

FTAA-2509-1102

BRF-00093

16 December 2025

Vermont Street Partners No.4 Limited
C/- David Badham
Barker & Associates Limited

email: s 9(2)(a)

Dear Sir / Madam

Notice of Decisions on application for referral of the Brookvale Green project under the Fast-track Approvals Act 2024

This notice of decisions is for an application received from Vermont Street Partners No.4 Limited for referral of the Brookvale Green project (project) under the Fast-track Approvals Act 2024 (the Act) that has been accepted by the Minister for Infrastructure (the Minister) under section 21 and referred under section 26.

The project is described as being to subdivide and develop land to establish a residential community on approximately 24 hectares of land off Brookvale Road, located on the eastern edge of Havelock North's urban residential boundary. The project will include works within the Brookvale Road reserve.

The project will include:

- (a) subdivision to create approximately 189-215 allotments and construction of approximately 189-215 residential units
- (b) landscaping and ecological enhancement, including approximately 4.3 hectares of native planting and pest control, and integration with existing and proposed walking and cycling trails
- (c) associated infrastructure, including for three waters services and transport (including external site works).

The project will require the proposed approvals:

- (a) resource consents under the Resource Management Act 1991
- (b) permits under the Wildlife Act 1953.

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Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Ministry for the Environment | PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

The project can only be accepted if the Minister is satisfied the criteria in section 22 is met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes and is unlikely to materially affect the efficient operation of the fast-track approvals process.

Decision on referral application

The Minister has decided to accept the referral application for the whole project as he is satisfied it meets the criteria in section 22 (s21(1)(c)) and to refer the project to the fast-track approvals process under section 26(2)(a).

Reasons for accepting referral application

The Minister is satisfied the project:

- (a) is an infrastructure or development project that would have significant regional or national benefits; and
- (b) referring the project to the fast-track approvals process –
 - (i) would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
 - (ii) is unlikely to materially affect the efficient operation of the fast-track approvals process.

The Minister is satisfied the project is an infrastructure or development project that would have significant regional or national benefits as it:

- (a) will increase the supply of housing through the construction of 189-215 residential units (s22(2)(a)(iii));
- (b) will deliver significant economic benefits by providing approximately 81 full-time equivalent jobs and contributing approximately \$49 million in wages/salaries over a 7-year delivery period, and contributing approximately \$81 million to GDP (s22(2)(a)(iv)).

The Minister is satisfied there is no reason he must decline the project under section 21(3) of the Act.

Specified matters for accepted referral application

1. The following person who lodged the referral application is the person authorised to lodge a substantive application for the project (s27(2)): Vermont Street Partners No.4 Limited
2. In relation to a substantive application for the project:

- (a) A deadline for lodging the application applies (s27(3)(b)(i)). The application must be lodged by three years from the date of issue of this letter.
- (b) The following information must be submitted with the application lodged for the project (s27(3)(b)(ii)):
 - (i) an assessment of the effects of the project, both during and post construction, on the underlying groundwater system and surface water, and the potential impacts to source water; and
 - (ii) information on any discussions held, and any agreements made, between the authorised person, Hastings District Council and Hawkes Bay Regional Council on any necessary measures required to ensure the protection of the region's drinking water source
- (c) The persons or groups from whom a panel must invite comments from in addition to any specified in section 53 (s27(3)(b)(iii)):
 - (i) Te Taiwhenua o Heretaunga
 - (ii) representatives of Ruahāpia Marae (Ngāti Hāwea, Ngāti Hori)
 - (iii) representatives of Matahiwi Marae (Ngāti Hāwea, Ngāti Kautere)
 - (iv) representatives of Waipatu Marae (Ngāti Hāwea, Ngāti Hori, Ngāti Hinemoa)
 - (v) representatives of Kohupātiki Marae (Ngāti Hinemoa, Ngāti Hori)

If you have any queries about this notice of decisions, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Jess Hollis or phone 0800 FASTRK (0800 225 537).

Yours sincerely



Ilana Miller

General Manager, Delivery and Operations

cc: Written notice (s28(1)) for accepted project:

the applicant – Vermont Street Partners No.4 Limited

any person invited to comment (s17(1)):

- relevant local authorities: Hastings District Council and Hawkes Bay Regional Council
- Minister for the Environment and other relevant portfolio Ministers: Associate Minister of Housing

- relevant administering agencies: Ministry for the Environment and Department of Conservation
- Māori groups identified in the list provided to the Minister: Ngāti Kahungunu Iwi Inc, Tamatea Pōkai Whenua, Hawkes Bay Regional Planning Committee, Te Taiwhenua o Heretaunga, representatives of Ruahāpia Marae (Ngāti Hāwea, Ngāti Hori), representatives of Matahiwi Marae (Ngāti Hāwea, Ngāti Kautere), representatives of Waipatu Marae (Ngāti Hāwea, Ngāti Hori, Ngāti Hinemoa) and representatives of Kohupātiki Marae (Ngāti Hinemoa, Ngāti Hori)
- owners of Māori land in the project area: N/A
- any other person: the Minister for Regional Development, the Minister for Economic Growth and the Minister for Climate Change

cc: Written notice where the Minister accepts the application and refers the project (s28(2)):

the Panel Convener (including all the related information received by the Minister)

any iwi authorities or Treaty settlement entities (other than those that must be notified under subsection (1)(b)) that the Minister considers have an interest in the matter: N/A

the EPA (including all the related information received by the Minister)

the relevant administering agencies: Ministry for the Environment and Department of Conservation