HDC's own approval process at the relevant time.
- We will work with HDC's standards (current at the time of transfer) and ensure all design, construction and performance evidence is provided, together with a complete as-built / maintenance / asset-data package and any monitoring results.
- We are happy to discuss an appropriate maintenance/defects liability period and an agreed development-uptake threshold as part of the consent conditions, and to provide for the gap period between asset vesting and consent transfer (including monitoring, reporting and cost responsibility) in the conditions.

We would very much welcome HDC's involvement in reviewing the proposed discharge consent conditions during the Fast-track application process. Barkers can provide draft conditions for review

and input by HDC prior to these being lodged with the EPA and again work with HDC through the processing phase to refine conditions further if required. Draft conditions will be provided to HDC's [redacted] later this month ahead of lodgement. Barkers will coordinate with [redacted] to ensure direct feedback on the relevant discharge conditions is sought from yourself.

On that basis we'll advise HBRC that HDC is open to discussing this type of arrangement, subject to the matters above and HDC's formal approval process at the relevant time.

Happy to pick up the phone if it's easier.

Best, [redacted]

From: [redacted]
Date: Thursday, 30 April 2026 at 4:14 PM
To: [redacted]
Cc: [redacted]
Subject: RE: Brookvale Green

Hi [redacted]

HDC understands the proposed approach of the stormwater discharge consent initially being held by the developer and the potential for transfer to Council following completion of an agreed handover procedure.

While this is an approach that has been agreed in principle previously with others, I need to emphasise that any future transfer of stormwater consents to HDC would be subject to proper process prior to transfer and vesting of infrastructure at 224c is not the trigger for transfer of consent.

From Council's perspective, there are a number of matters that would need to be addressed before we could consider taking on the discharge consent, including (but not limited to):

- Demonstration that the design, construction and performance of the stormwater system meet all relevant HDC standards, policies, etc at the time of transfer
- Confirmation that the discharge consent conditions are appropriate for long-term public ownership and do not impose undue operational, financial, or compliance risk on Council
- Satisfactory completion of a maintenance/defects liability period, with evidence that the system is functioning as intended
- An agreed level of development uptake (e.g. number of connections or extent of build-out) to demonstrate the system is operating as intended under typical developed conditions
- Provision of all supporting documentation (as-builts, maintenance plans, asset data, monitoring results, etc.)
- Resolution of any identified defects or performance issues prior to transfer
- Agreement on any ongoing monitoring, reporting, and compliance obligations, including clarity on responsibilities and associated costs for the time period between post vesting of physical assets and transfer of consent

We would also expect to be involved in reviewing the proposed discharge consent conditions during the application process to ensure they are aligned with Council's requirements and do not create unintended liabilities if a transfer were to be considered in the future.

For clarity, any decision to accept vesting of assets and/or transfer of a discharge consent would be subject to a formal Council approval process at the relevant time.

If you are agreeable in principle with the approach, you can advise HBRC that while Council is open to discussing this type of arrangement.

Happy to discuss further as the application progresses.

Regards,

[redacted]
3 Waters Growth & Development Manager
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Wāea/Phone [redacted]

From: [redacted]
Sent: Thursday, 30 April 2026 3:41 PM
To: [redacted]
Cc: [redacted]
Subject: Brookvale Green

Hi [redacted]

Trust you are well. As part of the substantive application for Brookvale Green we have started to look at Stormwater discharge. As you may be aware we are proposing to discharge stormwater to a tributary of the Mangateretere Stream. We will be seeking approval from HBRC for this discharge as part of the substantive application.

At this stage, the expectation is that the stormwater discharge consent would initially be held by Vermont Street Partners as the applicant. Following completion of an agreed maintenance period, the intention is that responsibility for the stormwater assets, including the associated discharge consent, would transfer to Hastings District Council. We understand that a similar approach was accepted by HDC for the Arataki fast-track consent. On that basis, we are seeking confirmation that HDC would be comfortable with the same approach being adopted for Brookvale Green. Appropriate consent conditions could be included to facilitate the later transfer of the consent and associated responsibilities to HDC following completion of the required maintenance period.

Could you please confirm whether HDC is comfortable with this proposed approach? We would like to communicate the intended approach to HBRC once this is confirmed.

I look forward to hearing from you. Feel free to call me to discuss.

Best.
[redacted]

[redacted] | Managing Director

VSP
Capital | Investment | Strategy
Vermont Street Partners

www.vermontstreetpartners.co.nz

[redacted]

From: [redacted]
Sent: Monday, 11 May 2026 3:41 pm
To: [redacted]
Cc: [redacted]
Subject: Brookvale Green FT - Council Reserve Works
Attachments: 135041-C330 RD CS.pdf

Hi [redacted]

Further to our meeting last week, we are looking for your guidance on the approvals pathway for proposed interface works within the HDC reserve land adjoining the western boundary of the Brookvale Green site.

The relevant reserve land is Lot 3 and Lot 4 DP 481968, being the Arataki Buffer Strip. We understand this land is identified as Local Purpose (Amenity) Reserve and is subject to the Reserves Act 1977. It is also listed in the Hastings District Wide Reserve Management Plan as Open Space Reserve OS1.

As part of the Brookvale Green proposal, we are looking to provide a pedestrian footpath within the Brookvale Green site, adjacent to the reserve boundary. To achieve a workable interface and potential future pedestrian linkage towards the Arataki development / Brookvale Road, some works will be required within the reserve land – see attached indicative plans. These may include temporary construction access, vegetation / tree removal, battering or reforming of the reserve slope, replanting, and reinstatement.

Before we progress the design further, we would appreciate HDC's guidance on the appropriate approval pathway for these works. In particular, could you please confirm:

1. Whether the proposed works are provided for, or generally supported, under the existing Local Purpose (Amenity) Reserve classification and the Hastings District Wide Reserve Management Plan.
2. Whether HDC considers the works need to be approved through a written works approval, works agreement, or similar mechanism.
3. Whether any specific Reserves Act approval, easement, public notification, or reserve management plan process would be required.
4. Whether approval can be provided at officer / manager level prior to lodgement of the fast-track substantive application, or whether the matter would need to be reported to Council or a Council committee for approval.

In summary, we are trying to understand whether the reserve interface works can be dealt with separately through HDC's landowner / administering body approval process, or whether they need to be incorporated into the substantive application itself. Any guidance you can provide would be appreciated, as it will help us confirm the appropriate scope of the application and the supporting design drawings. I appreciate you are also looking into the tree removal side of things as part of this advice.

Kind regards
[redacted]

Ngā mihi | Kind regards,

[redacted]
Senior Associate
[redacted]

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Urban & Environmental

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Level 4, Old South British Building,
3-13 Shortland Street, Auckland

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Rev	Description	By	Date

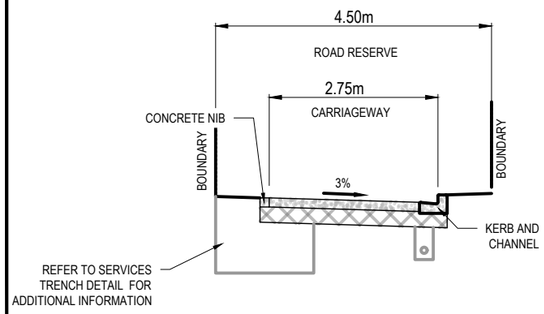
	By	Date
Survey	TECH SP	02/2025
Design	RH	02/2026
Drawn	RH	02/2026
Checked	BB	04/2026

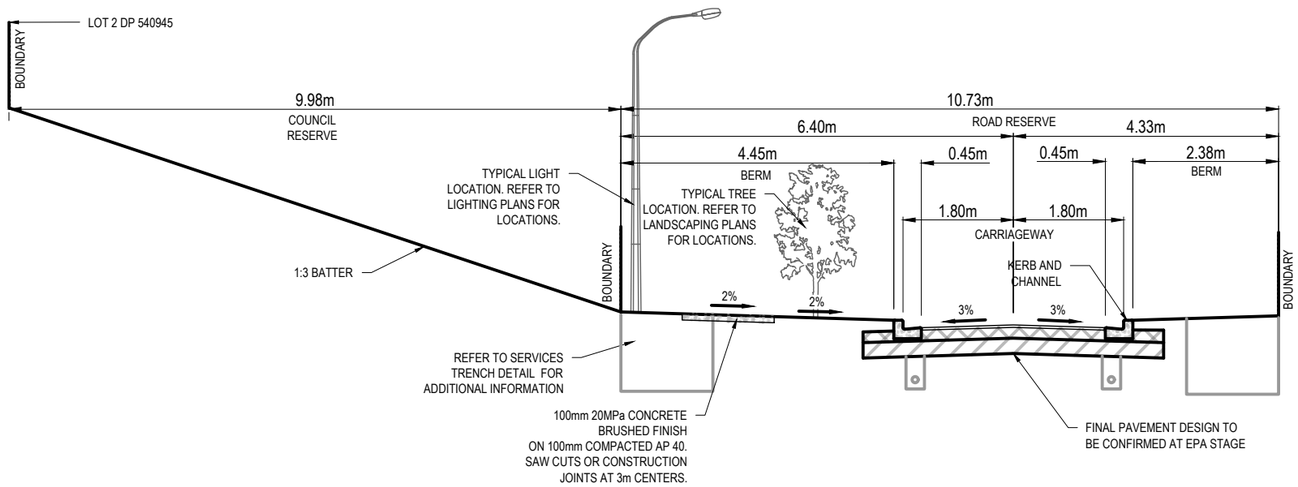
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Auckland 1023

Project
BROOKVALE GREEN
HAVELOCK NORTH
FOR
VERMONT STREET
PARTNERS NO. 4 LIMITED

Title
PROPOSED
ROADING CROSS
SECTION OVERVIEW

Project no.	135041		
Scale	1:2500 @ A3		
Cad file	135041-C330 RD CS.DWG		
Drawing no.	C330-0	Rev	A





C-C
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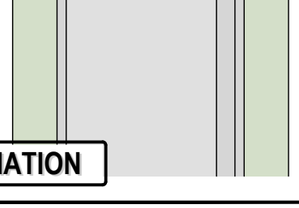
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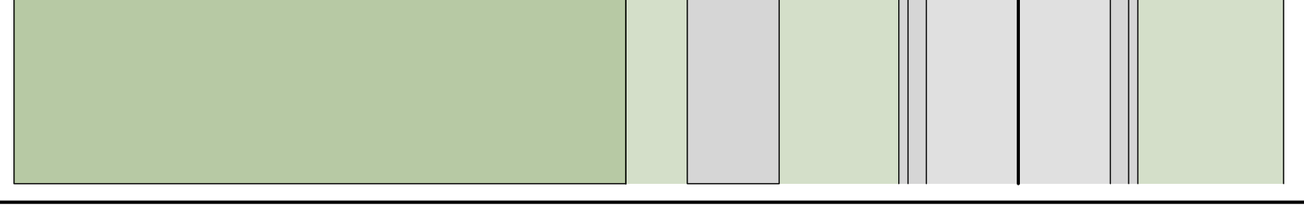
SCALE 1:100 @ A3

E-E
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TYPICAL ROAD NARROWING CROSS SECTION

SCALE 1:100 @ A3





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Rev	Description	By	Date
A	DRAFT	RH	04/2025

	By	Date
Survey	TECH SP	02/2025
Design	RH	02/2026
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Project

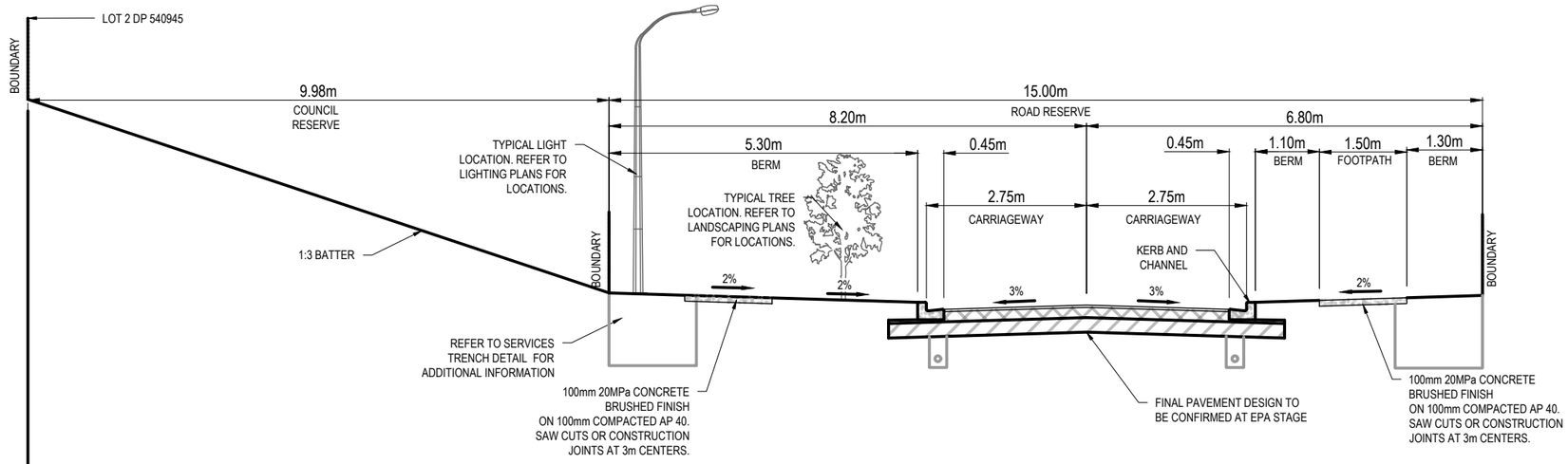
BROOKVALE GREEN
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Title

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ROADING
CROSS SECTION

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Cad file	135041-C330 RD CS.DWG
Drawing no.	C330-5 Rev A

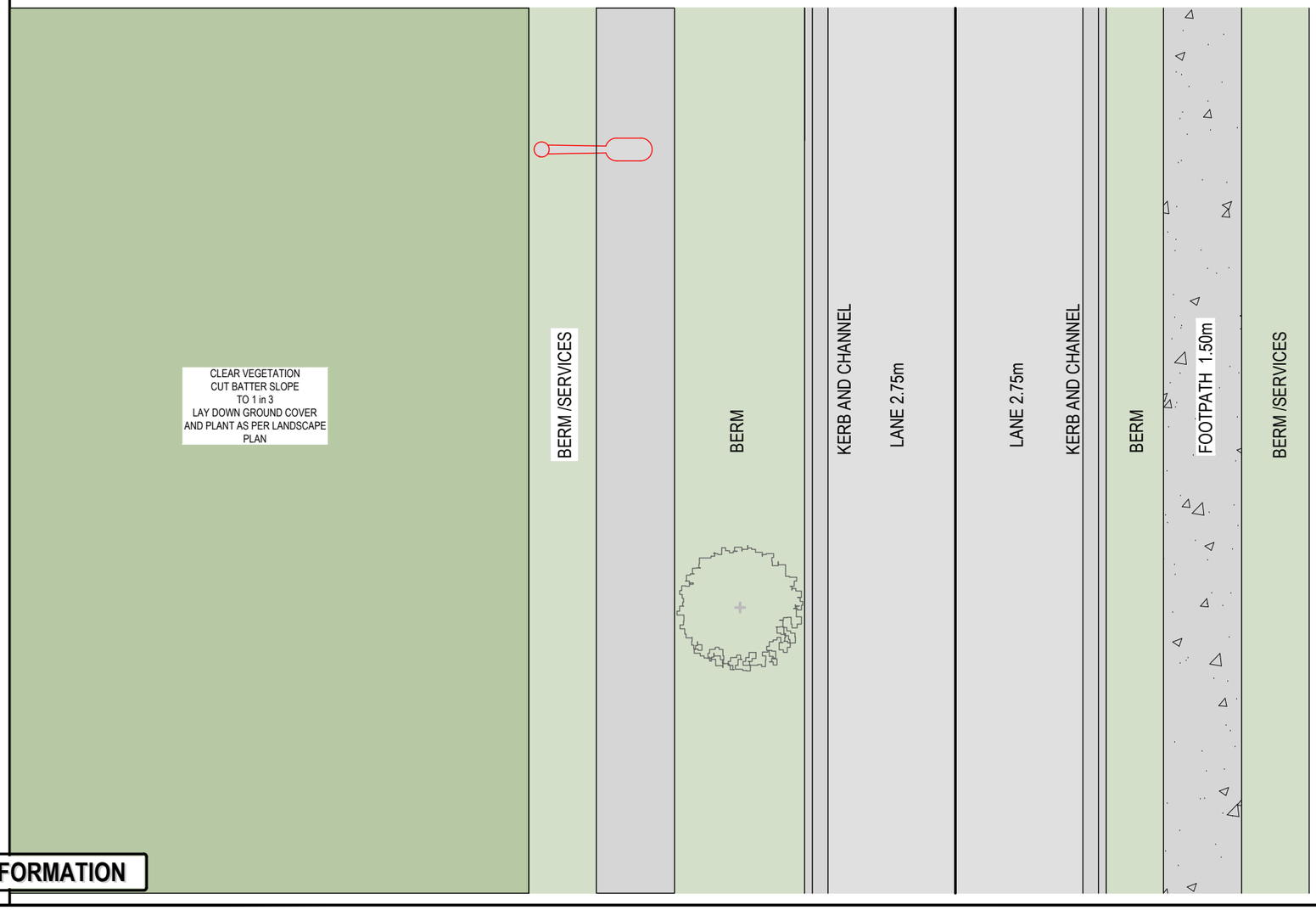
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DATE 4/14/26 FILEPATH: F:\MAVEN\PROJECTS\135041 BROOKVALE\DWG\135041-C330 RD CS.DWG

Rev	Description	By	Date
A	DRAFT	RH	04/2025

	By	Date
Survey	TECH SP	02/2025
Design	RH	02/2026
Drawn	RH	02/2026
Checked	BB	04/2026

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Title
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ROADING
CROSS SECTION

Project no.	135041		
Scale	1:100 @ A3		
Cad file	135041-C330 RD CS.DWG		
Drawing no.	C330-6	Rev	A

[redacted]

From: [redacted]
Sent: Monday, 11 May 2026 9:43 am
To: [redacted]
Cc: [redacted]
Subject: Brookvale Green - Play along the Way indicative plan
Attachments: BrookvaleGreen_IndicativePlayNodes.pdf

Hi [redacted]

The landscaping plans are a couple of days away from being finalised. In the meantime, I am sending through the B&A indicative play along the way nodes plan, including spacing, for feedback and discussion with Kirsty. VSP are open to the number and spacing of these play nodes.

As mentioned in the meeting, the intention is to include a condition of consent that would enable the final detail to be approved by council post consent, as per the Arataki FT approach:

> *"The Consent Holder must submit to HDC for approval of the Public Spaces Manager detailed landscaping plans for the Play Along the Way route in general accordance with the approved preliminary [Landscape Plans] prepared by LA4 Limited and referenced in Schedule 1. The detailed design plans shall identify the proposed locations of play along the way spaces and the details of any hard assets, park furniture, play fixtures and associated soft landscaping."*

Thanks,
[redacted]
Ngā mihi | Kind regards,

[redacted]
Senior Associate
[redacted]

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Christchurch, Queenstown, Wānaka

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Indicative Play Nodes

Scale 1:3,000 @ A3



Figure *Brookvale Green Masterplan - Play Node Locations*

Indicative Play Nodes

Scale 1:1,500 @ A3



Figure *Brookvale Green Masterplan - Play Node Locations*

Indicative Play Nodes (approx. dimensions)

Scale 1:1,500 @ A3



Figure *Brookvale Green Masterplan - Play Node Locations*

[redacted]

From: [redacted]
Sent: Monday, 11 May 2026 8:48 am
To: [redacted]
Subject: RE: Brookvale streetlights

Thanks [redacted]

Understood.

Regards

[redacted]
PRINCIPAL / PUKEKOHE MANAGER
Dip MechE, NZDE, BEngTech, CMEngNZ (Eng. Technologist)

MAVEN ASSOCIATES LIMITED
[redacted]
www.maven.co.nz
1 Wesley Street , Pukekohe

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From: [redacted]
Sent: Sunday, 10 May 2026 9:57 pm
To: [redacted]
Subject: RE: Brookvale streetlights

[redacted]

Thanks for that.

I am not aware of any subdivisions in Hastings and Havelock North that do not have conventional long column streetlights that are assets maintained by Council. So in that regard, we have no bollard lights for public roads given that they are not effective in providing the necessary lighting levels but also become a challenge and cost from a maintenance and asset management perspective.

Yes, lighting is something that is decided at the engineering approval stage and would be approved there rather than at the substantive application stage. That said, it is highly beneficial to get that sorted out in conjunction with the landscaping design as early as possible before the application stage given that it provides the opportunity for Council to provide support to the application knowing that the design is consistent with Council requirements.

I appreciate that some developers will look at special style columns for lighting but they need to ensure that Council is happy to maintain them on vesting. Optimally any agreement would be based on a warranty period of at least ten years for the post to minimise ongoing costs to the ratepayers.

Happy to answer any queries re the above.

Regards.

[redacted]

[redacted]
Transportation Policy & Planning Manager
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Wāea/Phone [redacted]

From: [redacted]
Sent: Thursday, 7 May 2026 12:42 PM
To: [redacted]
Cc: [redacted]
Subject: Brookvale streetlights

Hi [redacted]

Are you perhaps aware of any subdivisions in Havelock North with public roads that do not have conventional long column streetlights but still comply?
In other words, have you ever approved a different style lighting system like bollard lighting for public roads rather than tall light columns with an outreach.

It is my understanding that lighting and lighting columns will be decided on during the engineering approval stage. So, I just wanted to confirm with you that the EA process will approve the lighting, not the substantive application. Is that your understanding also? I'm confident that the lighting design we have now will be adequate, bar for the few additional lights at intersections which the designer is looking at for us currently. However, I am equally aware that some developers love to use a special style column to make their neighborhood "feel" right...

Regards

[redacted]
PRINCIPAL / PUKEKOHE MANAGER
Dip MechE, NZDE, BEngTech, CMEngNZ (Eng. Technologist)

MAVEN ASSOCIATES LIMITED
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www.maven.co.nz
1 Wesley Street , Pukekohe



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[redacted]

From: [redacted]
Sent: Friday, 15 May 2026 3:38 pm
To: [redacted]
Cc: [redacted]
Subject: RE: Walk over at Brookvale Green

Hi [redacted]

Coming back to you on the site walkover. Yes, you are welcome to attend with your colleagues. There are some businesses operating on the site, so the only thing is being mindful of their operations when walking around.

Thanks,
[redacted]

Ngā mihi | Kind regards,

[redacted]
Senior Associate
[redacted]

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From: [redacted]
Sent: Monday, 11 May 2026 1:50 pm
To: [redacted]
Subject: Walk over at Brookvale Green

Hi [redacted]

I was just wanting to touch base and see if it would be possible for some of us involved in the fast track to undertake a site visit in the next few weeks? Give our experience with Arataki and the level of assessment/commentary expected, we feel it would be beneficial to take look at the site in person.

Namely Craig and myself but potentially some of the engineers and reserves team.

Kindly

[redacted]
Acting Team Leader - Environmental Planning

[redacted]

From: [redacted]
Sent: Wednesday, 20 May 2026 9:30 am
To: [redacted]
Cc: [redacted]
Subject: RE: Brookvale Green FT - Council Reserve Works

Hi [redacted]

Thanks for coming back to me. All makes sense.

Cheers,
[redacted]

Ngā mihi | Kind regards,

[redacted]
Senior Associate
[redacted]

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From: [redacted]
Sent: Wednesday, 20 May 2026 9:24 am
To: [redacted]
Cc: [redacted]
Subject: RE: Brookvale Green FT - Council Reserve Works

Hi [redacted]

Thank you.

I indicated at the last meeting that I would have public spaces comments completed by the end of next week. Following another site visit and an internal meeting with transportation and 3 Waters, I have prioritised these and should instead have these completed today. I will provide these to [redacted], and she can circulate these along with any others she might have received. I have a number of points of clarification which would be good to close out before I can give more substantive public space comments.

Kind Regards, [redacted]

[redacted]
Public Spaces Planning Manager
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council

Wāea/Phone [redacted]

From: [redacted]
Sent: Wednesday, 20 May 2026 8:25 AM
To: [redacted]
Cc: [redacted]
Subject: RE: Brookvale Green FT - Council Reserve Works

Hi [redacted]

Just following up on my email below to confirm whether HDC is comfortable with us proceeding to include the reserve land and associated interface works within the Fast-track application drawings and supporting material.
If the answer is yes, I have drafted a letter seeking HDC's confirmation / approval in principle for inclusion with the FT application for the Panel's information. Happy to discuss the draft wording and amend any assumptions as needed to ensure it is something Council can respond to appropriately.

I have updated the OneDrive file Brookvale Green FT - Draft Expert Reports_May 2026 to include the latest **landscape plans** issued last night. These are still draft working drawings and will be tidied up prior to lodgement, but they should provide a good overview of the landscaping proposal, including the reserve land interface and proposed vested park areas. Also refer the updated scheme plan within the folder.

Thanks,
[redacted]

Ngā mihi | Kind regards,

[redacted]
Senior Associate
[redacted]

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From: [redacted]
Sent: Monday, 11 May 2026 3:41 pm
To: [redacted]
Cc: [redacted]
Subject: Brookvale Green FT - Council Reserve Works

Hi [redacted]

Further to our meeting last week, we are looking for your guidance on the approvals pathway for proposed interface works within the HDC reserve land adjoining the western boundary of the Brookvale Green site.

The relevant reserve land is Lot 3 and Lot 4 DP 481968, being the Arataki Buffer Strip. We understand this land is identified as Local Purpose (Amenity) Reserve and is subject to the Reserves Act 1977. It is also listed in the Hastings District Wide Reserve Management Plan as Open Space Reserve OS1.

As part of the Brookvale Green proposal, we are looking to provide a pedestrian footpath within the Brookvale Green site, adjacent to the reserve boundary. To achieve a workable interface and potential future pedestrian linkage towards the Arataki development / Brookvale Road, some works will be required within the reserve land – see attached indicative plans. These may include temporary construction access, vegetation / tree removal, battering or reforming of the reserve slope, replanting, and reinstatement.

Before we progress the design further, we would appreciate HDC's guidance on the appropriate approval pathway for these works. In particular, could you please confirm:

1. Whether the proposed works are provided for, or generally supported, under the existing Local Purpose (Amenity) Reserve classification and the Hastings District Wide Reserve Management Plan.
2. Whether HDC considers the works need to be approved through a written works approval, works agreement, or similar mechanism.
3. Whether any specific Reserves Act approval, easement, public notification, or reserve management plan process would be required.
4. Whether approval can be provided at officer / manager level prior to lodgement of the fast-track substantive application, or whether the matter would need to be reported to Council or a Council committee for approval.

In summary, we are trying to understand whether the reserve interface works can be dealt with separately through HDC's landowner / administering body approval process, or whether they need to be incorporated into the substantive application itself. Any guidance you can provide would be appreciated, as it will help us confirm the appropriate scope of the application and the supporting design drawings. I appreciate you are also looking into the tree removal side of things as part of this advice.

Kind regards

[redacted]

Ngā mihi | Kind regards,

[redacted]
Senior Associate
[redacted]

B&A Urban & Environmental

TOITŪ

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Level 4, Old South British Building,
3-13 Shortland Street, Auckland

Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, Wellington,
Christchurch, Queenstown, Wānaka

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Barker & Associates
Whangārei

PO Box 1986, Shortland Street, Auckland 1140
Level 1, 136 Bank Street, Whangārei 0112

20 May 2026

Hastings District Council
Attn: [redacted], Public Spaces Planning Manager
Via email: [redacted]

Tēnā koe[redacted]

Brookvale Green Fast-Track – Proposed Works within Council Reserve Land and Request for Landowner Approval

We write on behalf of Vermont Street Partners No. 4 Limited (VSP) in relation to the proposed Brookvale Green Fast-track substantive application for residential development at 174 - 176 Brookvale Road, Havelock North.

As discussed, including at a recent meeting held on 7 May 2026, as part of the residential development for Brookvale Green, VSP are investigating opportunities to integrate the Brookvale Green development with the adjacent Hastings District Council (HDC) reserve land located west of the site legally described as Lot 3-4 Deposited Plan 481968 ('reserve land') highlighted yellow on **Figure 1**.

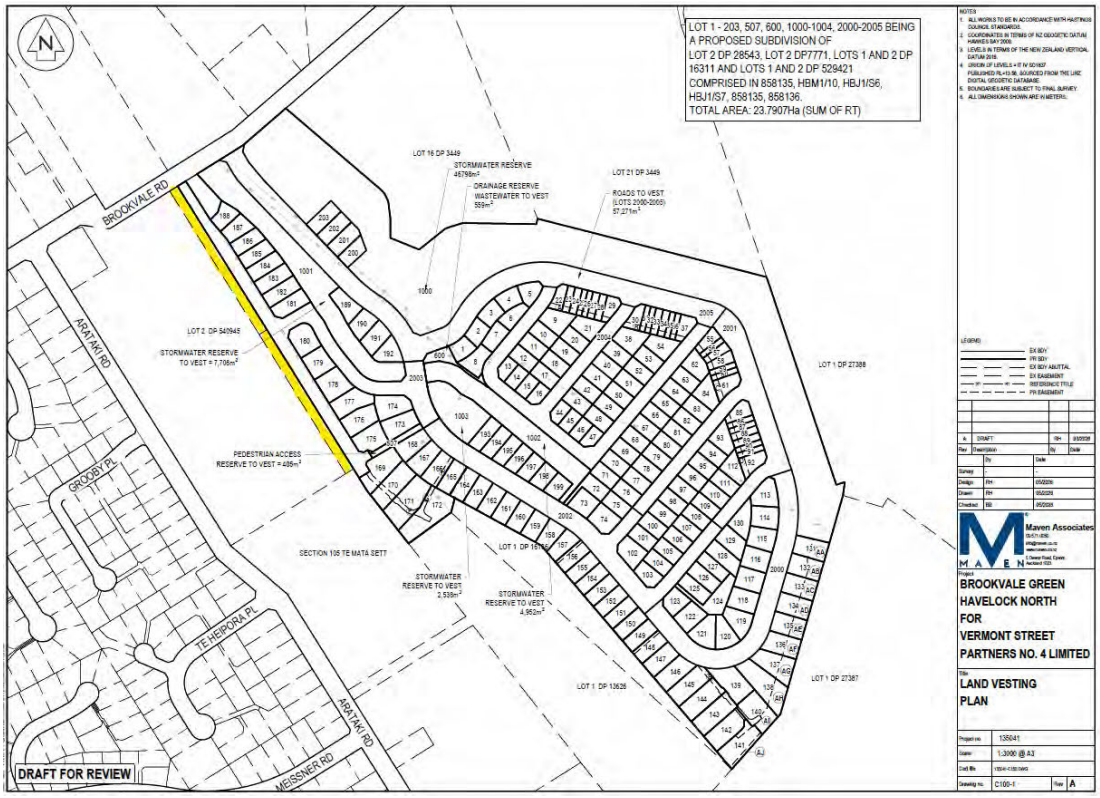


Figure 1: Proposed Scheme Plan

The reserve land is owned and managed by HDC as Local Purpose (Amenity) Reserve under the Hastings District Wide Reserve Management Plan (identifier Arataki OS1). We understand from a review of the 160 Brookvale Road property file that the reserve land was originally established as a rural interface 'buffer strip' and vested in HDC through subdivision of that landholding.

The Brookvale Green project proposes a series of landscape, earthworks and interface treatments within, and adjacent to, the reserve land to positively integrate the development with the surrounding area and connect the reserve with the proposed urban neighbourhood. The reserve interface will adjoin a proposed public road corridor (Lot 2003) along its length, which will vest in HDC through the subdivision process.

In general terms, the works within the reserve land are anticipated to include:

- earthworks and batter tie-ins associated with the new proposed road adjoining the reserve boundary;
- establishment of a coordinated landscape and planting treatment along the reserve edge;
- removal of existing mature gum trees and other understory vegetation where required to facilitate the works and achieve long-term landscape outcomes;
- associated reinstatement and planting works within the reserve land; and
- future proof ability to establish a pedestrian connection to CDL Arataki development stormwater drainage reserve through the reserve land.

The attached scheme plan, engineering plans and proposed landscape plan for the reserve interface area are enclosed (OneDrive link) for HDC's review.

Based on discussions to date, it is understood that the proposed works are capable of being authorised within the existing reserve classification and Reserve Management Plan framework. On that basis, we are seeking confirmation from HDC, as landowner, that it supports the proposed works in principle for the purposes of progressing the Fast-track substantive application and associated detailed design. Specifically, we seek written confirmation that:

1. HDC supports, in principle, the proposed reserve interface works outlined above;
2. HDC, as landowner, provides approval in principle for the proposed works to occur within the reserve land, subject to detailed engineering, landscape and construction design which will be secured through conditions of consent;
3. HDC supports the proposed integrated landscape treatment and reserve edge interface approach; and
4. HDC confirms that the proposal can continue to be worked through under the existing reserve management framework and associated approval processes.

We appreciate HDC's ongoing constructive involvement in the Brookvale Green project and are happy to provide any additional plans or information required.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

[redacted]

[redacted]
Partner

[redacted]
Senior Associate

[redacted]

[redacted]

From: [redacted]
Sent: Wednesday, 20 May 2026 8:56 am
To: [redacted]
Cc: [redacted]
Brookvale Green - Water Asset Infrastructure - Title Changes
Attachments: Scheme Plan_135041-C150 Draft.pdf; Masterplan_23042026 11.pdf; Brookvale Green - HDC Water Asset ROT & Ownership Letter.pdf

Mōrena [redacted]

Further to your recent discussions regarding the potential use of the HDC-owned access strip associated with the water asset land at 170 Brookvale Road, please find attached a letter outlining the proposed approach for incorporating this land into the Brookvale Green Fast-track development.

As discussed, the intention is to utilise the existing corridor to provide road access through the subdivision, with the access strip land ultimately being vested as public road through the subdivision process, while maintaining HDC's ongoing access to and operation of the water infrastructure. The water asset infrastructure would maintain its own title as per current arrangements. To enable this arrangement to be appropriately reflected within the Fast-track application, we are seeking HDC's agreement in principle to the proposed approach, including to the broad title and vesting framework and the associated landowner approvals required to implement the arrangement through the subdivision stages.

In summary, the proposal is intended to:

- enable the access strip to ultimately vest as public road for Council's benefit;
- maintain continuity of HDC ownership and infrastructure access throughout the process; and
- establish an agreed framework for how the relevant titles and survey actions would be managed as part of the staged subdivision process.

The attached letter sets out the proposed arrangements in more detail, including the anticipated survey and title actions and the approvals/certifications likely to be required from HDC.

We would appreciate receiving HDC's response on the matters outlined in the letter, as this will assist us in finalising the Fast-track application documentation and confirming how the access arrangement is to be presented within the application.

Please give [redacted] or I a call if you would like to discuss further. [redacted] Maven surveyor) would also be happy to discuss the detail with your subdivision officer if this would assist.

Thanks,
[redacted]
Ngā mihi | Kind regards,

[redacted]
Senior Associate
[redacted]

B&A
Urban & Environmental

TOITŪ CARBON REDUCE ISO 14064-1 ORGANISATION

PO Box 1986,

LOT 1 - 203, 507, 600, 1000-1004, 2000-2005 BEING A PROPOSED SUBDIVISION OF LOT 2 DP 28543, LOT 2 DP7771, LOTS 1 AND 2 DP 16311 AND LOTS 1 AND 2 DP 529421 COMPRISED IN 858135, HBM1/10, HBJ1/S6, HBJ1/S7, 858135, 858136.
TOTAL AREA: 23.7907Ha (SUM OF RT)

BROOKVALE RD

ARATAKI RD

GROOBY PL

TE HEIPORA PL

MEISSNER RD

LOT 16 DP 3449

STORMWATER RESERVE
46798m²

DRAINAGE RESERVE
WASTEWATER TO VEST
559m²

LOT 21 DP 3449

ROADS TO VEST
(LOTS 2000-2005)
57,271m²

LOT 1 DP 27388

LOT 2 DP 540945

STORMWATER RESERVE
TO VEST = 7,708m²

PEDESTRIAN ACCESS
RESERVE TO VEST = 405m²

SECTION 105 TE MATA SETT

LOT 1 DP 16136

LOT 1 DP 13626

LOT 1 DP 27387

STORMWATER
RESERVE TO VEST
2,538m²

STORMWATER
RESERVE TO VEST
4,952m²

1000 1001 1002 1003 1004 2000 2001 2002 2003 2004 2005 600 507

DRAFT FOR REVIEW

NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH HASTINGS COUNCIL STANDARDS.
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM HAWKES BAY 2000.
3. LEVELS IN TERMS OF THE NEW ZEALAND VERTICAL DATUM 2016.
4. ORIGIN OF LEVELS = IT IV SO1837
   PUBLISHED RL=13.56, SOURCED FROM THE LINZ DIGITAL GEODETIC DATABASE.
5. BOUNDARIES ARE SUBJECT TO FINAL SURVEY.
6. ALL DIMENSIONS SHOWN ARE IN METERS.

LEGEND
- EX BDY
- PR BDY
- EX BDY ABUTTAL
- EX EASEMENT
- RT — RT REFERENCE TITLE
- PR EASEMENT

Rev	Description	By	Date
A	DRAFT	RH	03/2026

	By	Date
Survey	-	-
Design	RH	05/2026
Drawn	RH	05/2026
Checked	BB	05/2026

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Auckland 1023

Project
BROOKVALE GREEN
HAVELOCK NORTH
FOR
VERMONT STREET
PARTNERS NO. 4 LIMITED

Title
LAND VESTING PLAN

Project no.	135041
Scale	1:3000 @ A3
Cad file	135041-C150.DWG
Drawing no.	C100-1 Rev A

DATE: 3/26 PLOTTED: F:\MAVEN\PROJECTS\135041 BROOKVALE\DWG\135041-C150.DWG

LOT 1 - 203, 507, 600, 1000-1004, 2000-2005 BEING A PROPOSED SUBDIVISION OF LOT 2 DP 28543, LOT 2 DP7771, LOTS 1 AND 2 DP 16311 AND LOTS 1 AND 2 DP 529421 COMPRISED IN 858135, HBM1/10, HBJ1/S6, HBJ1/S7, 858135, 858136.
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Rev	Description	By	Date
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Project
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PARTNERS NO. 4 LIMITED

Title
PROPOSED
SCHEME PLAN
OVERVIEW

Project no.	135041		
Scale	1:3000 @ A3		
Cad file	135041-C150.DWG		
Drawing no.	C150-1	Rev	A

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DATE: 03/26 FILEPATH: P:\MAVEN\PROJECTS\135041 BROOKVALE\DWG\135041-C150.DWG

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LEGEND
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- PR BDY
- EX BDY ABUTTAL
- EX EASEMENT
- REFERENCE TITLE
- PR EASEMENT

BROOKVALE ROAD
LEGAL ROAD

LOT 16 DP 3449

LOT 1 DP 28543

LOT 188 527m²
LOT 187 609m²
LOT 186 582m²
LOT 185 620m²
LOT 184 653m²
LOT 183 669m²
LOT 182 673m²
LOT 181 702m²
LOT 180 840m²
LOT 179

LOT 203 606m²
LOT 202 602m²
LOT 201 623m²
LOT 200 511m²

LOT 1001 7707m²
LOCAL PURPOSE (DRAINAGE) RESERVE TO VEST IN HASTINGS DISTRICT COUNCIL

ROAD TO VEST IN HASTINGS DISTRICT COUNCIL

LOT 2005 14440m²

LOT 189 670m²
LOT 190 609m²
LOT 191 687m²
LOT 192 604m²
LOT 600 559m²

LOT 2003 9759m²

LOT 3 DP 481968

LOT 2 DP 540945

LOCAL PURPOSE (DRAINAGE) RESERVE TO VEST IN HASTINGS DISTRICT COUNCIL

LOT 1000 46798m²

LOCAL PURPOSE (DRAINAGE) RESERVE TO VEST

LOT 2 502m²
LOT 1 489m²
LOT 8

DRAFT FOR REVIEW

Rev	Description	By	Date
A	DRAFT	RH	03/2026

	By	Date
Survey	-	-
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Drawn	RH	05/2026
Checked	BB	05/2026

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Project
BROOKVALE GREEN
HAVELOCK NORTH
FOR
VERMONT STREET PARTNERS NO. 4 LIMITED

Title
PROPOSED SCHEME PLAN

Project no.	135041
Scale	1:1 ORIG @ A3
Cad file	135041-C150.DWG
Drawing no.	C150-2 Rev A

DATE: 9/26 FILEPATH: F:\MAVEN\PROJECTS\135041 BROOKVALE\DWG\135041-C150.DWG

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TOTAL AREA: 23.7907Ha (SUM OF RT)

LOT 21 DP 3449

80.29 6.18 257.30

LOT 1000
46798m²

R108.00 L134.19 66.76

REFER TO PLAN C150-7 FOR FURTHER DETAIL

LOCAL PURPOSE (DRAINAGE) RESERVE TO VEST IN HASTINGS DISTRICT COUNCIL

R1952.37 L2.55

ROAD TO VEST IN HASTINGS DISTRICT COUNCIL

92.40

REFER TO PLAN C150-7 FOR FURTHER DETAIL

R53.15 L20.32 R53.15 L39.48

LOT 2005
14440m²

LOT 2001
7996m²

REFER TO PLAN C150-8 FOR FURTHER DETAIL

R37.50 L6.10

LOT 1 511m²
LOT 2 502m²
LOT 3 511m²
LOT 4 510m²
LOT 5 496m²
LOT 6 496m²
LOT 7 539m²
LOT 8 638m²
LOT 9 717m²
LOT 10 511m²
LOT 11 510m²
LOT 12 509m²
LOT 13 344m²
LOT 14 374m²
LOT 15 375m²
LOT 16 356m²
LOT 17 510m²
LOT 18 510m²
LOT 19 510m²
LOT 20 510m²
LOT 21 621m²
LOT 22 29.00
LOT 23 29.00
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LOT 26 29.00
LOT 27 29.00
LOT 28 29.00
LOT 29 29.00
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LOT 32 29.00
LOT 33 29.00
LOT 34 29.00
LOT 35 29.00
LOT 36 29.00
LOT 37 26.80
LOT 38 735m²
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LOT 41 510m²
LOT 42 510m²
LOT 43 510m²
LOT 50 515m²
LOT 51 518m²
LOT 52 520m²
LOT 53 523m²
LOT 54 669m²
LOT 55 13.88
LOT 56 30.00
LOT 57 30.00
LOT 58 30.00
LOT 59 30.00
LOT 60 30.00
LOT 61
LOT 62 611m²
LOT 63 504m²
LOT 64 505m²
LOT 65 29.75
LOT 84 648m²
LOT 2004 9173m²

R87.00 L28.58 R87.00 L24.83 R87.00 L27.42 R70.13 L22.44 R42.50 L17.17 R69.65 L12.43 R65.27 L4.94 R65.27 L6.20 R22.43 L15.51 R22.50 L16.08 R22.50 L3.96 R57.50 L24.46 R57.50 L1.87 R42.50 L8.59 R57.50 L15.29 R57.50 L20.92

ROAD TO VEST IN HASTINGS DISTRICT COUNCIL

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LEGEND
- EX BDY
- PR BDY
- EX BDY ABUTTAL
- EX EASEMENT
- RT — RT — REFERENCE TITLE
- PR EASEMENT

Rev	Description	By	Date
A	DRAFT	RH	03/2026

	By	Date
Survey	-	-
Design	RH	05/2026
Drawn	RH	05/2026
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Project
BROOKVALE GREEN
HAVELOCK NORTH
FOR
VERMONT STREET
PARTNERS NO. 4 LIMITED

Title
PROPOSED
SCHEME PLAN

Project no.	135041		
Scale	1:1 ORIG @ A3		
Cad file	135041-C150.DWG		
Drawing no.	C150-3	Rev	A

N

LOT 180 840m²
LOT 179 752m²
LOT 178 917m²
LOT 177 911m²
LOT 176 870m²
LOT 175 838m²
LOT 191 687m²
LOT 192 604m²
LOT 600 559m²
LOT 2003 9759m²
LOT 1 489m²
LOT 8 638m²
LOT 7 539m²
LOT 10 511m²
LOT 11 510m²
LOT 12 509m²
LOT 13 344m²
LOT 14 374m²
LOT 15 375m²
LOT 16 356m²
LOT 17 510m²
LOT 18 510m²
LOT 44 356m²
LOT 174 876m²
LOT 173 810m²
LOT 507 405m²
LOT 1003 2538m²
LOT 1002 4952m²
LOT 193 590m²
LOT 194 558m²
LOT 195 525m²
LOT 196 509m²
LOT 197 503m²
LOT 198 504m²
LOT 199 507m²
LOT 168 727m²
LOT 167 729m²
LOT 166 695m²
LOT 165 605m²
LOT 164 592m²
LOT 163 595m²
LOT 162 596m²
LOT 161 596m²
LOT 160 595m²
LOT 159 592m²
LOT 158 585m²
LOT 169 1143m²
LOT 170 1148m²
LOT 171 1466m²
LOT 172 1687m²
LOT 2002 8943m²

R170.00 L14.85
R170.00 L22.19
R89.49 L33.04
R31.00 L25.34
R46.63 L11.26
R46.63 L7.49
R6021149.65 L24.91
R143.35 L11.57
R125.03 L24.15
R110.50 L9.45
R110.50 L17.08
R110.50 L15.48
R107.27 L15.61
R110.50 L16.35
R110.50 L1.23
R122.83 L4.20
R122.83 L17.60
R122.83 L18.38
R172.23 L4.94
R122.83 L15.19
R122.83 L5.48
R40.50 L21.05
R62.33 L27.89
R65.27 L4.94
R65.27 L6.20
R22.43 L15.51
R22.50 L16.08
R22.50 L3.96
R89.50 L39.42

LOT 4 DP 481968
ACCESSWAY TO VEST IN HASTINGS DISTRICT COUNCIL
LOCAL PURPOSE (DRAINAGE) RESERVE TO VEST IN HASTINGS DISTRICT COUNCIL
ROAD TO VEST IN HASTINGS DISTRICT COUNCIL
LOT 1 DP 16136

SECTION 105 TE MATA SETT

LOT 1 - 203, 507, 600, 1000-1004, 2000-2005 BEING A PROPOSED SUBDIVISION OF LOT 2 DP 28543, LOT 2 DP7771, LOTS 1 AND 2 DP 16311 AND LOTS 1 AND 2 DP 529421 COMPRISED IN 858135, HBM1/10, HBJ1/S6, HBJ1/S7, 858135, 858136.
TOTAL AREA: 23.7907Ha (SUM OF RT)

DRAFT FOR REVIEW

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LEGEND
- EX BDY
- PR BDY
- EX BDY ABUTTAL
- EX EASEMENT
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Title
PROPOSED
SCHEME PLAN

Project no.	135041
Scale	1:1 ORIG @ A3
Cad file	135041-C150.DWG
Drawing no.	C150-4 Rev A

DATE: 6/26 FILE PATH: F:\MAVEN\PROJECTS\135041 BROOKVALE\DWG\135041-C150.DWG

LOT 1 - 203, 507, 600, 1000-1004, 2000-2005 BEING A PROPOSED SUBDIVISION OF LOT 2 DP 28543, LOT 2 DP7771, LOTS 1 AND 2 DP 16311 AND LOTS 1 AND 2 DP 529421 COMPRISED IN 858135, HBM1/10, HBJ1/S6, HBJ1/S7, 858135, 858136.
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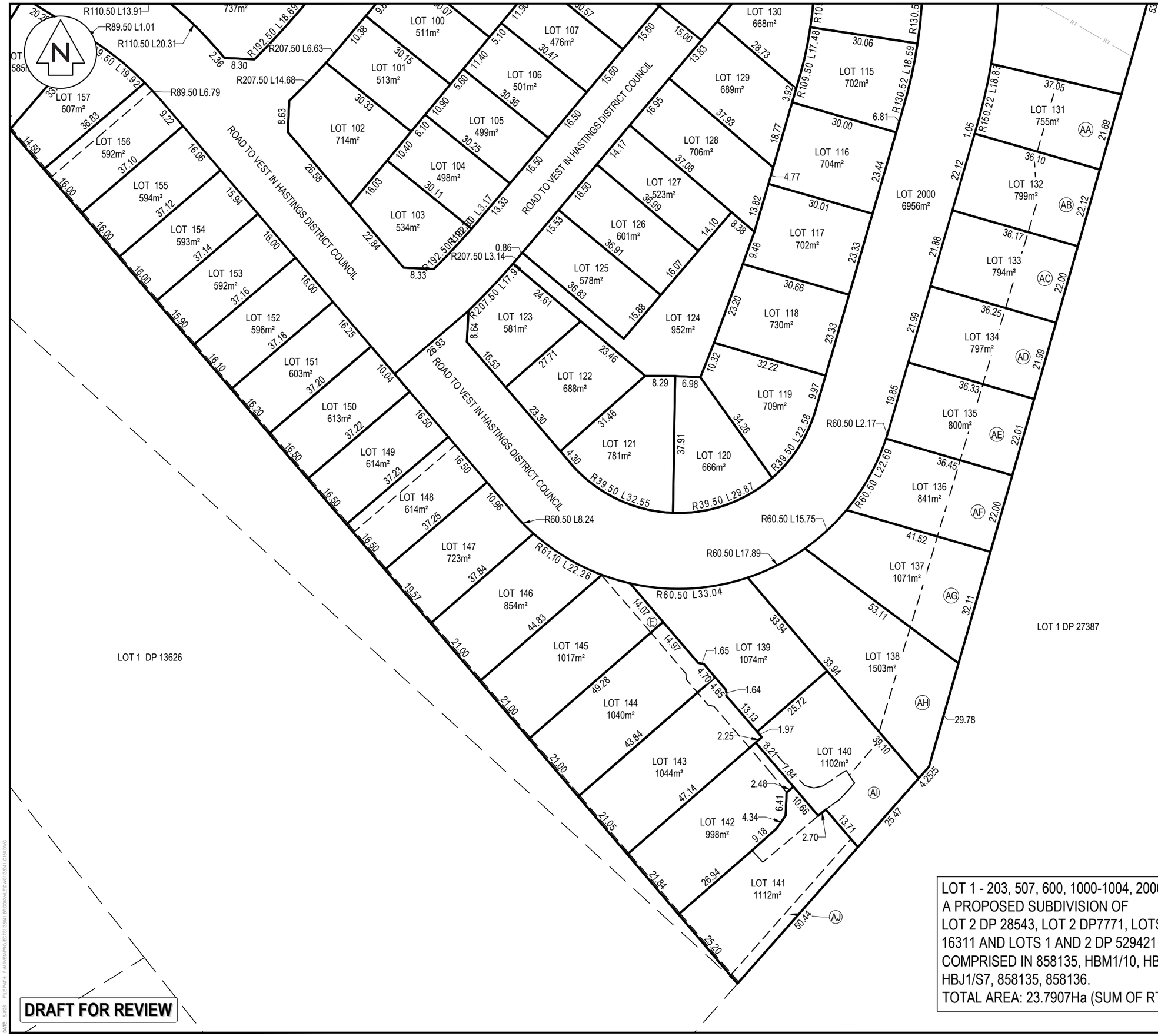
Project
BROOKVALE GREEN
HAVELOCK NORTH
FOR
VERMONT STREET PARTNERS NO. 4 LIMITED

Title
PROPOSED SCHEME PLAN

Project no.	135041
Scale	1:1 ORIG @ A3
Cad file	135041-C150.DWG
Drawing no.	C150-5 Rev A

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DATE: 5/2026 FILEPATH: F:\MAVEN\PROJECTS\135041 BROOKVALE\CIVIL\135041-C150.DWG



NOTES

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   PUBLISHED RL=13.56, SOURCED FROM THE LINZ DIGITAL GEODETIC DATABASE.
5. BOUNDARIES ARE SUBJECT TO FINAL SURVEY.
6. ALL DIMENSIONS SHOWN ARE IN METERS.

LEGEND

- EX BDY
- PR BDY
- EX BDY ABUTTAL
- EX EASEMENT
- RT — RT — REFERENCE TITLE
- PR EASEMENT

LOT 1 - 203, 507, 600, 1000-1004, 2000-2005 BEING A PROPOSED SUBDIVISION OF LOT 2 DP 28543, LOT 2 DP7771, LOTS 1 AND 2 DP 16311 AND LOTS 1 AND 2 DP 529421 COMPRISED IN 858135, HBM1/10, HBJ1/S6, HBJ1/S7, 858135, 858136.
TOTAL AREA: 23.7907Ha (SUM OF RT)

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Survey	-	-
Design	RH	05/2026
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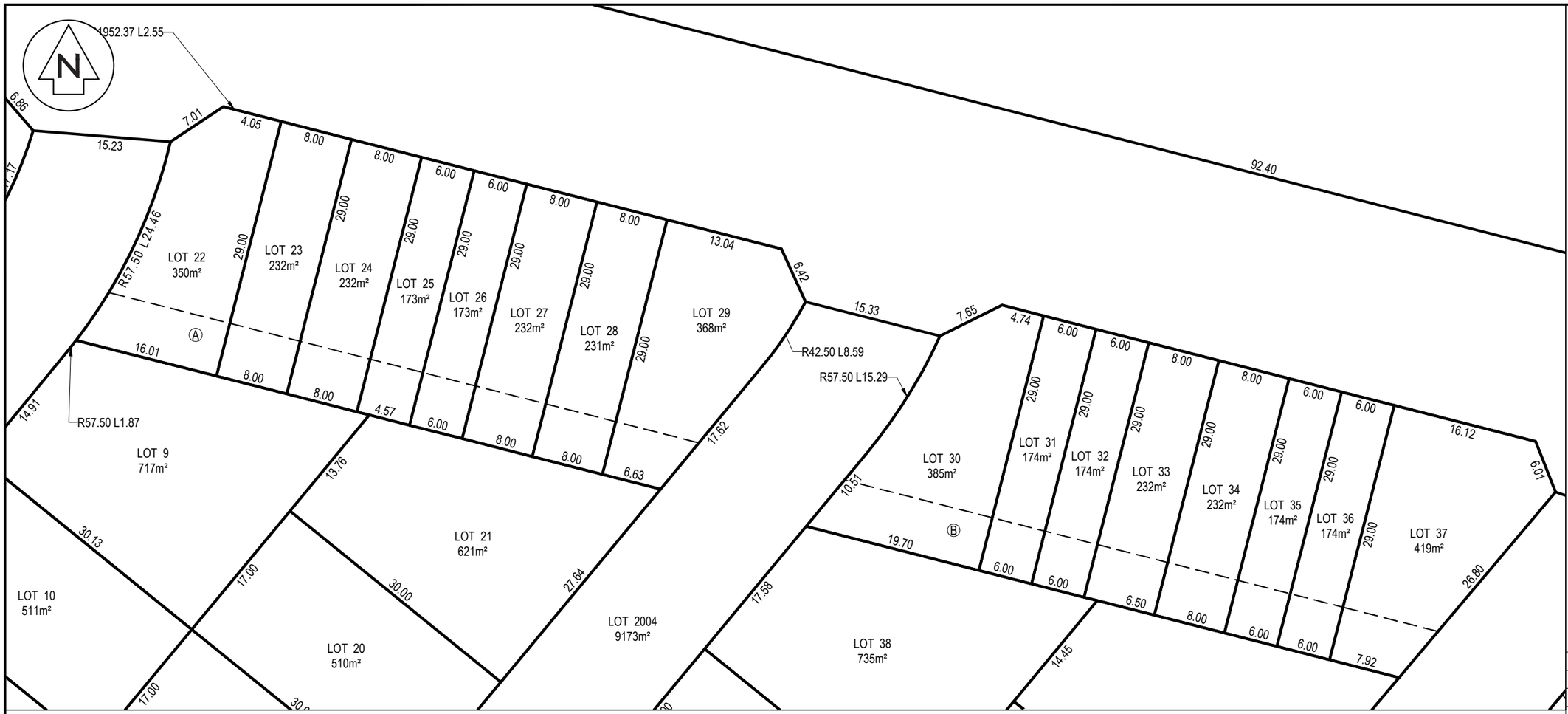
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Auckland 1023

Project
BROOKVALE GREEN
HAVELOCK NORTH
FOR
VERMONT STREET PARTNERS NO. 4 LIMITED

Title
PROPOSED SCHEME PLAN

Project no.	135041		
Scale	1:1 ORIG @ A3		
Cad file	135041-C150.DWG		
Drawing no.	C150-6	Rev	A

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PARTNERS NO. 4 LIMITED

Title

PROPOSED
SCHEME PLAN

Project no.	135041		
Scale	1:500 @ A3		
Cad file	135041-C150.DWG		
Drawing no.	C150-7	Rev	A

DATE - 6/26 FILE PATH F:\MAVEN\PROJECTS\135041 BROOKVALE\DWG\135041-C150.DWG

LOT 2005
14440m²

LOT 37
419m²

LOT 2001
7996m²

LOT 55
353m²

LOT 56
179m²

LOT 57
274m²

LOT 58
328m²

LOT 59
180m²

LOT 60
180m²

LOT 61
527m²

LOT 62
611m²

LOT 63
504m²

LOT 84
648m²

LOT 83
510m²

LOT 82
510m²

LOT 93
601m²

LOT 94
503m²

LOT 95
505m²

LOT 112
566m²

LOT 111
510m²

LOT 110
508m²

LOT 109
482m²

LOT 85
422m²

LOT 86
180m²

LOT 87
180m²

LOT 88
240m²

LOT 89
240m²

LOT 90
180m²

LOT 91
180m²

LOT 92
519m²

R53.15 L39.48

R37.50 L6.10

R57.50 L20.92

R42.50 L12.65

R57.50 L20.96

26.78 2.66 15.54 26.80 6.01 29.00 .12 .00 .92

13.88 6.00 30.00 22.24 11.20 8.57 24.70 6.00 6.13 13.83 30.60 0.95 8.06 6.00 30.00 1.96 4.04 6.00 30.00 29.65 14.06 29.70 17.00 30.00 12.19 17.00 30.00 17.00 30.00 17.00 30.00 25.12 7.55 6.45 15.06 15.71 6.29 6.00 30.00 6.00 30.00 6.00 30.00 6.00 30.00 6.00 30.00 6.00 30.00 6.00 30.00 8.00 8.00 8

SCHEDULE OF EXISTING EASEMENTS TO BE EXTINGUISHED			
PURPOSE	SHOWN	BURDENED LAND	CREATED BY
RIGHT OF WAY	LOT 1 DP 529421 (ALL)	LOT 1 DP 529421 (ALL)	11395322.4
RIGHT OF WAY, SERVICE, DRAINAGE	AREAS A, B, E, G DP 610169	LOT 2 DP 16311	13151178.2
RIGHT TO CONVEY ELECTRICITY	AREA F DP 610169	LOT 2 DP 16311	13151178.2
RIGHT OF WAY, SERVICE DRAINAGE	AREAS C AND D DP 610169	LOT 1 DP 16311	13151178.2
RIHGT TO CONVEY ELECTRICITY	AREA H DP 610169	Lot 2 DP 7771	13151178.2

AMALGAMATION CONDITIONS TO BE CANCELED

THAT LOT 2 DP 28543 AND LOT 1 DP 529421 BE HELD IN THE SAME RECORD OF TITLE.

THAT LOTS 1 AND 2 DP 28543 BE HELD IN THE SAME RECORD OF TITLE.

THAT LOT 2 DP 7771 AND LOT 2 DP 529421 BE HELD IN THE SAME RECORD OF TITLE.

AMALGAMATION CONDITIONS

~~THAT LOTS 2001 AND 2002 HEREON, AND LOT 21 DP 3449 BE HELD IN THE SAME RECORD OF TITLE.~~

~~THAT LOTS 1 AND 2 DP 28543 BE HELD IN THE SAME RECORD OF TITLE.~~

AMALGAMATION CONDITIONS

THAT LOT 501 HEREON (LEGAL ACCESS) BE HELD AS TO EIGHT UNDIVIDED ONE-EIGHTH SHARES BY THE OWNERS OF LOTS 22-29 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH

THAT LOT 502 HEREON (LEGAL ACCESS) BE HELD AS TO EIGHT UNDIVIDED ONE-EIGHTH SHARES BY THE OWNERS OF LOTS 30-37 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH

THAT LOT 503 HEREON (LEGAL ACCESS) BE HELD AS TO SEVEN UNDIVIDED ONE-SEVENTH SHARES BY THE OWNERS OF LOTS 55-61 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH

THAT LOT 504 HEREON (LEGAL ACCESS) BE HELD AS TO EIGHT UNDIVIDED ONE-EIGHTH SHARES BY THE OWNERS OF LOTS 85-92 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH

THAT LOT 505 HEREON (LEGAL ACCESS) BE HELD AS TO SIX UNDIVIDED ONE-SIXTH SHARES BY THE OWNERS OF LOTS 140-145 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH

THAT LOT 506 HEREON (LEGAL ACCESS) BE HELD AS TO FOUR UNDIVIDED ONE-FOURTH SHARES BY THE OWNERS OF LOTS 169-172 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH

DRAFT FOR REVIEW

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT OF WAY, SERVICES AND DRAINAGE	A	LOT 501 HERE ON	LOTS 22-29 HERE ON
	B	LOT 502 HERE ON	LOT 30-37 HERE ON
	C	LOT 503 HERE ON	LOT 55-61 HERE ON
	D	LOT 504 HERE ON	LOT 85-92 HERE ON
	E	LOT 505 HERE ON	LOT 140-145 HERE ON
	F	LOT 506 HERE ON	LOT 169-172 HERE ON

MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND	GRANTEE
RIGHT TO DRAIN WATER (OVERLAND FLOW PATH)	G	LOT 172 HERE ON	HASTINGS DISTRICT COUNCIL
	H	LOT 166 HERE ON	HASTINGS DISTRICT COUNCIL
	AA	LOT 131 HERE ON	HASTINGS DISTRICT COUNCIL
	AB	LOT 132 HERE ON	HASTINGS DISTRICT COUNCIL
	AC	LOT 133 HERE ON	HASTINGS DISTRICT COUNCIL
	AD	LOT 134 HERE ON	HASTINGS DISTRICT COUNCIL
	AE	LOT 135 HERE ON	HASTINGS DISTRICT COUNCIL
	AF	LOT 136 HERE ON	HASTINGS DISTRICT COUNCIL
	AG	LOT 137 HERE ON	HASTINGS DISTRICT COUNCIL
	AH	LOT 138 HERE ON	HASTINGS DISTRICT COUNCIL
	AI	LOT 140 HERE ON	HASTINGS DISTRICT COUNCIL
	AJ	LOT 141 HERE ON	HASTINGS DISTRICT COUNCIL

LOT 1 - 203, 507, 600, 1000-1004, 2000-2005 BEING A PROPOSED SUBDIVISION OF LOT 2 DP 28543, LOT 2 DP7771, LOTS 1 AND 2 DP 16311 AND LOTS 1 AND 2 DP 529421 COMPRISED IN 858135, HBM1/10, HBJ1/S6, HBJ1/S7, 858135, 858136.
TOTAL AREA: 23.7907Ha (SUM OF RT)

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PARTY WALL	BA	LOT X HERE ON	LOTS X HERE ON
	BC	LOT X HERE ON	LOTS X HERE ON
	BD	LOT X HERE ON	LOTS X HERE ON
	BE	LOT X HERE ON	LOTS X HERE ON
	BF	LOT X HERE ON	LOTS X HERE ON
	BG	LOT X HERE ON	LOTS X HERE ON
	BH	LOT X HERE ON	LOTS X HERE ON
	BI	LOT X HERE ON	LOTS X HERE ON
	BJ	LOT X HERE ON	LOTS X HERE ON
	BK	LOT X HERE ON	LOTS X HERE ON
	BL	LOT X HERE ON	LOTS X HERE ON
	BM	LOT X HERE ON	LOTS X HERE ON
	BN	LOT X HERE ON	LOTS X HERE ON
	BO	LOT X HERE ON	LOTS X HERE ON
	BP	LOT X HERE ON	LOTS X HERE ON
	BQ	LOT X HERE ON	LOTS X HERE ON
	BR	LOT X HERE ON	LOTS X HERE ON
	BS	LOT X HERE ON	LOTS X HERE ON
	BT	LOT X HERE ON	LOTS X HERE ON
	BU	LOT X HERE ON	LOTS X HERE ON
	BV	LOT X HERE ON	LOTS X HERE ON
	BW	LOT X HERE ON	LOTS X HERE ON
	BX	LOT X HERE ON	LOTS X HERE ON
	BY	LOT X HERE ON	LOTS X HERE ON
	BZ	LOT X HERE ON	LOTS X HERE ON
	CA	LOT X HERE ON	LOTS X HERE ON

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PARTY WALL	CB	LOT X HERE ON	LOTS X HERE ON
	CC	LOT X HERE ON	LOTS X HERE ON
	CD	LOT X HERE ON	LOTS X HERE ON
	CE	LOT X HERE ON	LOTS X HERE ON
	CF	LOT X HERE ON	LOTS X HERE ON
	CG	LOT X HERE ON	LOTS X HERE ON
	CH	LOT X HERE ON	LOTS X HERE ON
	CI	LOT X HERE ON	LOTS X HERE ON
	CJ	LOT X HERE ON	LOTS X HERE ON
	CK	LOT X HERE ON	LOTS X HERE ON
	CL	LOT X HERE ON	LOTS X HERE ON
	CM	LOT X HERE ON	LOTS X HERE ON
	CN	LOT X HERE ON	LOTS X HERE ON
	CO	LOT X HERE ON	LOTS X HERE ON
	CP	LOT X HERE ON	LOTS X HERE ON
	CQ	LOT X HERE ON	LOTS X HERE ON
	CR	LOT X HERE ON	LOTS X HERE ON
	CS	LOT X HERE ON	LOTS X HERE ON
	CT	LOT X HERE ON	LOTS X HERE ON
	CU	LOT X HERE ON	LOTS X HERE ON
	CV	LOT X HERE ON	LOTS X HERE ON
	CW	LOT X HERE ON	LOTS X HERE ON
	CX	LOT X HERE ON	LOTS X HERE ON
	CY	LOT X HERE ON	LOTS X HERE ON
	CZ	LOT X HERE ON	LOTS X HERE ON
	DA	LOT X HERE ON	LOTS X HERE ON

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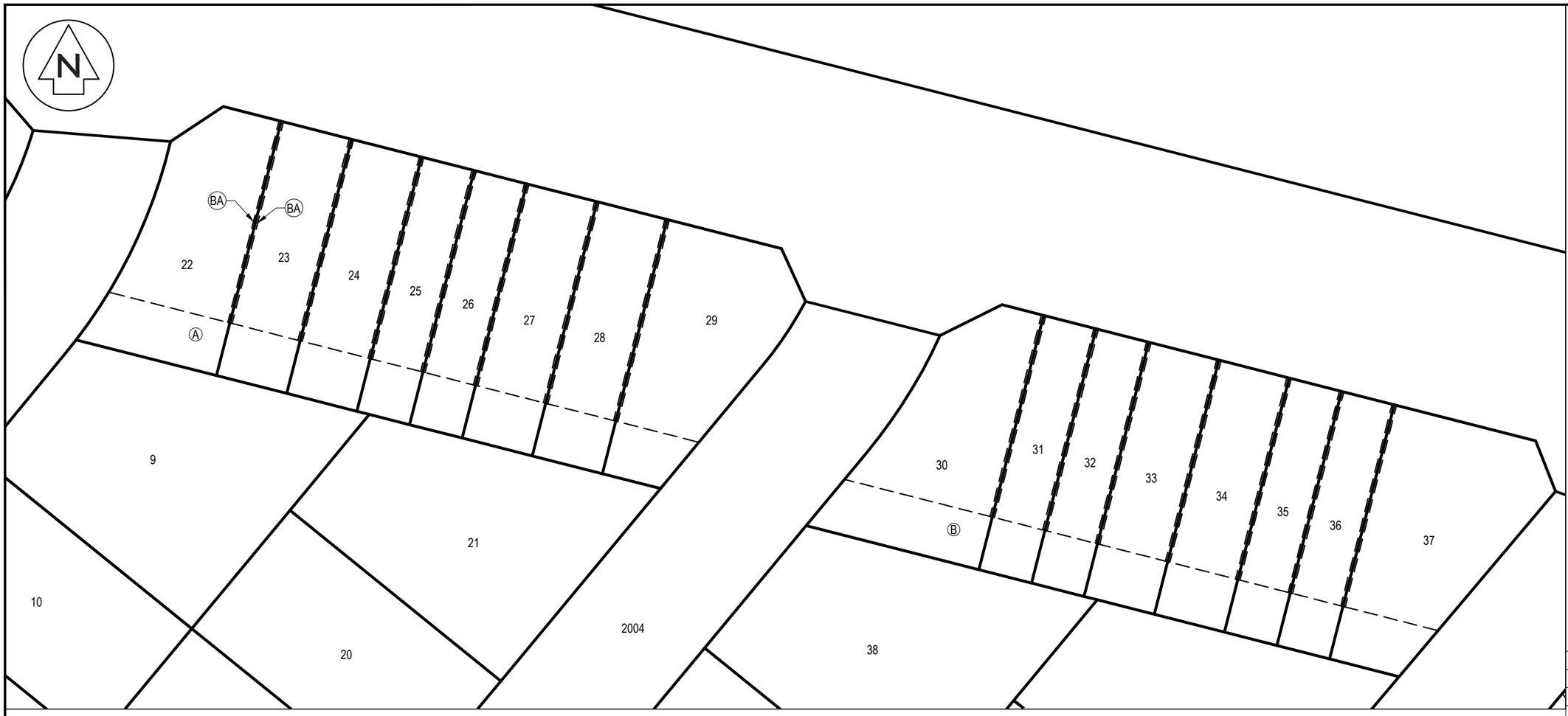
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Project
PROJECT1
HAVELOCK NORTH
FOR
VERMONT STREET
PARTNERS NO. 4 LIMITED

Title
PROPOSED
SCHEME PLAN
PLAN

Project no.	135041
Scale	1:500 @ A3
Cad file	135041-C150.DWG
Drawing no.	C160-1 Rev A

DATE: 5/26 FILEPATH: F:\MAVEN\PROJECTS\135041 BROOKVALE\DWG\135041-C150.DWG



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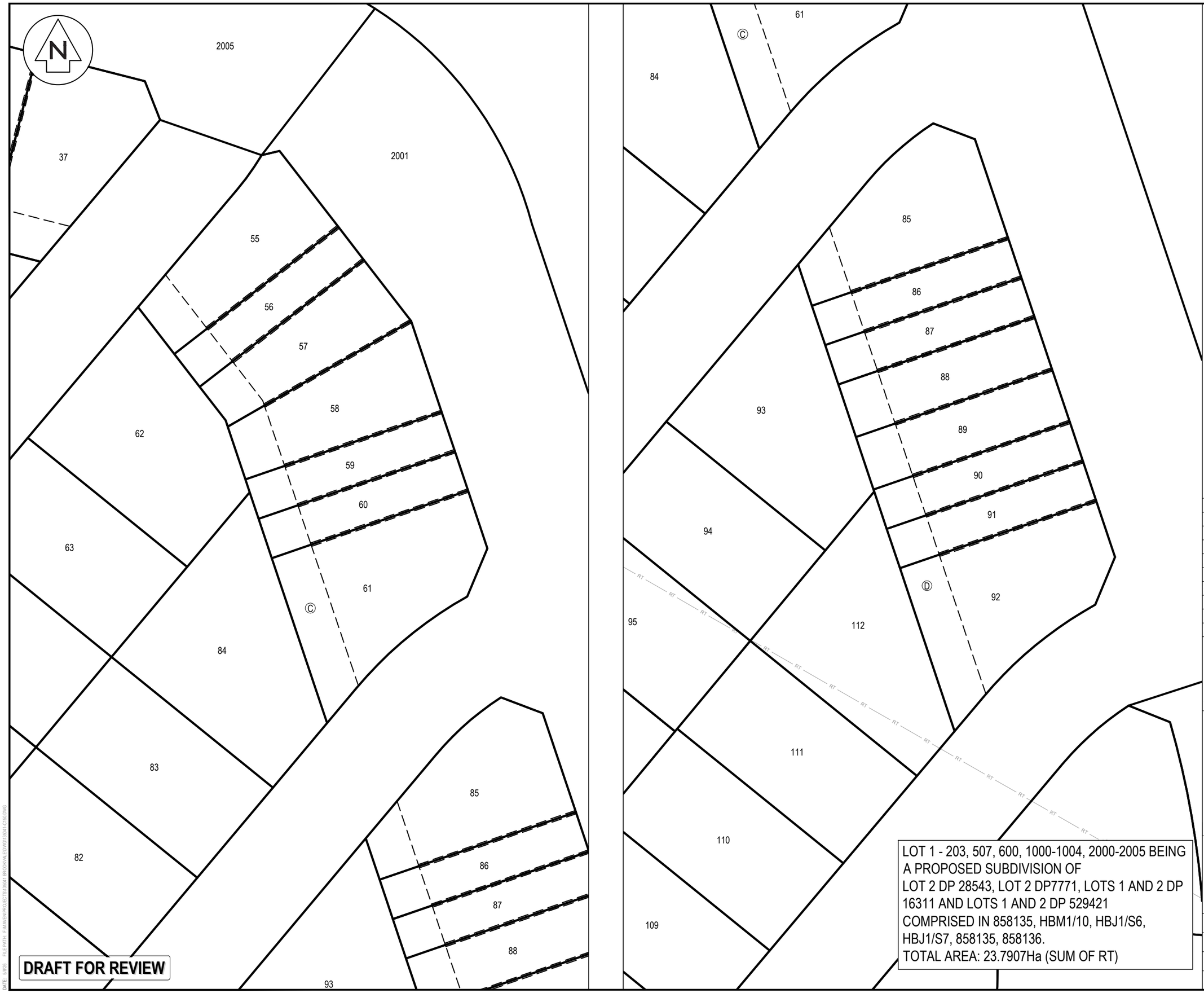
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Title
PROPOSED
EASEMENT PLAN

Project no.	135041		
Scale	1:500 @ A3		
Cad file	135041-C150.DWG		
Drawing no.	C160-2	Rev	A

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Title
PROPOSED
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Project no.	135041		
Scale	1:500 @ A3		
Cad file	135041-C150.DWG		
Drawing no.	C160-3	Rev	A

DATE: 5/2026 FILEPATH: F:\MAVEN\PROJECTS\135041 BROOKVALE\CIVIL\135041-C150.DWG

2.4 Brookvale Green Lot Layout and Density

Scale 1:3,000 @ A3

Block	Area (m²)	Approximate Average lot size (m²)	Yield (approx.)
1	4,186	500	8
2	4,911	500	9
3	1,451	350	4
4	1,594	200	8
5	1,559	200	8
6	7,045	500	13
7	1,449	350	4
8	1,624	200	7
9	12,435	500	23
10	1,716	200	8
11	10,440	500	20
12	12,416	700	18
13	15,786	800	17
14	10,200	600	17
15	2,758	700	4
16	3,263	800	4
17	1,688	800	2
18	2,621	800	3
19	2,510	800	3
20	5,038	600	8
21	2,572	600	4
22	3,700	500	7
23	2,358	600	4
		Yield (lots)	203



Figure 7 *Brookvale Green Lot Layouts and Yield Study*

(A) Focus density at the centre of the site close to the open space amenities to the north.

(B) Larger 800m² lots located along the southern and eastern boundary where there is steeper topography, and where the site adjoins rural land.

(C) Provision of limited rear lots. Those shown are due to irregular shape of the proposed block.

(D) Well connected block structure due to proposed central loop road and regular grid. Potential to connect to the Arataki Extension.

Barker & Associates
Whangārei

PO Box 1986, Shortland Street, Auckland 1140
Level 1, 136 Bank Street, Whangārei 0112

20 May 2026

Hastings District Council
Private Bag 9002
Hastings 4156

Attn: [redacted]
Via email: [redacted]

Tēnā koe [redacted]

Brookvale Green Fast-track: Proposed Road Vesting and Access Arrangement over HDC owned Land

We write on behalf of Vermont Street Partners No. 4 Limited (VSP) in relation to the proposed Brookvale Green Fast-track substantive application for subdivision and development at 174 – 176 Brookvale Road, Havelock North.

As part of the proposed development, discussions have been undertaken with Hastings District Council (HDC) regarding the use of the existing HDC-owned access corridor associated with the HDC water asset infrastructure at 170 Brookvale Road to provide legal and physical access to the development. The land subject to this arrangement comprises Lot 1 DP 28543, Lot 2 DP 28543 and Lot 1 DP 529421 and is shown on **Figure 1**.



Figure 1: HDC Water Asset Titles

The proposal is for the existing access corridor to ultimately be upgraded and vested as public road through the subdivision process, while continuing to provide access to the existing water asset infrastructure. A copy of the proposed scheme plan and masterplan is attached for information.

The current proposed survey and vesting framework is summarised below:

- The HDC-owned land would not be included within the Stage 1 subdivision boundary. The Stage 3 super lot (currently proposed as Lot 9003) would exclude Lot 2 DP 28543 and Lot 1 DP 529421.
- The HDC-owned land would instead be incorporated into the Stage 3 subdivision process, at which point it would vest as legal road.
- This approach enables Lot 2 DP 28543 and Lot 1 DP 529421 to remain continuously in HDC ownership throughout the process. The ownership status would change from fee simple ownership to vested road held by HDC as territorial authority, without the land leaving HDC ownership at any stage.
- It is understood that this approach avoids the need for any transfer or purchase arrangements associated with the land at Stage 1.

The following title and survey actions are currently anticipated:

- Existing titles 858135 and HBY2/560 would be cancelled as part of the Stage 3 subdivision to enable the road vesting.
- Lot 1 DP 28543 (being the remaining HDC land retained outside the vested road) would require a new title to reflect the loss of its half share in Lot 2 DP 28543.
- This process would require a Section 241(3) certification from HDC, which is proposed to be incorporated into the Stage 3 scheme plan documentation.
- Lot 1 DP 529421 is currently subject to Right of Way Easement 11395322.4. This easement would need to be surrendered as part of Stage 1 to avoid the appurtenant rights attaching to any part of the Stage 1 subdivision land.
- Surrender of the easement would require a Section 243(e) certificate from HDC, proposed to be incorporated into the Stage 1 scheme plan documentation.

On the basis of the above, we request written confirmation from HDC that:

(1) HDC supports, in principle, the proposed use of the above land for the public road formation and vesting arrangement;

(2) HDC is agreeable, in principle, to the proposed survey and title actions required to facilitate the vesting process;

(3) HDC is willing to provide the relevant landowner approvals and statutory certifications required to implement the proposal through the subdivision process, subject to detailed review at the appropriate stage; and

(4) HDC acknowledges that ongoing access to the water asset infrastructure will be maintained through the final road and legal arrangement.

We trust the above satisfactorily outlines the proposed use, title and ownership arrangements associated with the Brookvale Green development and HDC water asset titles at 170 Brookvale Road. Should HDC require any further information, please contact the undersigned.

Yours sincerely | Nāku noa, nā

Barker & Associates Limited

[redacted]

[redacted]
Partner
[redacted]

[redacted]
Senior Associate
[redacted]

[redacted]

From: [redacted]
Sent: Friday, 22 May 2026 4:48 pm
To: [redacted]
Cc: [redacted]
Subject: RE: Brookvale Green Fast Track Application - General Clarifications and Comments

Hi [redacted]

Thank you, I think a meeting would be useful. I will discuss with [redacted] and one of us will come back to you on Monday.

Have a good weekend.

Kind Regards, [redacted]

[redacted]
Public Spaces Planning Manager
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Wāea/Phone [redacted]

From: [redacted]
Sent: Friday, 22 May 2026 4:14 PM
To: [redacted]
Cc: [redacted]
Subject: RE: Brookvale Green Fast Track Application - General Clarifications and Comments

Hi [redacted] and team,

Thanks again for the feedback. We have now had a chance to discuss the comments internally and I have had a conversation with [redacted] this afternoon to understand the proposed changes to the road layout. This is obviously the main issue for us given the implications for our site layout. Our team would like to understand this position more fully and work with council constructively on a pathway forward. Given the significance of the issue and proximity to lodgement, I suggest an urgent meeting early next week to work through this further. [redacted] – could you please let me know availability and we will work around that.

Kind regards
[redacted]

Ngā mihi | Kind regards,

[redacted]
Senior Associate
[redacted]

B&A
Urban & Environmental

barker.co.nz

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From: [redacted]
Sent: Thursday, 21 May 2026 2:18 pm
To: [redacted]
Cc: [redacted]
Subject: Brookvale Green Fast Track Application - General Clarifications and Comments

Good afternoon [redacted]

Thank you for the information provided including draft masterplan, indicative play along the way and the plans of the proposed interface treatment. My initial indications were that I would have comments completed by the end of next week but have prioritised these after another site visit and internal meeting. These comments are provided as an interim set of comments to assist provide clarifications, identify issues and cross over into 3 waters and transportation matters, with approval of the appropriate managers. Their provision has also been discussed with the project planner acting as liaison, [redacted]

Interface with the Stormwater Area, Landscape Buffer & Enhancements:		As briefly mentioned at our last meeting, a survey been installed to identify the boundary of the buff located partly on Council-owned land (stormwat At our previous meeting, it was indicated that the boundary and secondary road access, with no re approach raises several significant concerns. Th stability, maintenance, and resilience of this edg 



Following a further site visit and internal discussi
including consideration of lateral spread risks, it
effects are appropriately managed and that long-

Based on the information currently available, it m
cannot be confirmed without further geotechnica

Furthermore, the buffer was originally establishe
buffer may no longer be required and, in isolation
appropriately address the significant geotechnica
recommends that a solution be explored which c
than treating the area as a residual strip.

As previously discussed, Council remains open i
this land. However, the current information is ins
proposal would require substantially more detail
realistically delivered and maintained over the lo

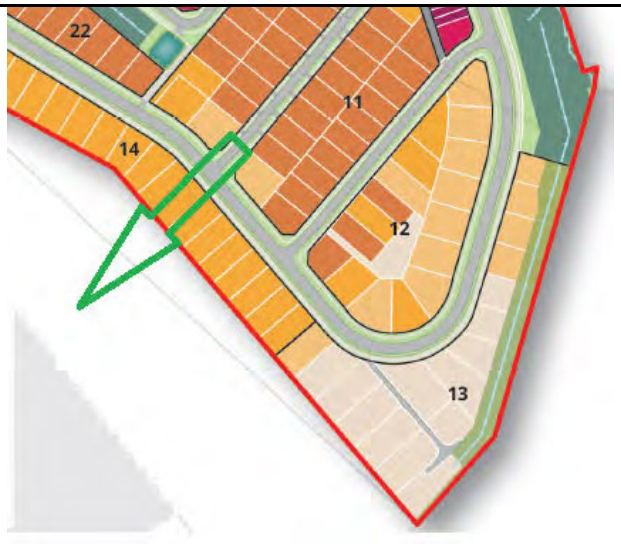
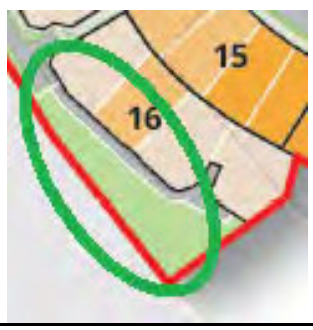
A preliminary review of the geotechnical informat
defined design response to address the interface
maintenance of this area is intended to be manag
as part of preparing substantive comments on th

It has also previously been advised by Council's T
from VSP indicated that this area would be enhan
demonstrating the proposed treatment and how

In addition to the geotechnical and land stability
masterplan and suggested several amendments
to:

- remove network pinch points;
- improve connectivity and network resilien
- reduce vehicle movements past the pump
- amend access arrangements in the vicini
- future-proof a connection between the su

While the site topography presents challenges ar
provision should be made in the most suitable lo
operate in isolation, but rather be integrated into
to facilitate a future connection and improve long

		
Play Along the Way :		These nodes are located within land proposed to into this area, there is currently uncertainty arour space's portfolio at this stage. I recommend that are clarified and the project progresses to deliver will require further discussion, potentially to sign
Internal Indicative Green Space (west of Block 22) :		This indicative green space is partly occupied by it shows this proposed lot (1003) as having an are the masterplan it appears not, with part identified
Proposed Green Space to the south of Block 16 :		You indicated at our last meeting that this land w intended with Council, this is not supported as it

Proposed Indicative Green Space (to the east of Block 14) :		There is a proposed buffer strip between resident Can you please explain the intention behind this.
Block 13 :		Can you please confirm that the 'vegetated buffe
Indicative Green Space which sits outside the indicative SW devices :		Across the board, can you please confirm how th are proposed to be held / vested. Some areas are
Design Framework and Cross Sections :		Cross-sections of the roading hierarchy are requi margin and connections. There have been comm feedback without the cross-sections, as well as i

As always happy to discuss.

Kind Regards, [redacted]

[redacted]
Public Spaces Planning Manager

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone +[redacted]
[redacted] **| Pae Tukutuku/Web www.hastingsdc.govt.nz**
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Private Bag 9002, Hastings 4156, New Zealand

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2.4 Brookvale Green Lot Layout and Density

Scale 1:3,000 @ A3

Block	Area (m²)	Approximate Average lot size (m²)	Yield (approx.)
1	4,186	500	8
2	4,911	500	9
3	1,451	350	4
4	1,594	200	8
5	1,559	200	8
6	7,045	500	13
7	1,449	350	4
8	1,624	200	7
9	12,435	500	23
10	1,716	200	8
11	10,440	500	20
12	12,416	700	18
13	15,786	800	17
14	10,200	600	17
15	2,758	700	4
16	3,263	800	4
17	1,688	800	2
18	2,621	800	3
19	2,510	800	3
20	5,038	600	8
21	2,572	600	4
22	3,700	500	7
23	2,358	600	4
		Yield (lots)	203

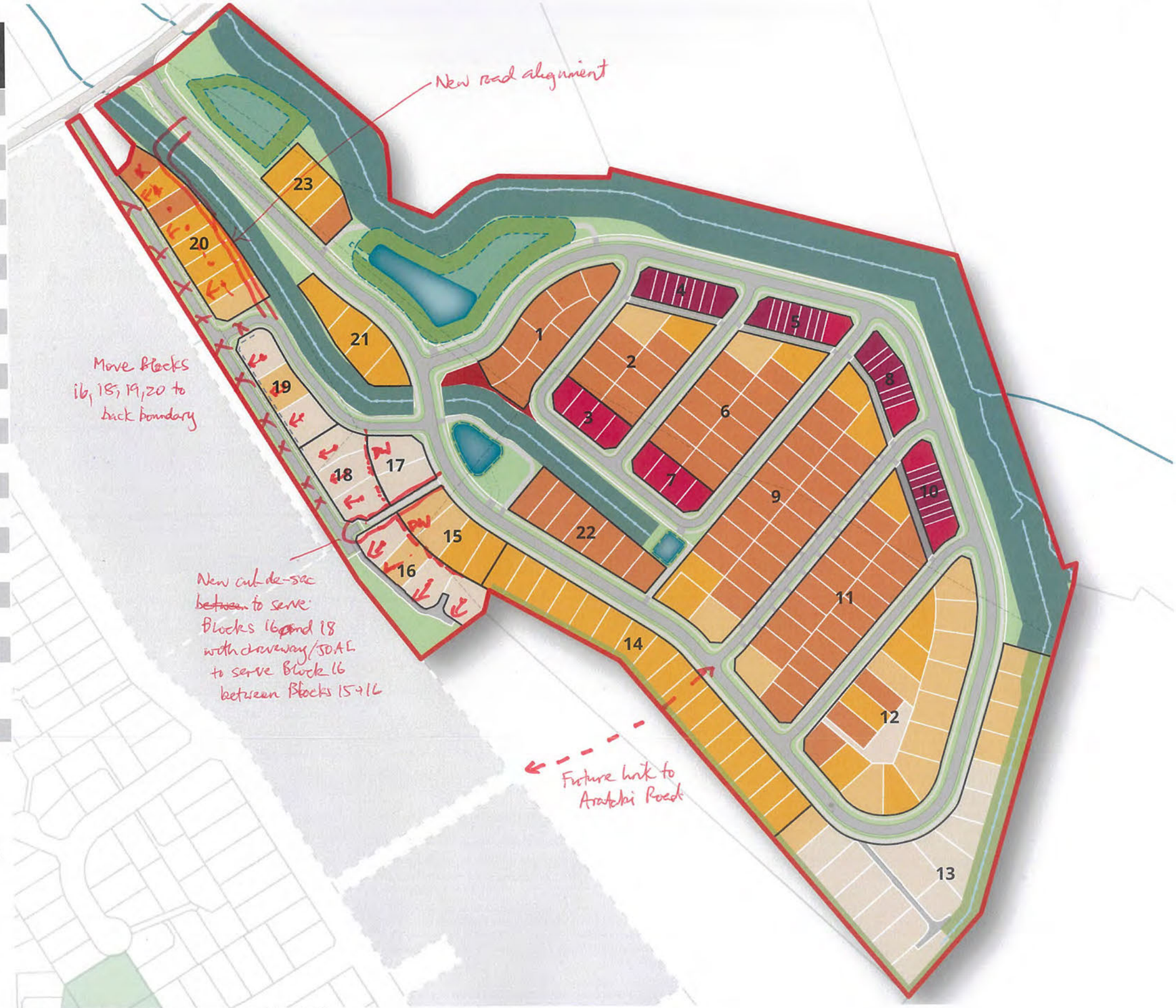


Figure 7 *Brookvale Green Lot Layouts and Yield Study*

(A) Focus density at the centre of the site close to the open space amenities to the north.

(B) Larger 800m² lots located along the southern and eastern boundary where there is steeper topography, and where the site adjoins rural land.

(C) Provision of limited rear lots. Those shown are due to irregular shape of the proposed block.

(D) Well connected block structure due to proposed central loop road and regular grid. Potential to connect to the Arataki Extension.

[redacted]

From: [redacted]
Sent: Monday, 25 May 2026 9:36 am
To: [redacted]
Subject: RE: Brookvale Green FT - Expert Reports OneDrive link to HDC

Hi [redacted]

We have updated the OneDrive link to include the Fruition reverse sensitivity report, Styles acoustic assessment, Insight economics report, EAM contamination report, LA4 landscape draft drawings, and the updated Maven Flood assessment.

Brookvale Green FT - Draft Expert Reports_May 2026

Discipline	Company	Draft Provided
Urban Design Assessment	Barker & Associates	Closer to lodgement
Urban Design Masterplan / Drawings	Barker & Associates	Yes (in part)
Landscaping Drawings	LA4	Yes
Landscape & Visual Assessment	LA4	Edits underway
Ecology	Wild Ecology	Yes
Fauna Management Plan	Stantec	Yes
Civil Drawings	Maven Associates	Yes
Civil Report (incl. management plans)	Maven Associates	Yes
Stormwater	Maven Associates	Yes
Transport	East Cape Consulting	Yes
Acoustic	Styles Group	Yes
Reverse Sensitivity Assessment	Fruition	Yes
Economics	Insight Economics	Yes
Survey	Maven Associates	Yes
Geotech	Hawkes Bay Geotech	Yes
Contamination	EAM NZ Limited	Yes
Hydrology	Land Water People	Yes
Soil and Resource Report	[redacted]	Yes
Cultural Impact Assessment	[redacted] - Waitapu Marae	Yes

Thanks,
[redacted]

Ngā mihi | Kind regards,

Joanne Sunde
Senior Associate
029 412 5420
JoanneS@barker.co.nz

Urban & Environmental

barker.co.nz

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From: [redacted]
Sent: Monday, 11 May 2026 4:27 pm
To: [redacted]
Cc: [redacted]
Subject: Brookvale Green FT - Expert Reports OneDrive link to HDC

Hi [redacted]

As discussed last Thursday, please find enclosed link to a OneDrive file Brookvale Green FT - Draft Expert Reports_May 2026 with several advanced draft technical reports included for Brookvale Green FT project. These are provided on a without prejudice basis for review and feedback ahead of lodgement in June. The file at this stage includes:

Discipline	Company	Draft Provided
Urban Design Assessment	Barker & Associates	Closer to lodgement
Urban Design Masterplan / Drawings	Barker & Associates	Yes (in part)
Landscaping Drawings	LA4	Later this week
Landscape & Visual Assessment	LA4	Later this week
Ecology	Wild Ecology	Yes
Fauna Management Plan	Stantec	Yes
Civil Drawings	Maven Associates	Yes
Civil Report (incl. management plans)	Maven Associates	Yes
Stormwater	Maven Associates	Yes
Transport	East Cape Consulting	Yes
Acoustic	Styles Group	Next week
Reverse Sensitivity Assessment	Fruition	Later this week
Economics	Insight Economics	Later this week
Survey	Maven Associates	Yes
Geotech	Hawkes Bay Geotech	Yes
Contamination	EAM NZ Limited	Later this week
Hydrology	Land Water People	Yes
Soil and Resource Report	[redacted]	Yes
Cultural Impact Assessment	[redacted] - Waitapu Marae	Yes

As discussed, we are keen to get feedback from your team by Friday 29th May. I am chasing the final reports and hope to have these uploaded to the file this week, but the main ones are in here.

Kind regards,
[redacted]

Ngā mihi | Kind regards,

[redacted]

From: [redacted]
[redacted] Wednesday, 27 May 2026 6:40 am
To: [redacted]
Cc: [redacted]

Subject: RE: HDC / Brookvale Green - Land Inclusion Meeting

Good morning [redacted]

Thank you for sending through this directive and working with us constructively to resolve the use of land for this Project. Our team will prioritise getting this documentation through to you by Friday morning at the latest.

[redacted] will send you an email this morning with a couple of follow up questions on the road design.

Thanks again,
[redacted]

Ngā mihi | Kind regards,

[redacted]
Senior Associate
[redacted]

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Urban & Environmental

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From: [redacted]
Sent: Tuesday, 26 May 2026 6:00 pm
To: [redacted]
Cc: [redacted]
Subject: RE: HDC / Brookvale Green - Land Inclusion Meeting

Hi [redacted]

Thank you for the meeting today and [redacted] for the meeting summary. I will come back separately on this (sorry crazy amount on and simply not enough hours).

[redacted] as discussed in our later conversation, to support the discussion around the proposed HDC land inclusions / use. I would appreciate receiving the following as a single, consolidated document in relation to the proposed use of the buffer reserve (and adjoining lot held by 3 waters for completeness) at Arataki, currently held under the Reserves Act as a Local Purpose Amenity Reserve (Lots 3–4 DP 481968) :

- A concept plan identifying the relevant areas and their intended purposes (detailed engineering drawings are not required at this stage, however confirmation that the ECOP requirements will be met would be useful);
- An overview outlining what is proposed, including a formal request for the use of land owned by HDC and an inclusion that use of this land will assist in meeting ECOP requirements;
- A plan showing the public space provision across the proposed development, including its proportion as a percentage of the total site area; and
- Details on how these public spaces areas are proposed to be held (vested). A subdivision plan with vesting details would probably be easiest, ideally with these areas clearly identified (e.g. shaded in green) for ease of reference.

If possible, could I have this by close of business Thursday or Friday lunchtime, which will allow us to consider the appropriate process and can advise. I will work with Kelly Nikora on this.

[redacted] the District Wide RMP which this reserve land is managed under can be found here - https://www.hastingsdc.govt.nz/assets/Document-Library/Reserve-Management-Plans/District-Wide-Reserve-Managment-Plan/District-Wide-RMPlan.pdf.

Thanks [redacted]

[redacted]
Public Spaces Planning Manager

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone [redacted]
[redacted] **| Pae Tukutuku/Web www.hastingsdc.govt.nz**
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Private Bag 9002, Hastings 4156, New Zealand

From: [redacted]
Sent: Tuesday, 26 May 2026 4:54 PM
To: [redacted]
Subject: RE: HDC / Brookvale Green - Land Inclusion Meeting

Afternoon all,

Thanks again for your time this afternoon – we appreciate everyone making themselves available at short notice to come up with a solution to the key issues. Below are some notes from the meeting with some key actions up top. If anything is wrong here or we need to add anything, please let me know. Otherwise, we will get cracking on our actions and come back to you as soon as possible.

Action Items

- Brookvale Green team to redesign access arrangement to demonstrate compliance with engineering code of practice using local purpose reserve land and provide updated plans to HDC for consideration and inclusion in Council briefing paper
- Brookvale Green team to provide geotechnical assessment demonstrating battering approach is stable alongside
- Brookvale Green team to design security fencing options for water pump station and send to Kelly for confirmation
- Brookvale Green team to send comprehensive email response addressing all council feedback points in [redacted] original email (including Arataki Road extension, play nodes etc)
- Brookvale Green team to provide additional cross-sections showing interface between stream corridor and super lots
- Brookvale Green team to coordinate streetlight locations with landscape/street tree plan
- [redacted] to prepare paper for HDC meeting on 25th June seeking endorsement for reserve land use for access

Council Feedback on Access Arrangement

- Council provided marked-up master plan with significant changes to proposed access arrangement along council reserve land
- Feedback came as surprise to Brookvale Green team given previous meetings in March where access arrangement were discussed and seemingly agreed
- Council's primary concerns: road does not comply with engineering code of practice, geotechnical stability of battering, and opportunity to better utilize plantation reserve land
- All technical reports designed based on previously agreed access solution - changes to the lot layout and road design in the north west of the site present significant challenges
- Extensive consultation already completed with neighboring properties including Shaggy Range and CDL based on current scheme

Engineering Code of Practice Compliance

- [redacted] confirmed current access design shows 10.73m road reserve width
- [redacted] requires minimum 15m road reserve to meet engineering code of practice
- Road must be designed as two-way access to serve as secondary/emergency access for resilience
- [redacted] had not previously seen the access design plans
- Council willing to accept redesigned access if it meets code of practice standards

Use of Council Reserve Land

- Solution involves using reserve land (currently under Reserves Act) to achieve required 15m road width
- [redacted] confirmed willingness to incorporate reserve land into development if proper process followed
- Divestment requires Conservation Minister approval (typically delegated to council) and replacement of equivalent public green space elsewhere
- Fast-track panel has authority to handle Reserves Act matters without separate ministerial approval required
- Brookvale Green team confident this can be wrapped into fast-track application

Geotechnical Concerns

- Council raised questions about stability of proposed battering along plantation reserve after gum tree removal
- Primary concern is ensuring adequate geotechnical assessment demonstrates battering approach is suitable
- Brookvale Green team will provide additional geotechnical analysis to address concerns
- Similar geotechnical questions raised regarding block 22 area with lower bank – to be addressed in the Geotech assessment
- Parties agreed to discuss geotechnical issues collaboratively before pursuing a peer review.

Water Pump Station Security and Access

- [redacted] (three waters manager) requires unimpeded access to water facility at all times

- Security is concern with increased vehicle traffic past pump station
- Current fencing is mesh and not fit for purpose with new access arrangement
- Solution: Brookvale Green team to design improved fencing (possibly slatted powder coated steel) with locked gate
- [redacted] noted proposed access arrangement appeared to be enhancement over current situation

Future Link to Arataki Road

- Council suggested a future link corridor (minimum 15m wide) to Arataki Road for potential future connection
- Could be classified as local purpose reserve
- Brookvale Green team expressed strong concerns: land is privately owned by Shaggy Range with no control, would represent major design change late in process, extensive consultation already done on current plan
- Council maintains it's about future-proofing and providing resilience/transport links
- [redacted] acknowledged no discussions have occurred with Shaggy Range about this connection from HDC

Stormwater Management Areas

- All blue-shaded stormwater reserve areas are needed for stormwater management
- Dark blue areas have permanent or frequent water levels; lighter areas are rain gardens that are mostly dry
- Northern basin is dry pond that only contains water during heavy rainfall events
- Batters are designed at 1:3 slope
- Landscaping plans include species-specific planting for wet, dry and semi-wet areas
- Ownership question raised about whether watercourse should vest in district council or regional council - Brookvale Green team proceeding with HDC vesting based on regional council preference. Jo will contact offline to discuss in more detail.

Other Development Details

- Council not ready to commit to play nodes due to three waters uncertainty - Brookvale Green team will remove from plans
- Buffer added along boundary as requested
- Cross-sections needed to show interface between stream corridor and super lots (lots 4, 5, 8)
- Super lots positioned along stream edge provide good passive surveillance, outlook, and help manage development effects
- [redacted] is urban designer available to discuss design decisions

Streetlight Coordination

- [redacted] provided comments requesting relocation of some streetlights to opposite side of road
- Rationale is reducing road crossings for cabling with single-sided lighting
- Moving streetlights will require redoing street tree plan
- Optimal arrangement is staggered lighting with trees opposite lights to create vertical elements on both sides
- Street tree locations also constrained by sight distance requirements

Project Timeline and Process

- HDC's comprehensive feedback still expected 29th May
- Substantive application lodgement deadline is 12th June

Ngā mihi | Kind regards,

[redacted]
Partner
[redacted]

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https://givealittle.co.nz/cause/shave-for-archie

-----Original Appointment-----
From: [redacted]
Sent: Monday, 25 May 2026 11:06 am
To: [redacted]
Cc: [redacted]
Subject: HDC / Brookvale Green - Land Inclusion Meeting
When: Tuesday, 26 May 2026 2:00 pm-3:00 pm (UTC+12:00) Auckland, Wellington.
Where: Microsoft Teams Meeting

Hi HDC team,
Hoping this time works for a discussion on the Brookvale Green application. Please let me know a revised meeting time if this is not available.

Microsoft Teams meeting

Join:

https://teams.microsoft.com/meet/43965969940541?p=JcEpxJxmBdCMsVhmMv

Meeting ID: [redacted]

Need help? | System reference

For organizers: Meeting options

[redacted]

From: [redacted]
Sent: Thursday, 28 May 2026 10:04 am
To: [redacted]
Cc: [redacted]
Subject: RE: Brookvale Green - Road 3

Hi [redacted]

Thanks for prioritising and reviewing this email yesterday. We will proceed with the design based on your advice.
[redacted] – the requested package will be with you tomorrow morning.

Kind regards,
Ngā mihi | Kind regards,

[redacted]
Senior Associate
[redacted]

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From: [redacted]
Sent: Wednesday, 27 May 2026 9:30 pm
To: [redacted]
Cc: [redacted]
Subject: RE: Brookvale Green - Road 3

[redacted],

Thanks for that.

Cross-section EE is to be amended to provide for a 15m wide road reserve with the new cross-section being identical to that for Cross-section DD. That will mean that the additional width to accommodate this 15m width will be gained from the adjacent parks reserve on the Havelock North side i.e. the plantation or landscape buffer reserve. It will mean that there would be shift in the alignment past the water treatment facility approaching Brookvale Road but that can be designed to minimize any safety issues.

Having a wider berm on the eastern (water treatment facility) provides suitable turning width for vehicles entering and leaving the water treatment facility at the driveway to the back of the facility.

Happy to answer any queries re the above.

Regards.

[redacted]

[redacted]
Transportation Policy & Planning Manager
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Wāea/Phone [redacted]

From: [redacted]
Sent: Wednesday, 27 May 2026 7:06 AM
To: [redacted]
Subject: Brookvale Green - Road 3

Hi [redacted]

I understand you have requested the one-way narrowing on Road 3 be removed in favour of extending the 15m corridor. HDC have indicated we can utilise some space from the adjacent reserve to achieve your request. Our team discussed this amendment today and I have a couple of questions to help me understand what needs to be adjusted.

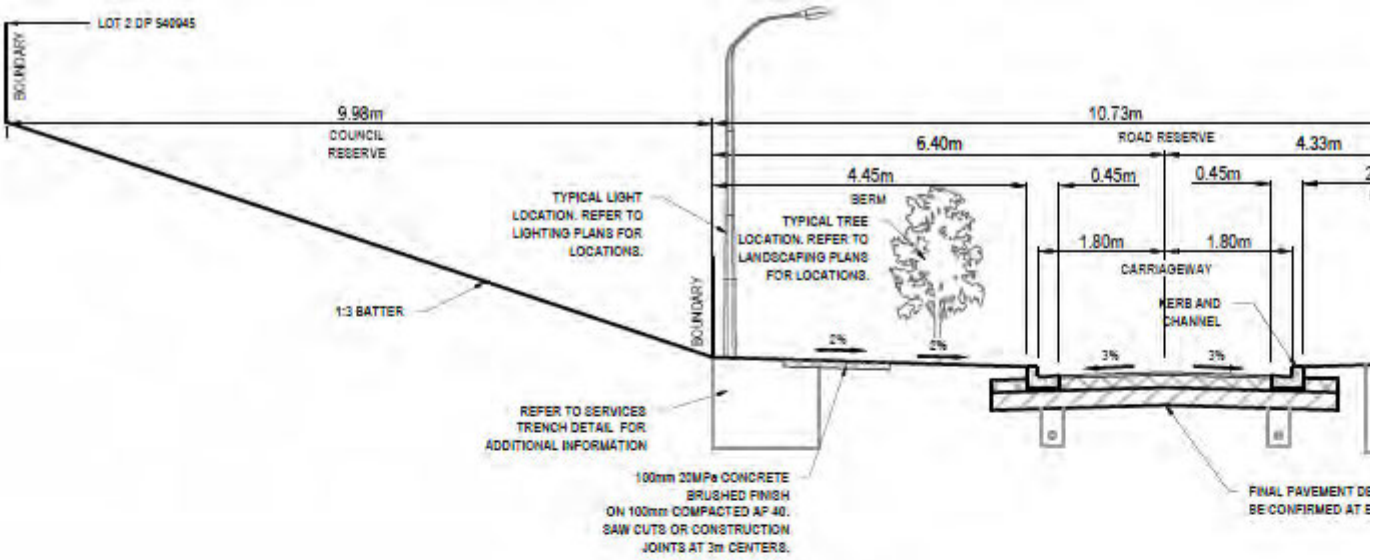
To this end I have copied the cross-sections EE (narrowing) and DD (15m corridor) below for ease for reference.
The overall EE corridor was to be 10.73m wide (one footpath on west side) rather than 15m (for DD), so 4.27m too narrow. The proposed road was 3.6m wide rather than 5.5m, so 1.9m too narrow. Widening the carriageway by 1.9m (to 5.5m) makes the overall corridor 12.63m wide, so we still need to widen the berm by an additional 2.37m to get a 15m wide corridor.
We have adequate space in either berm for a service corridor (if one is required) and so I suggest we add the additional 2.37m to the west berm so the reserve benefits from this width.
An additional benefit with this layout is that the horizontal deviation of Road 3, as it approaches Brookvale Road, can be kept to a minimum.
Could you please come back to us today with a position as we are working to Anna Sanders' tight reporting timeframes.

As always, I am happy to discuss in more detail if you'd like.

Kind regards
[redacted]

[redacted] (CMEngNZ, CPEng, IntPE)
PRINCIPAL ENGINEER / DIRECTOR

East Cape Consulting Limited
Mobile [redacted]
[redacted]
www.ecconsulting.co.nz

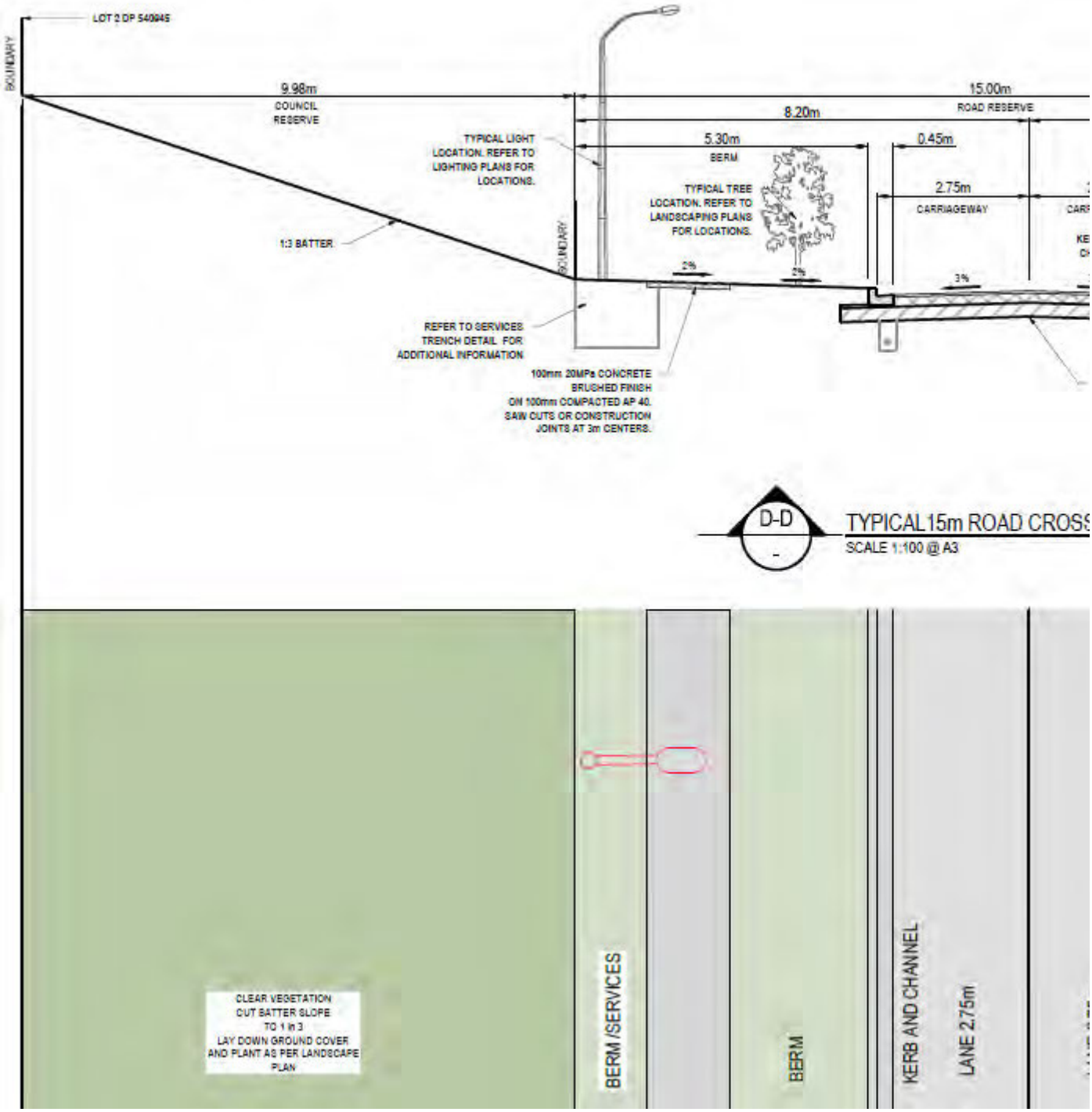


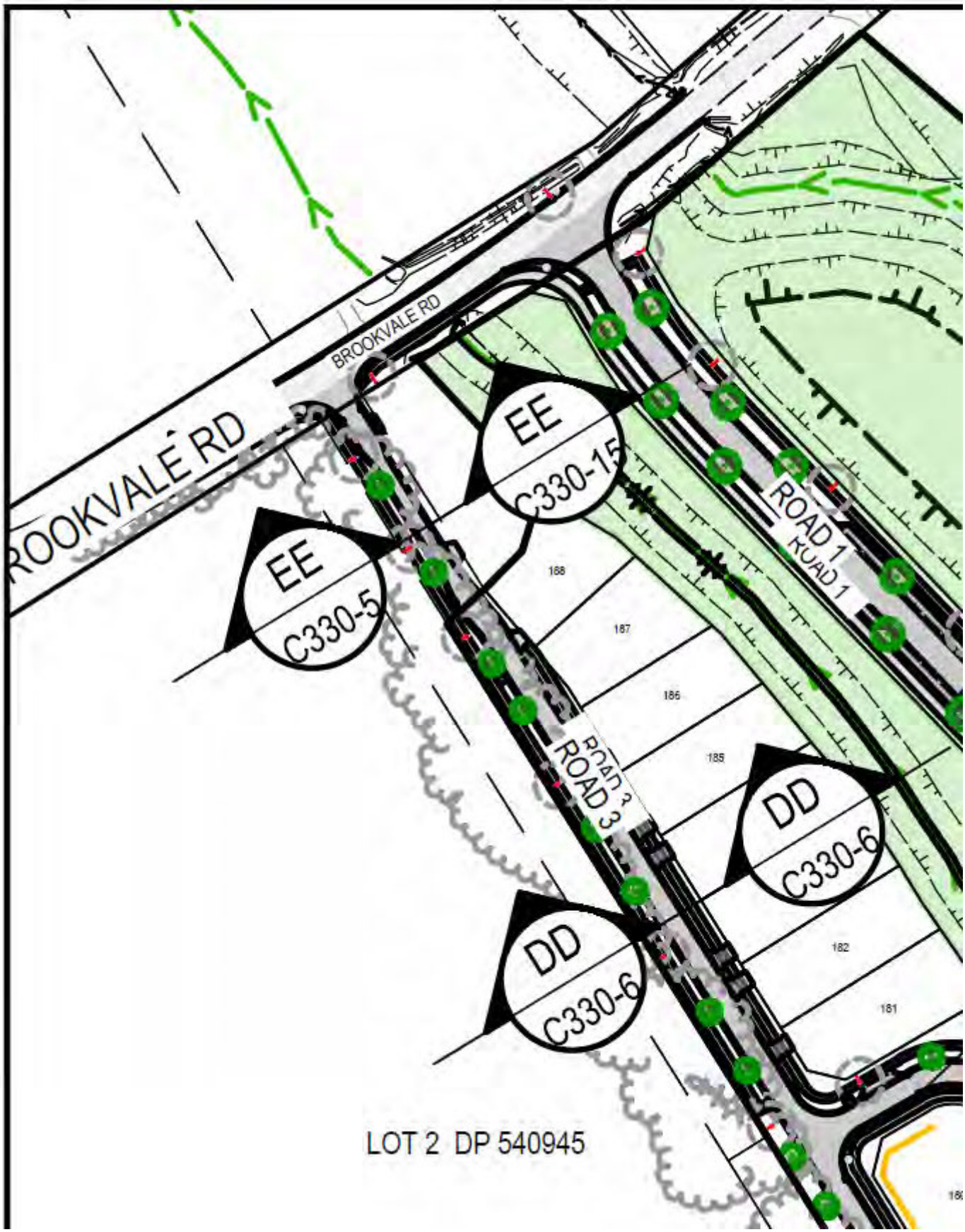
E-E

TYPICAL ROAD NARROWING CROSS

SCALE 1:100 @ A3




LOT 2 DP 540945
BOUNDARY
9.98m
COUNCIL RESERVE
15.00m
ROAD RESERVE
8.20m
5.30m
BERM
0.45m
2.75m
CARRIAGEWAY
TYPICAL LIGHT LOCATION. REFER TO LIGHTING PLANS FOR LOCATIONS.
TYPICAL TREE LOCATION. REFER TO LANDSCAPING PLANS FOR LOCATIONS.
1:3 BATTER
BOUNDARY
2%
2%
3%
REFER TO SERVICES TRENCH DETAIL FOR ADDITIONAL INFORMATION
100mm 20MPa CONCRETE BRUSHED FINISH ON 100mm COMPACTED AP 40. SAW CUTS OR CONSTRUCTION JOINTS AT 3m CENTERS.
D-D
TYPICAL 15m ROAD CROSS
SCALE 1:100 @ A3
CLEAR VEGETATION
CUT BATTER SLOPE
TO 1 in 3
LAY DOWN GROUND COVER
AND PLANT AS PER LANDSCAPE PLAN
BERM /SERVICES
BERM
KERB AND CHANNEL
LANE 2.75m



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[redacted]

From: [redacted]
Sent: Friday, 29 May 2026 3:59 pm
To: [redacted]
Cc: [redacted]
Subject: RE: 174 & 176 Brookvale - Brookvale Green development
Attachments: 135041-C300.pdf

Hi [redacted]

I have updated the location of the streetlights as per your suggested markups. See attached the roading set showing the lights and the trees with the minor amendments.

I note that we will have a chance to finalise the design details during EPA and the shifting of the lights to the other side of the road should not influence the spill plan. I will ask the lighting designer to provide the updated spill plan in due course.
My preference would be to clarify if there are any other amendments required before we go down the track of updating lighting design plans.

Regards

[redacted]
PRINCIPAL / PUKEKOHE MANAGER
Dip MechE, NZDE, BEngTech, CMEngNZ (Eng. Technologist)

MAVEN ASSOCIATES LIMITED
[redacted]
www.maven.co.nz
1 Wesley Street , Pukekohe

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From: [redacted]
Sent: Monday, 25 May 2026 8:00 am
To: [redacted]
Cc: [redacted]
Subject: RE: 174 & 176 Brookvale - Brookvale Green development

[redacted]

Thanks for that.

I have had a look over the streetlighting design. In the main, it looks good to me.

I have identified a few minor changes to the proposed design, as per the attached, primarily to provide for a safer environment.

Happy to answer any queries re the changes.

Regards.
[redacted]

[redacted]
Transportation Policy & Planning Manager
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Wāea[redacted]

From: [redacted]
Sent: Thursday, 14 May 2026 2:14 PM
To: [redacted]
Cc: [redacted]
Subject: RE: 174 & 176 Brookvale - Brookvale Green development

Hi [redacted],

From the email further below, the lighting category in Brookvale Road has now been considered and updated in the design to show V4 in Brookvale and the other roads updated with your suggested comments.

There could be additional bollard style lighting around the traffic calming areas.
Instead of a light on the left hands side near intersection approach they used a light on the right. Spill plans show it looks fine and I think it can be either side and would make little difference to the actual lighting spill plan. Happy revisit these items during the engineering approval if we can avoid spending more time on the concept at this point.

Regards

[redacted]
PRINCIPAL / PUKEKOHE MANAGER
Dip MechE, NZDE, BEngTech, CMEngNZ (Eng. Technologist)

MAVEN ASSOCIATES LIMITED
[redacted]
www.maven.co.nz
1 Wesley Street , Pukekohe

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From: [redacted]
Sent: Tuesday, 28 April 2026 10:03 am
To: [redacted]
Cc: [redacted]
Subject: RE: 174 & 176 Brookvale - Brookvale Green development

[redacted]

Thanks for that.

I have had a look over the initial streetlight design provided. From that, my comments are as below :

- With T-intersections, there should be a streetlight on the far side of the T to illuminate the intersection. The added advantage of that is that the streetlight pole is well placed for the street name signs to be installed on it.

- There should also be a streetlight on the left hand side of the road approaching the T-intersection to illuminate the intersection control and / or any splitter island installed (the latter not relevant here though).
- With any curves, the streetlights should be uniformly spaced to provide guidance around the curve.
- Where there are any other high risk areas e.g. pedestrian crossing points, islands, these should be adequately illuminated.
- The balance of the streetlighting design can be done once the above have been addressed

Hopefully that assists but happy to answer any queries re the above.

Regards.
[redacted]

[redacted]
Transportation Policy & Planning Manager
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Wāea/Phone [redacted]

From: [redacted]
Sent: Wednesday, 22 April 2026 9:20 AM
To: [redacted]
Cc: [redacted]
Subject: RE: 174 & 176 Brookvale - Brookvale Green development

Thanks for getting back [redacted]

The preliminary design is attached FYI. I think it will be very close, probably sufficient for resource consent. I note that final luminaires could be confirmed during engineering approval. If you spot anything you do not agree with please let me know and Ill provide feedback to the design team.

Lighting calculations completed to date used NZS1158 and mostly treated all roads as PR3. I will ask the question re V4 for the intersection of Brookvale and Road 1 to see what else we need to get to that level in that location.

Comments and guidance appreciated if you have a minute.

Regards

[redacted]
PRINCIPAL / PUKEKOHE MANAGER
Dip MechE, NZDE, BEngTech, CMEngNZ (Eng. Technologist)

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1 Wesley Street , Pukekohe

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From: [redacted]
Sent: Wednesday, 22 April 2026 9:11 am
To: [redacted]

Cc: [redacted]
Subject: RE: 174 & 176 Brookvale - Brookvale Green development

[redacted]

Thanks for that and my apologies for not getting back to you much sooner. Just buried in E-mails and I found your one in going through me E-mails last night.

With the streetlighting design, I would be the principal point of contact. The HDC Engineering Code of Practice 2020 pertains although the lighting categories in that do not reflect the lighting category requirements of the latest version of AS/NZS1158 Lighting for road and public spaces which are to be used. All design should be in accordance with AS/NZS1158 Lighting for road and public spaces and its relevant parts.

In looking at the original Masterplan, the lighting category for Road 1 would be PR3, Roads 2-6 would be PR4 or PR5, the lighting at the intersection with Brookvale Road would be V4, and any standalone pathways would be PP4.

Happy to answer any queries re the above.

Regards.
[redacted]

[redacted]
Transportation Policy & Planning Manager
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Wāea/Phone +[redacted]

From: [redacted]>
Sent: Monday, 9 March 2026 10:40 AM
To: [redacted]
Cc: [redacted]
Subject: 174 & 176 Brookvale - Brookvale Green development

Hi [redacted]

Do you perhaps know the right person for me to deal with at council to get a “lighting brief”.

We are in the process of requesting preliminary design information which will help the masterplan layout especially the road reserve and typical cross section layout. So, street light design will be one of the items included in this workstream. S

I also noticed street light code of practice Table 1 categories. So, just checking if there are any other guidelines to meet, or are we designing to the road classification and operating characteristics as defined in that table. Once we have a good understanding of that minimum design requirement, we would like to discuss style of pole and luminaire, and understand any limitations council may have for roads to be vested. I see that the SLCOP reference quite a few luminaires which are on the AT approved list here in Auckland so we are familiar with some of those already.

Regards

[redacted]
PRINCIPAL / PUKEKOHE MANAGER
Dip MechE, NZDE, BEngTech, CMEngNZ (Eng. Technologist)



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- PROP BDY
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- BOTTOM OF BATTER
- PR RETAINING WALL
- PR WETLAND
- RESERVE AREA
- PR RAIN GARDEN
- PROP SWCP SINGLE
- PROP STREET LIGHT
- PROP STREET SIGN
- ROAD NAME SIGN
- STREET TREE

Rev	Description	By	Date
A	SUBSTANTIVE APPLICATION	RH	05/2026

	By	Date
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Design	RH	05/2026
Drawn	RH	05/2026
Checked	BB	05/2026

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Project

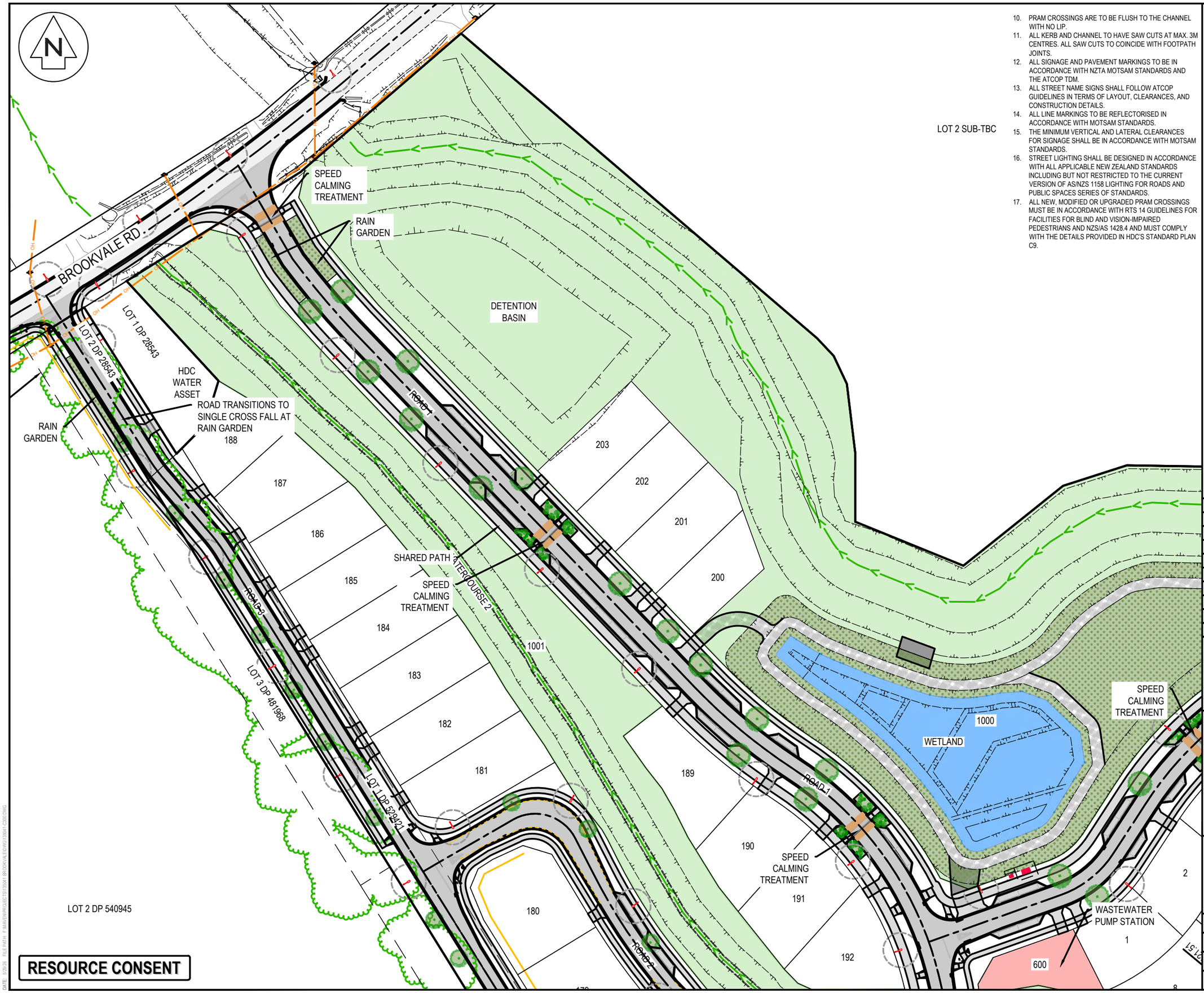
BROOKVALE GREEN
HAVELOCK NORTH
FOR
VERMONT STREET
PARTNERS NO. 4 LIMITED

Title

PROPOSED ROADING OVERVIEW PLAN

Project no.	135041
Scale	1:3000 @ A3
Cad file	135041-C300.DWG
Drawing no.	C300-0 Rev A

DATE: 6/26/25 FILEPATH: I:\MAVEN\PROJECTS\135041 BROOKVALE\DWGS\135041-C300.DWG



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Title
PROPOSED ROADING PLAN

Project no.	135041
Scale	1:1000 @ A3
Cad file	135041-C300.DWG
Drawing no.	C300-1 Rev A

RESOURCE CONSENT

DATE: 5/26/26 FILE PATH: P:\MAVEN\PROJECTS\134\1 BROOKVALE\CIVIL\135041-C300.DWG

LOT 21 DP 3449

WATERCOURSE 1

ROAD 1

SPEED CALMING TREATMENT

SHARED PATH

SPEED CALMING TREATMENT

ROW 3

ROW 4

ROW 5

ROAD 5

ROAD 5

ROAD 5

1001

RESOURCE CONSENT

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PROPOSED
ROADING
PLAN

Project no.	135041
Scale	1:1000 @ A3
Cad file	135041-C300.DWG
Drawing no.	C300-2 Rev A

DATE: 5/26/26 FILEPATH: P:\MAVEN\PROJECTS\135041 BROOKVALE\DWG\135041-C300.DWG

N

TREATMENT

WASTEWATER PUMP STATION

ROAD 2

ROAD 3

ROAD 5

ROAD 1

ROW 1

PROPOSED RETAINING WALL 1. REFER TO PLAN C240

ALL TREES TO BE REMOVED. BATTER TO BE REWORKED TO THE WESTERN BOUNDARY OF THE RESERVE LOT AND REPLANTED

LOT 3 DP 481968

PROPOSED RETAINING WALL

1:3 BATTER

RAIN GARDEN

SPEED CALMING TREATMENT

ROAD TRANSITIONS TO SINGLE CROSS FALL AT SPILLWAY

PEDESTRIAN ACCESS WITH STAIRS

SHARED PATH

PROPOSED RETAINING 2 WALL REFER TO PLAN C240

LOT 1 DP 16136

SECTION 105 TE MATA SETT

180 191 192 179 178 177 174 176 173 175 218 168 167 169 166 170 171 172 1 600 8 7 13 10 44 193 94 195 196 197 198 199 164 163 162 161 160 159 158 157 165

1003 1002

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PROPOSED ROADING PLAN

Project no.	135041
Scale	1:1000 @ A3
Cad file	135041-C300.DWG
Drawing no.	C300-3 Rev A

RESOURCE CONSENT

DATE: 2/26/26 FILEPATH: F:\MAVEN\PROJECTS\135041 BROOKVALE\DWG\135041-C300.DWG

N

ROAD 6

ROAD 5

ROW 5

ROW 6

ROAD 1

ROAD 2

ROAD 3

ROAD 4

SPEED CALMING TREATMENT

SHARED PATH

SPEED CALMING TREATMENT

ROAD TRANSITIONS TO SINGLE CROSS FALL AT SPILLWAY

RAIN GARDEN

RESOURCE CONSENT

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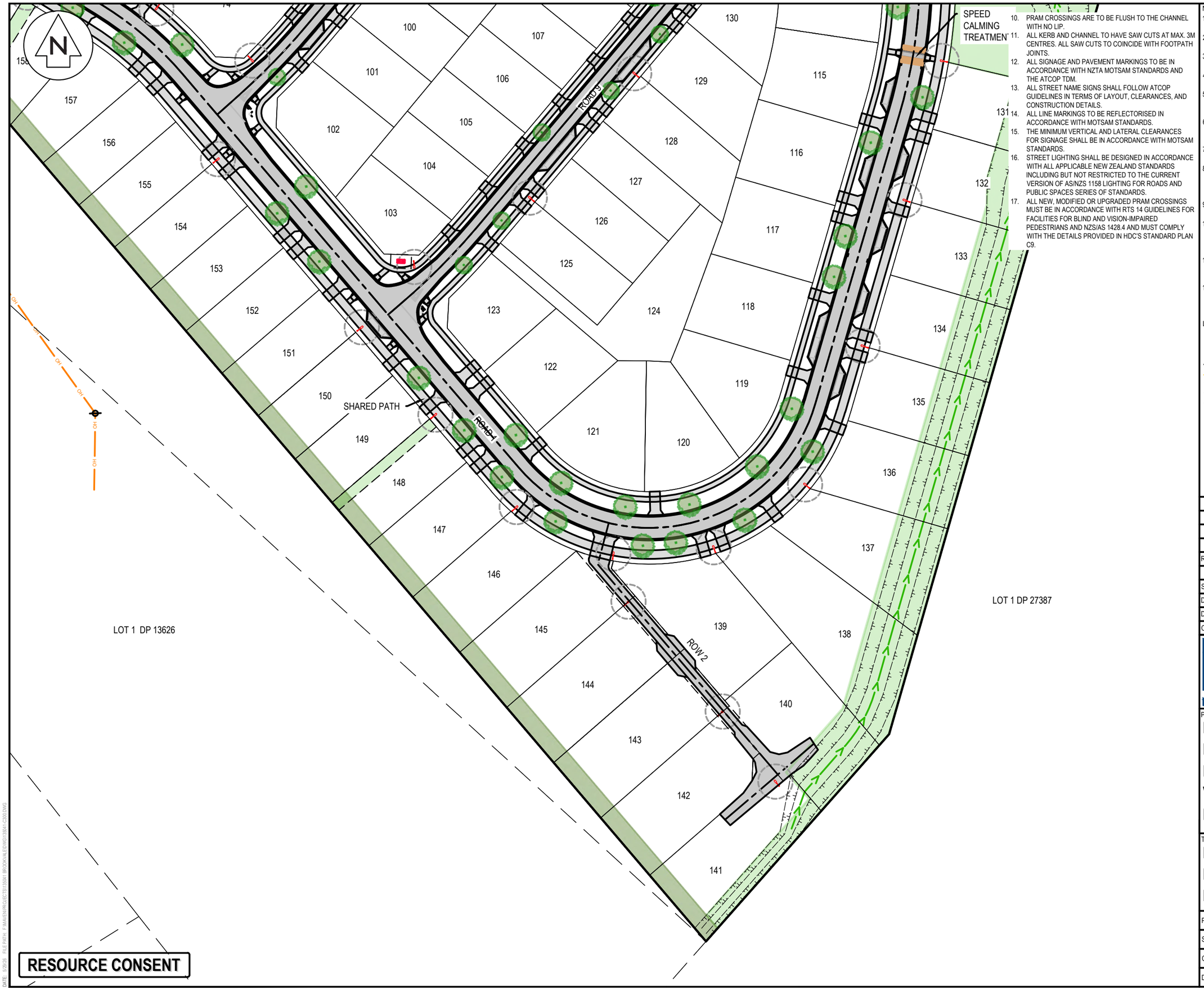
BROOKVALE GREEN
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PROPOSED ROADING PLAN

Project no.	135041		
Scale	1:1000 @ A3		
Cad file	135041-C300.DWG		
Drawing no.	C300-4	Rev	A

DATE: 5/2026 FILE PATH: F:\MAVEN\PROJECTS\135041 BROOKVALE\CIVIL\135041-C300.DWG



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- PROP STREET LIGHT
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Rev	Description	By	Date
A	SUBSTANTIVE APPLICATION	RH	05/2026

	By	Date
Survey	TECH SP	02/2025
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Project

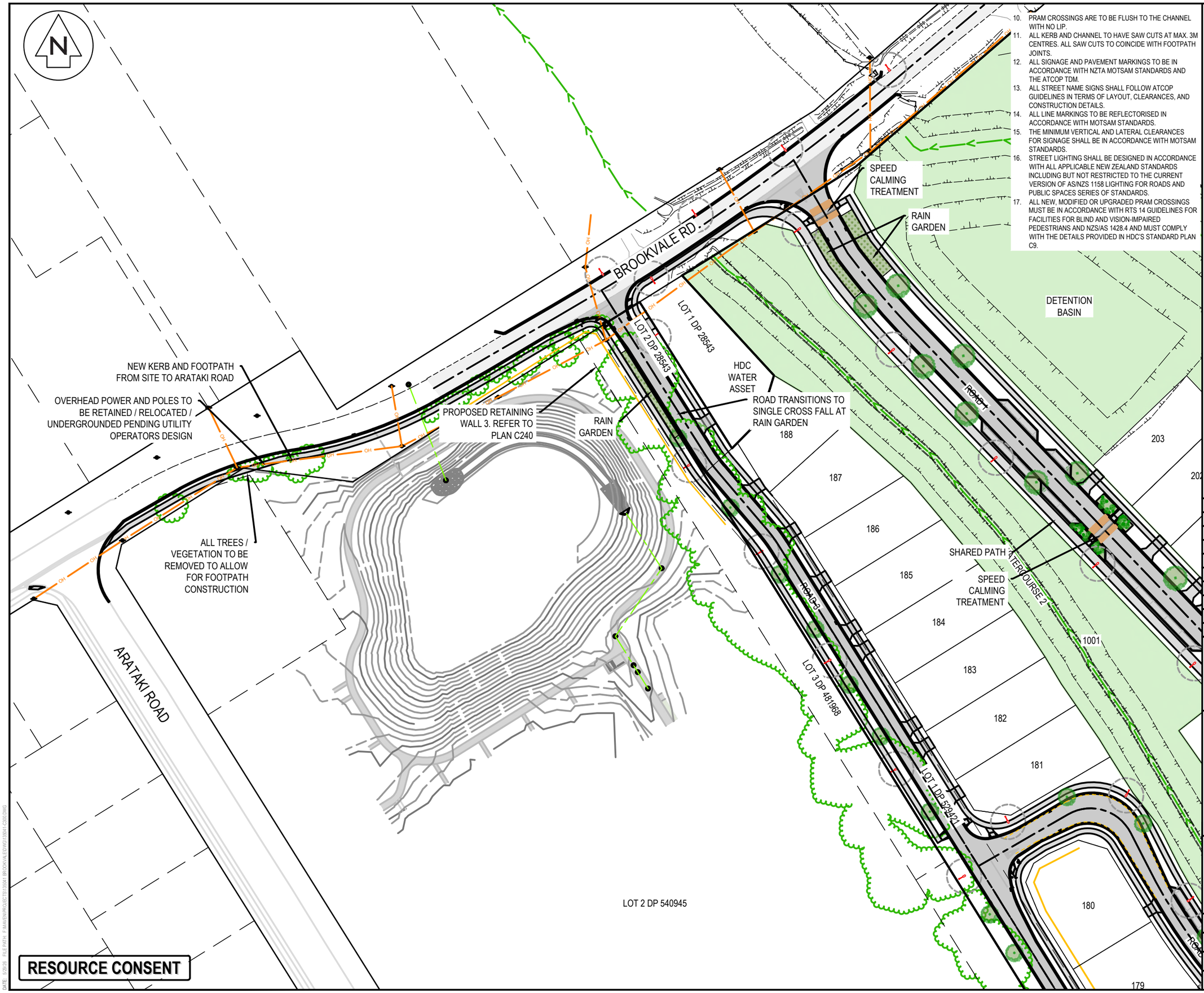
BROOKVALE GREEN
HAVELOCK NORTH
FOR
VERMONT STREET PARTNERS NO. 4 LIMITED

Title

PROPOSED ROADING PLAN

Project no.	135041
Scale	1:1000 @ A3
Cad file	135041-C300.DWG
Drawing no.	C300-5 Rev A

DATE: 6/26/25 FILE PATH: P:\MAVEN\PROJECTS\135041 BROOKVALE\DWG\135041-C300.DWG



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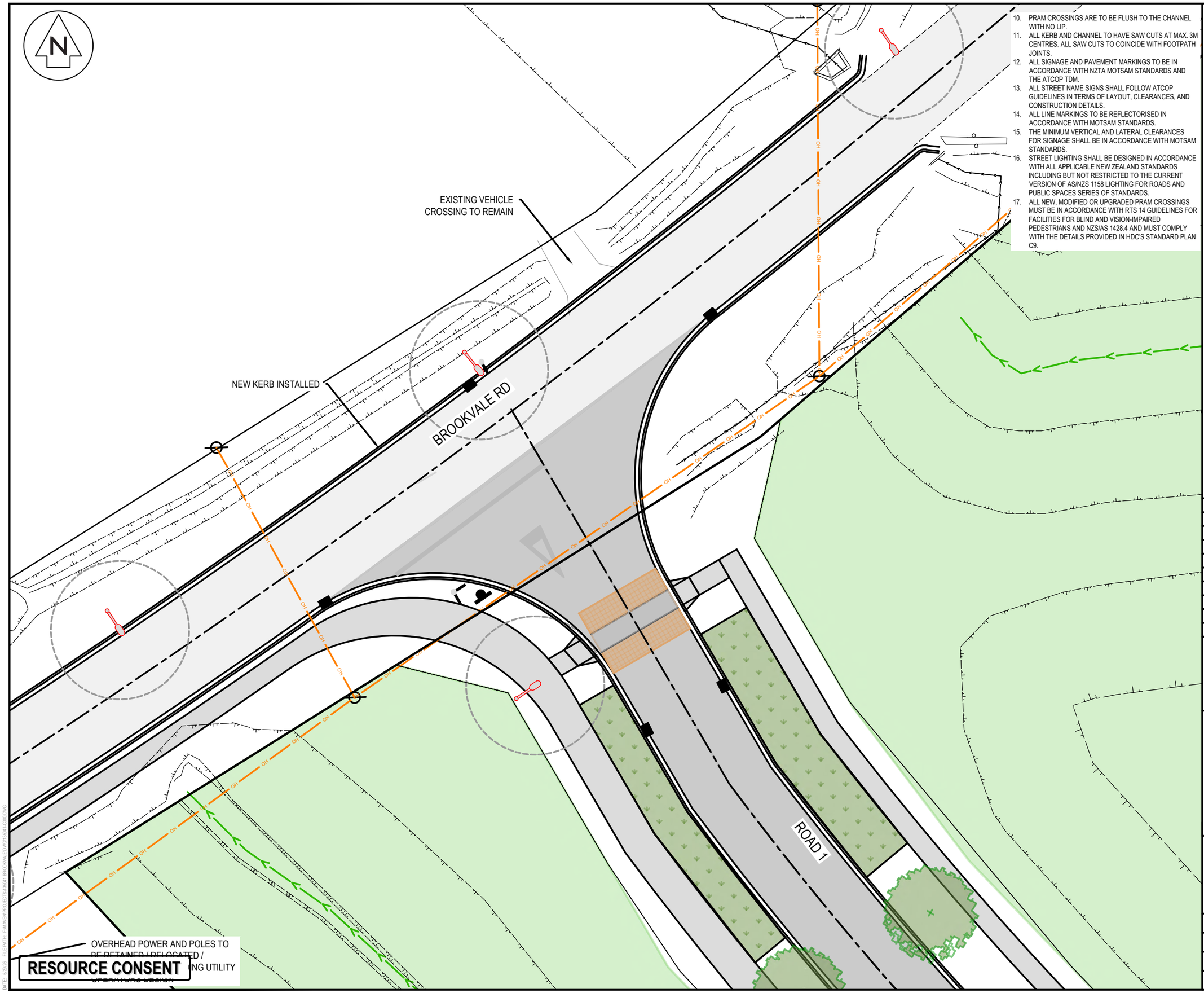
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Project no.	135041		
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Drawing no.	C300-6	Rev	A

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Drawing no.	C300-7	Rev	A

DATE 05/26 FILE PATH F:\MAVEN\PROJECTS\135041 BROOKVALE\DWG\135041-C300.DWG

EXISTING VEHICLE CROSSING TO REMAIN

BROOKVALE RD

NEW KERB INSTALLED

OVERHEAD POWER AND POLES TO BE RETAINED / RELOCATED / UNDERGROUNDED PENDING UTILITY OPERATORS DESIGN

PROPOSED NEW PUMP STATION ENTRANCE

PROPOSED RETAINING WALL 3. REFER TO PLAN C240

EXISTING VEGETATION

EXISTING VEGETATION

32.6%

12.50

ALL TREES TO BE REMOVED. BATTER TO BE REWORKED TO THE WESTERN BOUNDARY OF THE RESERVE LOT AND REPLANTED

COUNCIL RESERVE LOT

32.1%

HDC WATER ASSET

ROAD TRANSITIONS TO SINGLE CROSS FALL AT RAIN GARDEN

ROAD 3

PROPOSED NEW PUMP STATION ENTRANCE

RESOURCE CONSENT

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Cad file	135041-C300.DWG		
Drawing no.	C300-8	Rev	A

DATE: 5/26/26 FILE PATH: F:\MAVEN\PROJECTS\135041 BROOKVALE\CIVIL\135041-C300.DWG

N

NEW KERB AND FOOTPATH FROM SITE TO ARATAKI ROAD

BROOKVALE RD

FOOTPATH CROSSES INTO COUNCIL RESERVE LOT VESTED AS PART OF NEIGHBOURING SUBDIVISION

ALL TREES / VEGETATION TO BE REMOVED TO ALLOW FOR FOOTPATH CONSTRUCTION

OVERHEAD POWER AND POLES TO BE RETAINED / RELOCATED / UNDERGROUNDED PENDING UTILITY OPERATORS DESIGN

DETENTION BASIN TO BE CONSTRUCTED BY NEIGHBOURING DEVELOPMENT

32.6%

12.50

-32.1%

RESOURCE CONSENT

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Cad file	135041-C300.DWG		
Drawing no.	C300-9	Rev	A

DATE: 2/2026 FILEPATH: F:\MAVEN\PROJECTS\135041 BROOKVALE\DWG\135041-C300.DWG

N

DETENTION BASIN TO BE CONSTRUCTED BY NEIGHBOURING DEVELOPMENT

-32.1%

-54.3%

-33.8%

-32.7%

-35.6%

15.00

12.50

188

187

186

185

184

183

182

181

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RESOURCE CONSENT

DATE: 5/26/26 FILE PATH: P:\MAVEN\PROJECTS\135041 BROOKVALE\DWG\135041-C300.DWG



PROJECT: BROOKVALE GREEN, HAVELOCK NORTH				
DRAWING: MAINTAINED ISOLINES - OVERALL				
SCALE @ A3: 1:3200 @A3	DESIGNED BY: GU	CHECKED BY: MLB	APPROVED BY: JA	
PROJECT NUMBER: 26-0069	DRAWING NUMBER: L020		REVISION: C	

THE VALUES SHOWN IN THIS REPORT ARE THE RESULT OF PRECISION CALCULATIONS. IN PRACTICE THE VALUES MAY VARY DUE TO TOLERANCE ON LUMINAIRES, LUMINAIRE POSITIONING, SURFACE FINISHES AND ELECTRICAL SUPPLY. THE INFORMATION CONTAINED IN THIS DOCUMENT IS PROPRIETARY TO NORWICH GROUP LTD.

CLIENT: MAVEN

DESIGN BY: NORWICH GROUP

STATUS: FOR REVIEW

REV	NOTES	DATE
A	FOR REVIEW	24-03-2026
B	FOR REVIEW. REVISED ROADING BASE PLAN.	08-04-2026
C	FOR REVIEW.	12-05-2026

[redacted]

From: [redacted]
Sent: Friday, 29 May 2026 11:59 am
To: [redacted]
Cc: [redacted]

Subject: RE: HDC / Brookvale Green - Land Inclusion Meeting
Attachments: Proposed HDC owned land to Vest as Road.pdf

Good morning [redacted]

Further to your email below, please find enclosed file link documentation outlining the proposed use of the Arataki Reserve land and adjoining Council water asset access corridor associated with the Brookvale Green fast-track application.
Brookvale Green - Council Landowner Approval

In summary, the proposed arrangement responds directly to Council officer feedback regarding the constrained road corridor width and has been developed to facilitate a compliant public road outcome under the ECoP. I have also attached a singular plan to this email which I think clearly shows what is proposed in terms of the final land owner arrangements.

As noted in the letter, we will need to continue working with your team on the appropriate statutory and subdivision approval pathway for these works within the fast-track framework.

Please let me know if there are any questions or if any additional information is required at this stage.

Kind regards
[redacted]

Ngā mihi | Kind regards,

[redacted]
Senior Associate
[redacted]

B&A
Urban & Environmental

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barker.co.nz

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From: [redacted]
Sent: Tuesday, 26 May 2026 6:00 pm
To: [redacted]
Cc: [redacted]

[redacted]

Subject: RE: HDC / Brookvale Green - Land Inclusion Meeting

Hi [redacted]

Thank you for the meeting today and [redacted] for the meeting summary. I will come back separately on this (sorry crazy amount on and simply not enough hours).

[redacted] as discussed in our later conversation, to support the discussion around the proposed HDC land inclusions / use. I would appreciate receiving the following as a single, consolidated document in relation to the proposed use of the buffer reserve (and adjoining lot held by 3 waters for completeness) at Arataki, currently held under the Reserves Act as a Local Purpose Amenity Reserve (Lots 3–4 DP 481968) :

- A concept plan identifying the relevant areas and their intended purposes (detailed engineering drawings are not required at this stage, however confirmation that the ECOP requirements will be met would be useful);
- An overview outlining what is proposed, including a formal request for the use of land owned by HDC and an inclusion that use of this land will assist in meeting ECOP requirements;
- A plan showing the public space provision across the proposed development, including its proportion as a percentage of the total site area; and
- Details on how these public spaces areas are proposed to be held (vested). A subdivision plan with vesting details would probably be easiest, ideally with these areas clearly identified (e.g. shaded in green) for ease of reference.

If possible, could I have this by close of business Thursday or Friday lunchtime, which will allow us to consider the appropriate process and can advise. I will work with [redacted] on this.

[redacted], the District Wide RMP which this reserve land is managed under can be found here - https://www.hastingsdc.govt.nz/assets/Document-Library/Reserve-Management-Plans/District-Wide-Reserve-Managment-Plan/District-Wide-RMPlan.pdf.

Thanks [redacted]

[redacted]
Public Spaces Planning Manager

HERETAUNGA HASTINGS DISTRICT COUNCIL

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Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
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From: [redacted]
Sent: Tuesday, 26 May 2026 4:54 PM
To [redacted]
Cc: [redacted]