

From: [Infrastructure Portfolio](#)
To: [Nicola Willis \(MIN\)](#); [Shane Jones \(MIN\)](#); [Tama Potaka \(MIN\)](#); [Simon Watts \(MIN\)](#); [Penny Simmonds \(MIN\)](#)
Cc: [FTAreferrals](#)
Subject: Invitation to comment on Fast-track referral application for the Brookvale Green - Stage 1 project under the Fast-track Approvals Act 2024 – FTAA-2509-1102
Date: Tuesday, 21 October 2025 8:23:30 am
Attachments: [Comments Form for Invited Ministers.docx](#)

To:

Minister for Economic Growth
Minister for Regional Development
Associate Minister of Housing
Minister of Climate Change
Minister for the Environment

Dear Ministers,

Hon Chris Bishop, the Minister for Infrastructure (the Minister), has asked for me to write to you on his behalf.

The Minister has received an application from Vermont Street Partners No.4 Limited for referral of the Brookvale Green – Stage 1 project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2509-1102).

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

Invitation to comment on referral application

I write in accordance with section 17 of the Act to invite you to provide written comments on the referral application. I have provided summary details of the project below.

If you wish to provide written comments, these must be received by **return email** within **20 working days** of receipt of this email. The Minister is not required to consider information received outside of this time frame. Any comments submitted will contribute to the Minister's decision on whether to accept the referral application and to refer the project.

If you do not wish to provide comments, please let us know as soon as possible so we can proceed with processing the application without delay.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Process

The application documents are accessible through the Fast-track portal. Please note that application documents may contain commercially sensitivity information and should not be shared widely. If you haven't used the portal before, you can request access by emailing ftareferrals@mfe.govt.nz. Once you are registered and have accepted the terms and conditions, you will receive a link to view the documents. Existing users will be able to see application documents via the request when logging into the portal. Should you need for your agency to provide any supplementary information, a nominated person can be provided access to the portal, access can be requested by emailing ftareferrals@mfe.govt.nz.

To submit your comments on the application, you can either provide a letter or complete the attached template for written comments and return it by replying to this email, infrastructure.portfolio@parliament.govt.nz.

Before the due date, if you have any queries about this email or need assistance with using the portal, please

email contact@fasttrack.govt.nz. Further information is available at <https://www.fasttrack.govt.nz/>.

Important Information

Please note that all comments received from Ministers invited to comment will be subject to the Official Information Act 1982. Comments received will be proactively released at the time the Minister for Infrastructure makes a referral decision, unless the Minister providing comments advises the Minister for Infrastructure's office they are to be withheld, at the time they are submitted.

If a Conflict of Interest is identified by the Minister providing comments at any stage of providing comments, please inform my office and the Cabinet Office immediately. The Cabinet Office will provide advice and, if appropriate, initiate a request to the Prime Minister to agree to a transfer of the project/portfolio invite to another Minister (a request to transfer a COI from one Minister to another can take 1-7 days).

Project summary

Project name	Brookvale Green
Applicant	Vermont Street Partners No.4 Limited
Location	Havelock North, Hawkes Bay
Project description	<p>The project proposes to construct and operate an integrated residential development comprising 189 – 215 new homes. The project will also include:</p> <ul style="list-style-type: none">a. supporting infrastructure, including on-site stormwater management, onsite transportation network and any necessary transport upgrades to the wider transport networkb. connection to public reticulated water and wastewater servicesc. landscape and ecological enhancement, including approximately 4.3 hectares of native planting and pest control, and integration with existing and proposed walking and cycling trails.

Yours sincerely



Office of Hon Chris Bishop

Minister of Housing | Minister for Infrastructure | Minister Responsible for RMA Reform | Minister of Transport | Associate Minister of Finance | Associate Minister for Sport & Recreation | Leader of the House | MP for Hutt South

Office: 04 817 6802 | EW 6.3
Email: c.bishop@ministers.govt.nz Website: www.Beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

Email disclaimer:

This email communication is confidential between the sender and the recipient. The intended recipient may not distribute it without the permission of the sender. If this email is received in error, it remains confidential and you may not copy, retain or distribute it in any manner. Please notify the sender immediately and erase all copies of the message and all attachments. Thank you.

FTAA-2509-1102

To'osavili Nigel Bickle
Chief Executive
Hastings District Council

customerservice@hdc.govt.nz

Dear To'osavili

Invitation to provide written comments on an application for referral of the Brookvale Green project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Vermont Street Partners No.4 Limited (the applicant) for referral of the Brookvale Green project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Hastings District Council (HDC) to provide written comments on the referral application, including the following matters:

1. The application notes that approval will be required from HDC as landowner for the following:
 - a. incorporation of Lot 1 DP 529421 as proposed roading within the project site
 - b. incorporation of Lot 3 – 4 DP 481968 (including land vested for Local Purpose (Amenity Reserve)) as a proposed connection from the project site.

Please provide information on whether there are any legal or practical constraints that could impact the applicant's ability to carry out proposed works, HDC's legal interest in the land or the efficient operation of the Fast-track process.

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2. Regarding the applicant's proposal to surrender existing resource consents (including RM20210509 for retrospective earthworks) as a condition on any Fast-track approvals, whether HDC considers this may affect project delivery or the efficient operation of the Fast-track process.

Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), HDC **must** provide comments advising on the following matters:

3. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please provide written confirmation.
4. In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please provide written confirmation.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

Written comments must be received within **20 working days** of receipt of this letter and a copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Please upload your comments directly via the portal by completing the template for written comments provided in Attachment 1. Alternatively, you are welcome to upload your comments via the portal using your own format or document, if preferred.

Before the due date, please email any queries about this letter to referral@fasttrack.govt.nz and include the name of the Application Lead – Helen Willis. For assistance with the application portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal stroke that tapers to the right.

Ilana Miller
General Manager - Investment Strategy and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2509-1102
Project name	Brookvale Green
Applicant name	Vermont Street Partners No.4 Limited
Project summary details	<p>The project is to construct and operate an integrated residential community comprising 189 – 215 new homes across 23.99 hectares on the eastern edge of Havelock North’s urban residential boundary. The project will also include:</p> <ul style="list-style-type: none">a. supporting infrastructure, including on-site stormwater management, onsite transportation networks and any necessary transport upgrades to the wider transport networkb. connection to public reticulated water and wastewater servicesc. landscape and ecological enhancement, including approximately 4.3 hectares of native planting and pest control, and integration with existing and proposed walking and cycling trails. <p>The project will require the proposed approvals:</p> <ul style="list-style-type: none">a. resource consents under the Resource Management Act 1991b. permits under the Wildlife Act 1953.

FTAA-2509-1102

Dr Nic Peet
Chief Executive
Hawke's Bay Regional Council

info@hbrc.govt.nz

Dear Nic

Invitation to provide written comments on an application for referral of the Brookvale Green project under the Fast-track Approvals Act 2024

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The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Hawke's Bay Regional Council (HBRC) to provide written comments on the referral application, including the following matters:

1. Regarding the applicant's proposal to surrender existing resource consents (including AUTH-123507-01 for air discharge authorisation) as a condition on any Fast-track approvals, whether HBRC considers this may affect project delivery or the efficient operation of the Fast-track process.

Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), HBRC **must** provide comments advising on the following matters:

2. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please provide written confirmation.

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3. In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please provide written confirmation.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in-confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

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If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

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Yours sincerely



Ilana Miller
General Manager – Investment Strategy and Operations

Appendix A: Project summary details

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Applicant name	Vermont Street Partners No.4 Limited
Project summary details	<p>The project is to construct and operate an integrated residential community comprising 189 – 215 new homes across 23.99 hectares on the eastern edge of Havelock North’s urban residential boundary. The project will also include:</p> <ul style="list-style-type: none">a. supporting infrastructure, including on-site stormwater management, onsite transportation networks and any necessary transport upgrades to the wider transport networkb. connection to public reticulated water and wastewater servicesc. landscape and ecological enhancement, including approximately 4.3 hectares of native planting and pest control, and integration with existing and proposed walking and cycling trails. <p>The project will require the proposed approvals:</p> <ul style="list-style-type: none">a. resource consents under the Resource Management Act 1991b. permits under the Wildlife Act 1953.

FTAA-2509-1102

Katrina Brunton
Hawkes Bay Regional Planning Committee

s 9(2)(a)

Tēnā koe Katrina

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The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fasttrack webpage on [Cost recovery for agencies](#).

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

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Nāku noa, nā



Ilana Miller

General Manager – Investment Strategy and Operations

Appendix A: Project summary details

cc Te Wairama Munro – s 9(2)(a) [REDACTED]
governanceteam@hbrc.govt.nz

Appendix A – Project summary details

Application number	FTAA-2509-1102
Project name	Brookvale Green
Applicant name	Vermont Street Partners No.4 Limited
Project summary details	<p>The project is to construct and operate an integrated residential community comprising 189 – 215 new homes across 23.99 hectares on the eastern edge of Havelock North’s urban residential boundary. The project will also include:</p> <ul style="list-style-type: none">a. supporting infrastructure, including on-site stormwater management, onsite transportation networks and any necessary transport upgrades to the wider transport networkb. connection to public reticulated water and wastewater servicesc. landscape and ecological enhancement, including approximately 4.3 hectares of native planting and pest control, and integration with existing and proposed walking and cycling trails. <p>The project will require the proposed approvals:</p> <ul style="list-style-type: none">a. resource consents under the Resource Management Act 1991b. permits under the Wildlife Act 1953.

FTAA-2509-1102

Kohupātiki Marae (Ngāti Hinemoa, Ngāti Hori)

kohupatikimaraebookings@gmail.com

Tēnā koe

Invitation to provide written comments on an application for referral of the Brookvale Green project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Vermont Street Partners No.4 Limited (the applicant) for referral of the Brookvale Green project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

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I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

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If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

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Before the due date, please email any queries about this letter to referral@fasttrack.govt.nz and include the name of the Application Lead – Helen Willis. For assistance with the application portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in black ink, appearing to be 'Ilana Miller', with a stylized, flowing script.

Ilana Miller

General Manager – Investment Strategy and Operations

Appendix A: Project summary details

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FTAA-2509-1102

Matahiwi Marae (Ngāti Hāwea, Ngāti Kautere)

admin@matahiwimarae.co.nz

Tēnā koe

Invitation to provide written comments on an application for referral of the Brookvale Green project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Vermont Street Partners No.4 Limited (the applicant) for referral of the Brookvale Green project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

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I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

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If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

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Nāku noa, nā



Ilana Miller
General Manager – Investment Strategy and Operations

Appendix A: Project summary details

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FTAA-2509-1102

James Palmer
Secretary for the Environment
Ministry for the Environment

s 9(2)(a)

Dear James

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The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to seek comments on a referral application from the relevant administering agencies). I invite Ministry for the Environment to provide written comments on the referral application as the administering agency for the Resource Management Act 1991.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

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Yours sincerely



Ilana Miller

General Manager – Investment Strategy and Operations

Appendix A: Project summary details

cc Michaela Flanagan – Manager, System Oversight – s 9(2)(a) [REDACTED]
adminagencyftaa@mfe.govt.nz

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FTAA-2509-1102

Ngaio Tiuka
Ngāti Kahungunu Iwi Inc

s 9(2)(a)

Tēnā koe Ngaio

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Nāku noa, nā



Ilana Miller
General Manager – Investment Strategy and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2509-1102
Project name	Brookvale Green
Applicant name	Vermont Street Partners No.4 Limited
Project summary details	<p>The project is to construct and operate an integrated residential community comprising 189 – 215 new homes across 23.99 hectares on the eastern edge of Havelock North’s urban residential boundary. The project will also include:</p> <ul style="list-style-type: none">a. supporting infrastructure, including on-site stormwater management, onsite transportation networks and any necessary transport upgrades to the wider transport networkb. connection to public reticulated water and wastewater servicesc. landscape and ecological enhancement, including approximately 4.3 hectares of native planting and pest control, and integration with existing and proposed walking and cycling trails. <p>The project will require the proposed approvals:</p> <ul style="list-style-type: none">a. resource consents under the Resource Management Act 1991b. permits under the Wildlife Act 1953.

FTAA-2509-1102

Melissa Panapa-Fraser
Ruahāpai Marae (Ngāti Hāwea, Ngāti Hori)

office@ruahapia.nz

Tēnā koe Melissa

Invitation to provide written comments on an application for referral of the Brookvale Green project under the Fast-track Approvals Act 2024

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The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

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Nāku noa, nā



Ilana Miller

General Manager – Investment Strategy and Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2509-1102
Project name	Brookvale Green
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FTAA-2509-1102

Dianne Smith
Tamatea Pōkai Whenua

s 9(2)(a)

Tēnā koe Dianne

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Nāku noa, nā



Ilana Miller
General Manager – Investment Strategy and Operations

Appendix A: Project summary details

cc Nia Belcher – **s 9(2)(a)**
Darryn Russell
office@heretaungatamatea.iwi.nz
office@tpw.iwi.nz

Appendix A – Project summary details

Application number	FTAA-2509-1102
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FTAA-2509-1102

Marei Apatu
Te Taiwhenua o Heretaunga

s 9(2)(a)

Tēnā koe Marei

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Nāku noa, nā



Ilana Miller
General Manager – Investment Strategy and Operations

Appendix A: Project summary details

cc taiwhenua.heretaunga.ttoh.iwi.nz

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FTAA-2509-1102

Ngahiwi Tomoana
Waipatu Marae (Ngāti Hāwea, Ngāti Hori, Ngāti Hinemoa)

s 9(2)(a)

Tēnā koe Ngahiwi

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cc s 9(2)(a)

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