

From: s 9(2)(a)
To: s 9(2)(a)
Subject: FW: Subdivisions
Date: Monday, 28 April 2025 3:31:41 pm
Attachments: [image001.png](#)
[image003.png](#)
[image002.png](#)

Hi Barry, Kelly and Bruce

Thanks for your time on the phone this afternoon Barry

As discussed for the 3 waters and roading questions you are seeking a response on, the 2 best staff to include in a meeting are Kelly (3 Waters) and Bruce (Roading)

Going off calendars the following times may suit and we can see if we can get Kelly and Bruce confirmed for these:

- 6 May Tuesday 3.30 – 4.30pm
- 8 May Thursday 10.30 – 11.30am
- 12 May Monday 2-3pm
- 15 May Thursday 10.30-11.30am

Bruce and Kelly if there was any chance you could do this Thursday 1 May from 3.30 – 4.30pm? This Thursday would be a preference from Barry and Maven if it was at all possible??

Thanks all

Shane Lambert

Growth & Development Advisor



Wāea/Phone s 9(2)(a)

Īmēra/Email s 9(2)(a) | Pae Tukutuku/Web www.hastingsdc.govt.nz

Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council

Private Bag 9002, Hastings 4156, New Zealand

From: Barry Beaurain s 9(2)(a)
Sent: Thursday, 24 April 2025 10:26 AM
To: Shane Lambert s 9(2)(a) >
Subject: FW: Subdivisions

Hi Shane,

There is some history to our request in the emails below, along with a link to the information to the site proposed to be developed further down. I was hoping that you could help investigate the team's availability for a meeting on the 2nd of May around midday, (or suggest another

suitable date and time as close to this as possible). Derek mentioned that he is heading away on extended leave early in May, so it does not seem a good idea to lump correspondence with him alone.

The ideal scenario would be for HDC to provide representation on:
Water, Rooding, Stormwater, Wastewater

If Kelly and Dave are not available on that date, could you help to see when they might be available for a meeting. Derek also mentioned there is no SW manager currently. I assume there is another person in that team who will be equally suitable to discuss the construction of future infrastructure and council's preferences.

If you have any questions regarding this request, please feel free to contact me directly. Derek did get back to us yesterday and said he would be in touch again on Monday.

Regards

Barry Beaurain

PRINCIPAL / PUKEKOHE MANAGER

Dip MechE, NZDE, BEngTech, CMEngNZ (Eng. Technologist)



MAVEN ASSOCIATES LIMITED

s 9(2)(a)

s 9(2)(a)

www.maven.co.nz

1 Wesley Street , Pukekohe

This email is intended for the addressee(s) only and may contain privileged and/or confidential information. If you are not the intended recipient or have received this email in error, please notify the sender and delete all copies of this email.

From: Barry Beaurain <s 9(2)(a) >

Sent: Tuesday, April 22, 2025 3:28 PM

To: Derek Newton <s 9(2)(a) >

Cc: Kelly Nikora <s 9(2)(a) >; David Mackenzie <s 9(2)(a) >; Bruce Conaghan <s 9(2)(a) >; Raoul Oosterkamp <s 9(2)(a) >; Toby Mandeno <s 9(2)(a) >

Subject: RE: Subdivisions

Thanks Derek,

It is good to get an overview of the people who should be there and whether they can make it or not. That is helpful.

At this point it would be appreciated if we can slot in a midday meeting on 2 May to at least discuss roading and water supply. If we can get a suitable date with Kelly and Dave included in the group soon, then we could perhaps reschedule to that date. If not, we may have two separate meetings. I hope to hear when they are available when they are back in the office.

When you are away from the 7th onwards, should we keep correspondence with Andre or

someone else?

Could you please check internally who may be able to fill in for the SW team manager? Any appropriate member of your team who is familiar with the typical SW requirements in your COP and the council's preference will be beneficial to the discussion.

Regards

From: Derek Newton <s 9(2)(a) >
Sent: Tuesday, April 22, 2025 3:17 PM
To: Barry Beaurain <s 9(2)(a) >
Cc: Kelly Nikora <s 9(2)(a) >; David Mackenzie <s 9(2)(a) >; Bruce Conaghan <s 9(2)(a) >; Raoul Oosterkamp <s 9(2)(a) >
Subject: RE: Subdivisions

Hi Barry

Looking at everyone's calendars, Kelly Nikora (Growth & Development Manager) and Dave Mackenzies (Wastewater asset manager) are not available any time on 2 May. That would leave only water and roading. Our Stormwater manager has resigned and as yet we don't have a replacement.

Even if you are only looking at infrastructure limitations at this stage, I believe that we would need these people there, for any meaningful discussion.

Like a lot of places, a number of our staff have taken these 3 days off work, therefore I am unable to progress a meeting at this stage.

Regards
Derek

From: Barry Beaurain <s 9(2)(a) >
Sent: Tuesday, 22 April 2025 2:31 PM
To: Derek Newton <s 9(2)(a) >; Toby Mandeno <s 9(2)(a) >; Andre Magdich <s 9(2)(a) >
Cc: Kelly Nikora <s 9(2)(a) >; David Mackenzie <s 9(2)(a) >; Matt Kersel <s 9(2)(a) >; Bruce Conaghan <s 9(2)(a) >; Raoul Oosterkamp <s 9(2)(a) >
Subject: RE: Subdivisions

Thanks Derek,

We would appreciate it if we can keep the same date and a time roughly around midday on 2 May. Yes agreed, if someone from 3 waters and roading could provide some input that would be very helpful.

Regards

Barry Beaurain

PRINCIPAL / PUKEKOHE MANAGER

Dip MechE, NZDE, BEngTech, CMEngNZ (Eng. Technologist)



MAVEN ASSOCIATES LIMITED

s 9(2)(a) s 9(2)(a)

s 9(2)(a)

www.maven.co.nz

1 Wesley Street , Pukekohe

This email is intended for the addressee(s) only and may contain privileged and/or confidential information. If you are not the intended recipient or have received this email in error, please notify the sender and delete all copies of this email.

From: Derek Newton <s 9(2)(a) >

Sent: Tuesday, April 22, 2025 2:03 PM

To: Barry Beaurain s 9(2)(a) >; Toby Mandeno s 9(2)(a) ; Andre Magdich s 9(2)(a) >

Cc: Kelly Nikora <s 9(2)(a) >; David Mackenzie <s 9(2)(a) >; Matt Kersel s 9(2)(a) ; Bruce Conaghan <s 9(2)(a) >; Raoul Oosterkamp s 9(2)(a)

Subject: RE: Subdivisions

Hi Barry

Thank you for the additional information, up to this point I didn't know the address or scale of your proposal.

I now have a lot better idea of the scale of this project and it is far beyond my first expectations. Therefore I think a meeting with just myself would not be the best use of your time.

My thinking is that we need our Asset managers (3 Water plus Roding) at this meeting and this will take a bit more time to arrange a time slot that suits everyone than finding a time slot for just myself. Added to this, I am off on an extended holiday from 7th May.

I have copied in Kelly Nikora who might be in a better position to coordinate a meeting with all the required people.

Cheers

Derek Newton

Development Engineer Consents



Wāea/Phone s 9(2)(a) | Wāea Pūkoro/Mobile s 9(2)(a)

Īmēra/Email s 9(2)(a) | Pae Tukutuku/Web www.hastingsdc.govt.nz

Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council

Private Bag 9002, Hastings 4156, New Zealand

From: Barry Beaurain <s 9(2)(a) >
Sent: Tuesday, 22 April 2025 12:11 PM
To: Derek Newton <s 9(2)(a) >; Toby Mandeno <s 9(2)(a) >; Andre Magdich <s 9(2)(a) >
Subject: FW: Subdivisions

Hi Derek,

As per previous emails, please find below a link to the preliminary infrastructure report for the site. It was a bit too large to send by email.

[Brookvale report for 2.5.2025 meeting](#)

I will send you a meeting invite for around midday on the 2d of May. When you've had a chance to look at the information provided, please let me know if the proposed time will suit you or if we need to amend it slightly.

If you need any additional information before the meeting, please let me know and Ill provide what I can.

Regards

Barry Beaurain

PRINCIPAL / PUKEKOHE MANAGER

Dip MechE, NZDE, BEngTech, CMEngNZ (Eng. Technologist)



MAVEN ASSOCIATES LIMITED

s 9(2)(a) | s 9(2)(a)

s 9(2)(a)

www.maven.co.nz

1 Wesley Street , Pukekohe

This email is intended for the addressee(s) only and may contain privileged and/or confidential information. If you are not the intended recipient or have received this email in error, please notify the sender and delete all copies of this email.

From: Barry Beaurain <s 9(2)(a) >
Sent: Wednesday, April 16, 2025 4:13 PM
To: Derek Newton <s 9(2)(a) >
Subject: RE: Subdivisions

Hi Derek,

Can we please lock in the date of Friday 2 May with you. Do you have a preferred time and then I can send you a meeting invite. I think closer to midday would be our preference to make it easier around travel times for some of us and I think our client might join too.

The address of the property is 174 and 175 Brookvale Road, Havelock North. I will send through the concept plan of the proposal as soon as I have a copy that includes proposed lots, at this

point the number is around 215 lots, to be confirmed.

We will provide a plan that shows proposed roading and lot layout etc. well before the meeting date to allow you to assess the proposal.

Please advise a suitable time.

Regards

From: Derek Newton s 9(2)(a)
Sent: Tuesday, April 15, 2025 10:22 AM
To: Barry Beaurain s 9(2)(a)
Cc: Dave Bishop <s 9(2)(a)>
Subject: FW: Subdivisions

You don't often get email from s 9(2)(a) . [Learn why this is important](#)

Hi Barry

Your enquiry has been passed onto me. To ensure that we have the correct people/information at a pre-app meeting can you please provide more information.

- Address of property
- Scheme plan of proposal
- Number of proposed lots

I am not available on 1st May but could possibly be available on Friday 2nd May.

Regards

Derek Newton

Development Engineer Consents



Wāea/Phone s 9(2)(a) | Wāea Pūkoro/Mobile s 9(2)(a)
Īmēra/Email s 9(2)(a) | Pae Tukutuku/Web www.hastingsdc.govt.nz
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Private Bag 9002, Hastings 4156, New Zealand

From: Dave Bishop s 9(2)(a)
Sent: Tuesday, 15 April 2025 8:15 AM
To: Derek Newton s 9(2)(a) >; Andre Magdich s 9(2)(a)
Subject: FW: Subdivisions

Gents

Sounds like an engineering meeting – can one of you get in contact with Bazza for a meeting on the 1st May?

Cheers

From: Barry Beaurain <s 9(2)(a)>
Sent: Monday, 14 April 2025 4:29 PM
To: Simon Hill <s 9(2)(a)>
Subject: RE: Subdivisions

Thanks Simon,

I really need to speak to someone who can talk about infrastructure and capacity to service etc. Does your planning team do this? I thought you may have a development engineer responsible for that sort of thing

Regards

Barry Beaurain

PRINCIPAL / PUKEKOHE MANAGER

Dip MechE, NZDE, BEngTech, CMEngNZ (Eng. Technologist)



MAVEN ASSOCIATES LIMITED

s 9(2)(a)

s 9(2)(a)

www.maven.co.nz

1 Wesley Street , Pukekohe

ror, please notify the sender and delete all copies of this email.

From: Simon Hill <s 9(2)(a)>
Sent: Monday, April 14, 2025 4:15 PM
To: Barry Beaurain <s 9(2)(a)>
Subject: FW: Subdivisions

You don't often get email from s 9(2)(a) [Learn why this is important](#)

Kia ora

Thank you for your pre-application enquiry.

I've passed your request on to the other Team Leader, David Bishop, for consideration. At present, only one of the Team Leader roles is filled, so David will be your point of contact moving forward.

Ngā mihi,
Simon Hill
Senior Consent Planner
Hastings District Council

From: Barry Beaurain s 9(2)(a)
Sent: Monday, 14 April 2025 1:46 PM
To: Council (External) <council@hdc.govt.nz>
Subject: Subdivisions

Hi there,

I hope you can help me to contact the right person / people at HDC.

We want to book a meeting with council to discuss engineering details / infrastructure on a site in Havelock North before an application is made for property development / subdivision. The date we had in mind for this meeting is 1 May 2025. We can supply some information for HDC staff to look at and prepare for the meeting before this day arrives.

Is there is specific process we need to follow to achieve the above? Could we just phone someone to book the meeting or do we need to fill out a form?

Any help with this appreciated. We had a quick look at the website, and it suggested we get in touch with the Team Leader Environmental Consents / Subdivision, however, we understand that this role is currently being advertise so it may be a new person we need to talk to. Is that correct?

Regards

Barry Beaurain

PRINCIPAL / PUKEKOHE MANAGER

Dip MechE, NZDE, BEngTech, CMEngNZ (Eng. Technologist)



MAVEN ASSOCIATES LIMITED

s 9(2)(a)

s 9(2)(a)

www.maven.co.nz

1 Wesley Street , Pukekohe



This email is intended for the addressee(s) only and may contain privileged and/or confidential information. If you are not the intended recipient or have received this email in error, please notify the sender and delete all copies of this email.

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 any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any system and destroy any copies.

Please consider the environment before printing this e-mail



174 & 176 BROOKVALE ROAD

MEETING MINUTES

When: This meeting 12.5.2025, 2 – 3pm
Where: 207 Lyndon Road East, Hastings
Purpose: Discuss the infrastructure in relation to development of the site
Site: As shown in the Preliminary Concept Plan and Infrastructure Report provided.

1.	Brief Introductions and General Business
1.1	<p><u>Present:</u> Barry Beaurain – Maven Associates Limited – Civil Engineer Toby Mandeno – Maven Associates Limited – Project Manager Shane Lambert – HDC - Growth and Development Manager Bruce Conaghan – Transportation Policy & Planning Manager Kelly Nikora – HDC - 3 Waters Growth and Development Manager Edward Sundstrum – Vermont Street Partners No. 4 Limited – Principal</p>
1.2	<p>General comments or questions regarding the proposal and concept plan within the scope of the infrastructure report:</p> <p>Shane: Noted the site hadn't been included in the FDS. Edward: We have used an evidential approach to identify the site as being suitable. Shane: Interested in how and why the site was identified future development. Edward: We have front loaded our workstreams to get a good understanding of the site. We have a huge amount of data. Using an effects-based approach the evidence points to this site as being highly suitable for a subdivision of this nature. Ecology, stormwater, opportunities to reclaim and enhance existing waterways and ecological features, proximity to Havelock, traffic impact assessment conducted and it shows no negative effect on the surrounding road network and an acceptable level of service. The site-specific investigation conducted by Ian Hanmore in relation to HPL demonstrates a lack of productive capacity. We want to look at designing the roads in a way that forces the traffic to slow down making them more pedestrian friendly. There are a lot of opportunities that we can collaborate on with Council. We want to create a built environment worth living in, amenities that people can use alongside housing typology and density that the market will accept. We don't want to deliver another 'cookie cutter' style subdivision.</p> <p>The Sidra analysis for transport was undertaken by George and the results were good.</p>

Information / Feedback Requested:

2.	Roading:
2.1	<p>1) Please provide feedback on the proposal to use Lot 1 DP 529421 for the purposes of a public road.</p> <p>Bruce says a bit of work required to get clarity on the purpose of the lot. Need to understand what it was for and see if it is still valid.</p>

	<p>VSPL would like to know what could be done with this and if the extension of the road could be used as part of the development. Bruce said that it may not be necessary to have access onto Brookvale through this corridor.</p> <p>2) Please state any preference for work required in the existing public road corridor of Brookvale Road adjacent to the road frontage of this site.</p> <p>Shoulder widening, kerb and channel etc. Should look like an urban environment. Limited room to increase pedestrian connectivity in front of the CDL land. HDC has no other intention to work on this piece of road it is not believed to be necessary to upgrade any culverts in the area for example. An internal access to CDL would be the preference from Bruce's view. This will be for vehicle, cycle and pedestrian access and would mean a secondary means of safe egress in case of any flooding also</p>
2.2	<p>Could council facilitate a conversation with CDL re the possibility to create a link internally? Shane: Possibly. We can't be the lead, but we will be willing to be part of that conversation. Ed said that VSPL received a notification letter, and this could be the opportunity to integrate the development to an extent with the neighbours. Kelly, it seems to be in the best interest of everyone to have a conversation with CDL and agree with them on possible efficiencies.</p>
2.3	<p>From Bruce. Think of accessibility like footpaths for the housing. Services for the new owners. WW in the road. Services in the back berm. Back entry catchpits with grates in the kerb. Think about what trees you are planting and the way the streetlights integrate with the street trees for example.</p>
3.	<p>Stormwater:</p>
3.1	<p>1) The requirement for attenuation of rainfall runoff from this site. Is this to pre-development levels, or 80% pre-development for the 100-yr event. Do we need to model or assess any other events (i.e., 10-yr).</p> <p>Brookvale rules. Kelly can provide this report to provide the design basis.</p> <p>2) Preference for treatment and attenuation for devices which will be vested to Council. (I.e., Wetland basins for SW treatment and attenuation).</p> <p>Dry basin is being used next door. VSPL prefer good wetland basins and will work with the preferred rules from council and what best suits the site.</p> <p>3) The location and extent of SW devices, any maintenance requirements above the minimum requirements in the CoP.</p> <p>Ed said that there are some discussions with the Ecologist regarding the northern stream whether it is a stream or ephemeral stream or a channel. The current position of Wild Ecology is that it is a stream. Kelly advised to discuss this a bit with HBRC.</p> <p>4) The appropriateness of the culverts under Brookvale Road and if any upgrade work of these culverts are necessary / preferred / (planned by Council?) along with the upgrade work of Brookvale Road as part of the roading work associated with potential development in this area.</p> <p>Kelly asked if we have spoken to the landowners across the road re the location of discharge? No. CDL will discharge in the same location, and it could be pointed out that extra riprap at the outlet at the same time would be a good idea as there is a bit of erosion already by the existing outfall.</p>
3.2	<p>HBRC will need to be consulted regarding the discharge to the stream.</p>
3.3	<p>Kelly said there is no level of quality improvement set in stone. Improvements to the quality of SW discharge from roads are recommended. There is no treatment currently in any of the public roads in Havelock, so any improvement is a good thing.</p>
3.4	<p>Shane recommended Iwi engagement. Ed says this will be undertaken. Tamatea Pokai Whenua. Shane can provide the contact details. CVIA is a good idea and should be part of the plan change application.</p>

4.	Wastewater:
4.1	<p>1) Council's preference on wastewater disposal for the proposed development, Low pressure sewer system or pumpstation with rising main.</p> <p>Pump station is preferred over LPSS.</p> <p>2) Please indicate if there are any concerns regarding wastewater capacity at the treatment plant to service this development due to any large development coming online after December 2022.</p> <p>Downstream of Romanes drive and to the treatment plant is all good.</p> <p>Some upsizing of mains may be required around the Arataki Road and Romanes drive locality, this will be confirmed once further modeling is undertaken. Kelly has started the discussion with the consultant regarding doing the additional work and will advise on a timeframe and any costs involved with this work.</p>
4.2	<p>Romanes drive area has an overflow weir that is potentially over capacity already. Surcharging of the ww in this area can be overcome by changing the weir level. Further work is required to be done. This is not so much a theoretical model output parameter; this is what is currently occurring with heavy rainfall, and it must be addressed.</p>
4.3	

5.	Water Supply:
5.1	<p>1) Please confirm the capacity of the local water network to support a new development in this area.</p> <p>Kelly says gut feel is that water should be fine. Check can be done to confirm this. Connection should be to the east of the pump station.</p> <p>Infrastructure cost is a discussion.</p> <p>2) Please confirm that a new connection can be made in the proximity of the pump station near the entry to the site.</p> <p>Kelly may be able to provide the as-builts around the pump station so we can see what that looks like.</p>
5.2	
5.3	

Other items raised:

In relation to a solution that may be considered to any potential wastewater capacity HDC is open to Private Development Agreements, cost sharing, etc.

Ed is interested exploring opportunities around Home Star standards, waste minimization of building material and construction waste, EV charging, solar etc. Kelly and Shane expressed a desire to see more of these sorts of initiatives.

Shane thinks there is a person in the building team, maybe Geoff Gibston?

From: s 9(2)(a)
To: s 9(2)(a)
Cc: s 9(2)(a)
Subject: RE: 174 / 176 Brookvale Road, Havelock North
Date: Monday, 23 June 2025 4:18:57 pm
Attachments: [image001.png](#)
[image002.png](#)

Hi Edward,

Thanks for your email and good to talk through your suggestion of a meeting on the phone just now.

To confirm, it is Council policy to receive full documentation before we could give consideration to a review. A complete report provides a greater level of certainty for all parties involved. We think that your suggested approach may very well create more questions and end up in a circular process in anycase.

While it is entirely up to you, we think, because of the recent FDS process, the best approach would be to use the fast track application process pathway for this proposal. However, if you were to lodge a private plan change, we can advise now that we would be unlikely to adopt this as a Council initiated plan change under clause 25 of the RMA even with a supportive economic assessment.

Kind regards,
Anna

Anna E. Summerfield

Environmental Policy Manager



Wāea/Phone s 9(2)(a)
Īmēra/Email s 9(2)(a) | Pae Tukutuku/Web www.hastingsdc.govt.nz
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Private Bag 9002, Hastings 4156, New Zealand

From: Edward Sundstrum s 9(2)(a)
Sent: Monday, 23 June 2025 1:41 PM
To: Anna E. Summerfield s 9(2)(a) >
Cc: Lilly Lawson s 9(2)(a); David Badham s 9(2)(a); Craig Scott s 9(2)(a) >; Shane Lambert s 9(2)(a) >; s 9(2)(a) Rowan Wallis s 9(2)(a) >; Fraser Colegrave s 9(2)(a) >; Nicholas Keith s 9(2)(a) >
Subject: Re: 174 / 176 Brookvale Road, Havelock North

Hi Anna,

Many thanks for your time last week. We have had a discussion with Insight Economics and we all felt that the most pragmatic approach would be for all parties to get together (including Market Economics and Insight Economics) and discuss Insight Economics high level observations regarding the FDS and HCA.

I suppose we all want to avoid a 'circular peer review' discussion and the fastest and most efficient manner to bottom out any differences would be to put the economic experts in a room together.

If you are amenable to that approach we will circulate a one pager from Insight Economics next week and aim to meet the week commencing 7th July 2025.

Look forward to your response.

Best

Edward Sundstrum

From: David Badham <s 9(2)(a) >
Date: Monday, 23 June 2025 at 10:00 AM
To: Anna E. Summerfield <s 9(2)(a) >, Craig Scott <s 9(2)(a) >, Shane Lambert <s 9(2)(a) >, Edward Sundstrum <s 9(2)(a) >, Barry Beaurain <s 9(2)(a) >, Toby Mandeno <s 9(2)(a) >, <s 9(2)(a) > <s 9(2)(a) >, Bruce Conaghan <s 9(2)(a) >, Kelly Nikora <s 9(2)(a) >
Cc: Lilly Lawson <s 9(2)(a) >
Subject: RE: 174 / 176 Brookvale Road, Havelock North

Mōrena koutou,

Thanks again for everyone's time on Wednesday to discuss this project.

Please find attached some draft minutes that Lilly took during the meeting. Any questions comments or feedback please let me know, otherwise once comfortable we can issue these as final record of the meeting.

Ngā mihi | Kind regards,

DAVID BADHAM
Partner
<s 9(2)(a) >

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

-----Original Appointment-----

From: Anna E. Summerfield [s 9\(2\)\(a\)](#)

Sent: Monday, 9 June 2025 1:07 pm

To: Anna E. Summerfield; Craig Scott; Shane Lambert; Edward Sundstrum; Barry Beaurain; Toby Mandeno; [s 9\(2\)\(a\)](#) Bruce Conaghan; Kelly Nikora

Cc: David Badham

Subject: 174 / 176 Brookvale Road, Havelock North

When: Wednesday, 18 June 2025 1:00 pm-2:00 pm (UTC+12:00) Auckland, Wellington.

Where: Microsoft Teams Meeting; Room - Civic Admin - Floor 2 - Kōwhai

You don't often get email from [s 9\(2\)\(a\)](#) [Learn why this is important](#)

Sorry everyone – just ignore this – am just ensuring the meeting room is booked

Hi All

Just confirming the meeting room – Kowhai Room Level 2. I have shortened the meeting time – I'm sure an hour will be sufficient.

Hi Edward, can you please confirm whether your team are attending in person or on teams – many thanks, Anna

Hi all,

I've included everyone in this invitation – not sure if you all need to be there but will leave that up to you. I've booked in for an hour and a half time slot to give us ample time to go through all the details. We may be able to get through everything quicker but it's always better to have more time than less and having to rush through things.

From our perspective it would be good to hear and understand any discussions that have already taken place with respect to Infrastructure and Transport matters so that we have a full understanding of all the issues.

Kind regards,
Anna

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 458 910 372 642 5

Passcode: bm6hu2W9

For organisers: [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 any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any system and destroy any copies.

Please consider the environment before printing this e-mail

Meeting Minutes

Project: 174 and 176 Brookvale Road, Havelock North
Date: 18 June 2025
Time: 1pm – 2pm
Location: In person - Hastings District Council offices
Virtual – MS Teams

Attendees:

Name	Role/Organisation
Ben Bostock	Applicant – Vermont Street Partners No 4. Ltd (VSP)
Edward Sundstrum	Applicant – Vermont Street Partners No 4. Ltd (VSP)
David Badham	Planning consultant – Barker & Associates (B&A)
Lilly Lawson	Planning consultant –B&A
Barry Beaurain	Engineering consultant – Maven
Toby Mandeno	Engineering consultant – Maven
Craig Scott	Policy Team Leader – Hastings District Council (HDC)
Anna Summerfield	Policy Planning Manager – Hastings District Council (HDC)
Bruce Conaghan	Transport Manage – Hastings District Council (HDC)
Kelly Nikora	3 Waters Growth & Development Manager– Hastings District Council (HDC)
Rowan Wallis	Policy Planner – Hastings District Council (HDC)

Item	Detail
1	Introductions
2	Site Context <ul style="list-style-type: none">- Brief overview, technical assessments currently underway with preliminary advice has been undertaken.- VSPL gave overview of why the site was chosen.
3	Preliminary Masterplan <ul style="list-style-type: none">- Council have been given advance copy.
4	Key technical evidence / assessments and preliminary findings: Engineering (Maven – Toby Mandeno and Barry Beaurain) <ul style="list-style-type: none">- Toby – no capacity issues or constraints identified by Council’s modelers with regard to Wastewater and water at this point in time. Attenuation and treatment via wetlands onsite.

Item	Detail
	<ul style="list-style-type: none"> - Stormwater, question regarding staging of assets from Kelly. Upgrades to stream works will be undertaken as part of stage 1. Wetlands will be delivered as staging requires. - Action - Maven to confirm staging of assets to Council, provide commentary in reporting. <p>Transport (East Cape Consulting – George Eivers)</p> <ul style="list-style-type: none"> - Intersection access from Brookvale Road and internal road layout has been provided. - Question from Anna regarding access to CDL site shown on Masterplan. Ed confirmed this is a nice to have but transport solution works without it. Discussion with CDL TBC incl. confirmation about footpath. <p>Ecology (Wild Ecology – Madara Vilde)</p> <ul style="list-style-type: none"> - Detailed preliminary site work, including streams restoration, is underpinning design. Stream acts as buffer between rural land and urban development. <p>Landscape (LA4 Landscape Architects – Rob Pryor)</p> <ul style="list-style-type: none"> - Input TBC but seeking to retain existing trees on site. <p>Economics (Insight Economics – Fraser Colegrave)</p> <ul style="list-style-type: none"> - Preliminary advice indicated support for housing demand under FDS and meeting requirements under NPSUD. - HDC consider this is key to the application but full assessment is undertaken. - Advise that economic assessment will be measured against latest FDS work. The sooner this can be provided to HDC the better. <p>Urban Design (B&A – Alicia Lawrie)</p> <ul style="list-style-type: none"> - Urban Design Assessment will be provided. <p>Land use Capability / highly productive land (Hanmore Land Management – Ian Hanmore)</p> <ul style="list-style-type: none"> - NPSHPL – HDC acknowledge that the policy direction may change but working with current NPS. Ian Handmore has looked at productive capacity of the site and this will be relied on for application. <p>Hawkes Bay Geotech</p> <ul style="list-style-type: none"> - No issues, accounts for liquefaction and lateral spread for the stream. <p>Archaeological</p> <ul style="list-style-type: none"> - No recorded sites, HDC happy for Tamatea to signal whether assessment is required. <p>Noise/Reverse Sensitivity</p> <ul style="list-style-type: none"> - Question regarding necessity for acoustic – Shaggy Range doggy day care may require some consideration. Agricultural uses around the site. - HDC raised the gap in the buffer area on the southern boundary and queried how reverse sensitivity is to be managed there. - HDC see merits in doing noise assessment. - Landscape buffer proposed south-eastern and western boundary. Northern boundary has stream buffer. - Protection from reverse sensitivity has been key issue for CDL, covenants aren't a favoured approach.
5	Iwi / hapu Engagement – Tamatea Pokai Whenua

Item	Detail
	<ul style="list-style-type: none"> - Tamatea pokai whenua – VSPL confirmed that two site visits have been undertaken, well into process and ecological values are a key driver of discussion and the ecological restoration of the site is attractive to them. - Representatives from different maraes included in consultation. - Action - VSPL to provide names of who has been met with to Council, Craig to forward to Charles Ropotini for confirmation. - Offer and invitation to provide cultural impact assessment extended to Tamatea pokai whenua but TBC.
6	<p>New / Amended National Direction</p> <ul style="list-style-type: none"> - NPSHPL, assess law that applies at the time. - B&A confirmed that application will rely on advice from soil specialist and will consider policy change indicated by government but will apply the NPS as it currently is.
7	<p>Possible approval pathways:</p> <p>Private Plan Change and subsequent resource consent application</p> <p>Fast-Track referral and substantive application</p> <ul style="list-style-type: none"> - Council noted that constraints with fast track are that it is a resource consent application with covenants included on titles, whereas plan change process provides greater flexibility between plan change and consent application.
8	<p>Feedback from Council</p> <ul style="list-style-type: none"> - Commercial component consideration, site is not located close to commercial nodes. - Reverse sensitivity and acoustic assessment recommended. - FDS process, maxed out future growth for the next 30 years; to bring in another site at having been though an consultative process this stage may raise some eyebrows within the community, on that basis compelling economic evidence is necessary with consideration of national direction to provide for housing where opportunities arise. - There was a great deal of discussion internally at council as to inclusion of the subject site vs Middle Road during FDS process, the notion that there is demand for both sites is interesting to Council. - Council acknowledged the 20% competitive margin and providing additional land in excess of that included in FDS. - Peer review likely of economic assessment. -
9	<p>Next Steps and Timeframes</p> <ul style="list-style-type: none"> - Council will indicate any significant concerns with progressing application once initial review of economic assessment has been undertaken.
10	<p>Any other matters</p> <p>Actions:</p> <ul style="list-style-type: none"> - Action – when ready to share, VSPL will make available Insight Economics assessment to Council staff.

Item	Detail
	<ul style="list-style-type: none">- Action - VSPL to provide names of who has been met with from Tamatea Pokai Whenua to Council, Craig to forward to Charles Ropotini for confirmation.- Action - Maven to confirm staging of assets to Council, provide commentary in reporting.

From: s 9(2)(a)
To: s 9(2)(a)
Cc: s 9(2)(a)
Subject: RE: Brookvale Green Draft Memo's
Date: Thursday, 14 August 2025 4:45:00 pm
Attachments: [image007.png](#)

Hi Anna,
The Hastings District Plan Rules assessment has now been uploaded to the sharefolder.
We would be grateful for any feedback on this and are happy to discuss.

Ngā mihi | Kind regards,

LILLY LAWSON
Associate
s 9(2)(a)



barker.co.nz 

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

From: Anna E. Summerfield <s 9(2)(a)>
Sent: Thursday, 14 August 2025 11:14 am
To: Lilly Lawson <s 9(2)(a)>
Subject: RE: Brookvale Green Draft Memo's

Thanks Lilly and yes I can access the transport memo so no need to reshare

From: Lilly Lawson <s 9(2)(a)>
Sent: Thursday, 14 August 2025 11:12 AM
To: Anna E. Summerfield <s 9(2)(a)>
Cc: David Badham <s 9(2)(a)>; Edward Sundstrum <s 9(2)(a)>
Subject: RE: Brookvale Green Draft Memo's

Hi Anna,
Thank you for the confirmation.
I have just uploaded the Transport Memo now and the rules assessment will be in there later this afternoon.
Can you please let me know if you can't access the transport memo from the link I sent yesterday and I will reshare.

Ngā mihi | Kind regards,

LILLY LAWSON
Associate

s 9(2)(a)

barker.co.nz

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

From: Anna E. Summerfield <s 9(2)(a)>
Sent: Thursday, 14 August 2025 11:10 am
To: Lilly Lawson <s 9(2)(a)>
Cc: David Badham <s 9(2)(a)>; Edward Sundstrum <s 9(2)(a)>
Subject: RE: Brookvale Green Draft Memo's

Hi Lilly,

Thanks for your email – I have circulated to the Council team and asked for responses by Wednesday next week.

Can you please advise when you have uploaded the DP assessment and transportation memo to the dropbox.

Many thanks,

Anna

Anna E. Summerfield

Environmental Policy Manager



Wāea/Phone s 9(2)(a)

Īmēra/Email s 9(2)(a) Pae Tukutuku/Web www.hastingsdc.govt.nz

Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council

Private Bag 9002, Hastings 4156, New Zealand



From: Lilly Lawson <s 9(2)(a)>
Sent: Wednesday, 13 August 2025 5:45 PM
To: Anna E. Summerfield <s 9(2)(a)>
Cc: David Badham s 9(2)(a); Edward Sundstrum s 9(2)(a)>
Subject: Brookvale Green Draft Memo's

Kia Ora Anna,
As discussed with David earlier in the week, please see below a link to a dropbox containing the technical memos for Brookvale Green (174 – 176 Brookvale Road, Havelock North).
[Brookvale Green Draft Memo's for Council Consultation](#)
These are near complete working drafts for your consideration and review. Please distribute to the relevant Council staff.
The Transportation Memo will be uploaded to this dropbox tomorrow as well as a District Plan Rules Assessment.
Please provide comment by COB Wednesday 20th August.
If there are any issues, please let us know.

Ngā mihi | Kind regards,

LILLY LAWSON
Associate

s 9(2)(a)

Level 1, Joll Commons,
17 Joll Road, Havelock North 4130

barker.co.nz

[Redacted]

Kerikeri | Whangārei | Warkworth |
Auckland | Hamilton | Cambridge |
Tauranga | Havelock North | Wellington |
Christchurch | Wānaka & Queenstown

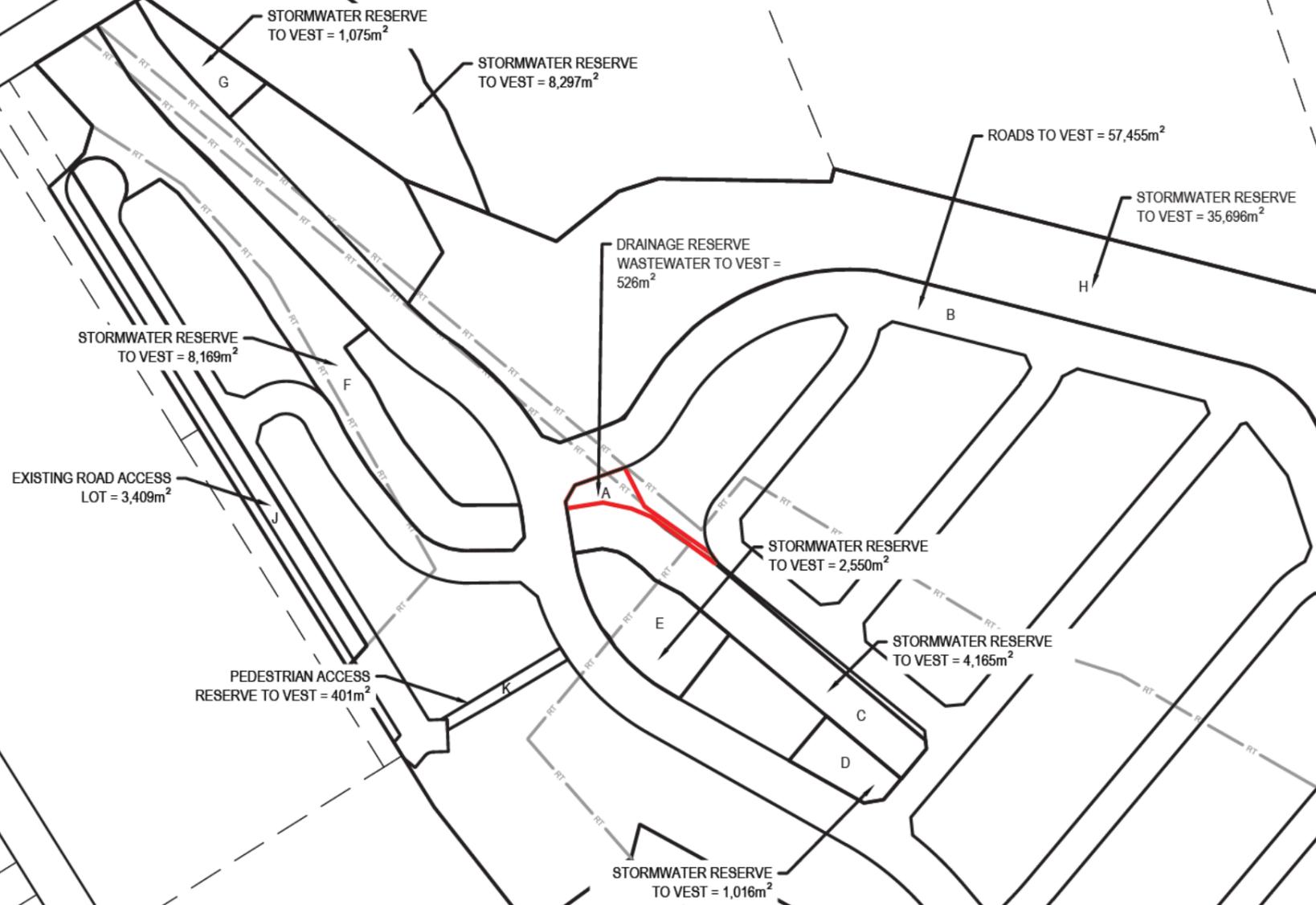
This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

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 any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please

contact the sender and delete the material from any system and destroy any copies.

Please consider the environment before printing this e-mail



DRAFT FOR REVIEW

Rev	Description	By	Date
A	DRAFT	XX	2025
Survey	BY		MM/YYYY
Design	BY		MM/YYYY
Drawn	BY		MM/YYYY
Checked	BY		DATE

M Maven Associates
 09 571 0050
 info@maven.co.nz
 www.maven.co.nz
 5 Owens Road, Epsom
 Auckland 1023

Project
BROOKVALE GREEN
174 & 176 BROOKVALE ROAD
FOR
VERMONT STREET

Title
PARTNERS NO. 4 LTD
LAND VESTING
PLAN

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

DATE: 07/25 FILE PATH: P:\Maven\Projects\135041_BROOKVALE\DWG\C100-1.DWG

MEMORANDUM

File Ref: **Record Number**

To: David Badham and Lilly Lawson

From: Anna Summerfield, Environmental Policy Manager

Copy to: Edward Sundstrum, Vermont Street Partners

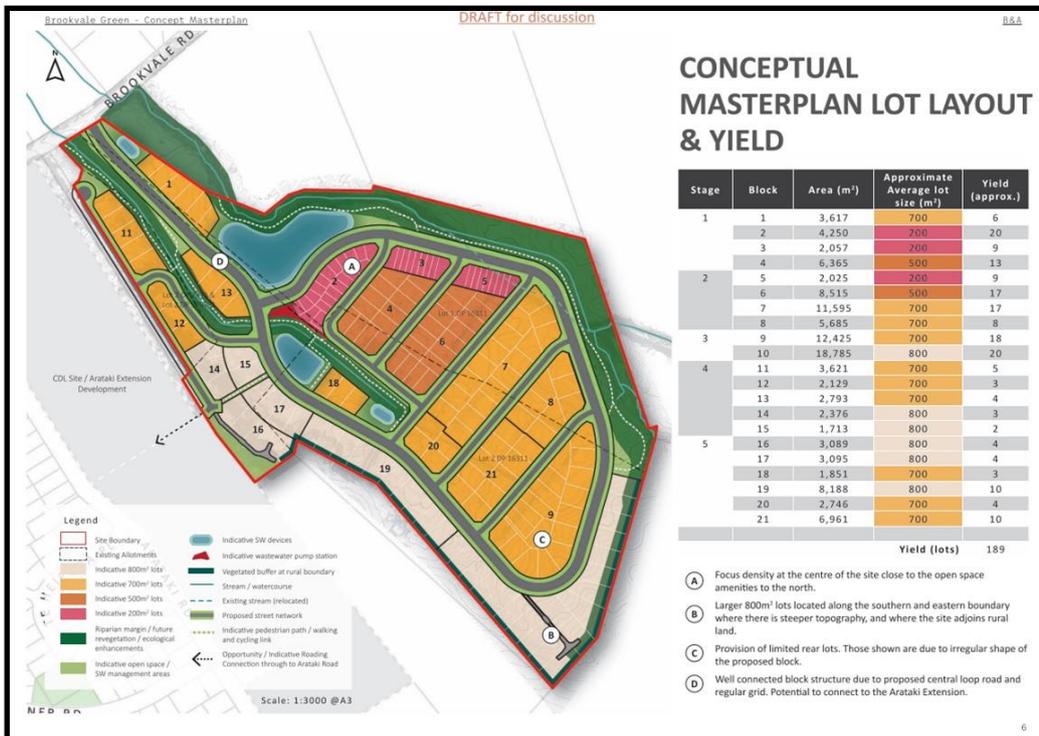
Date: 22 August 2025

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.



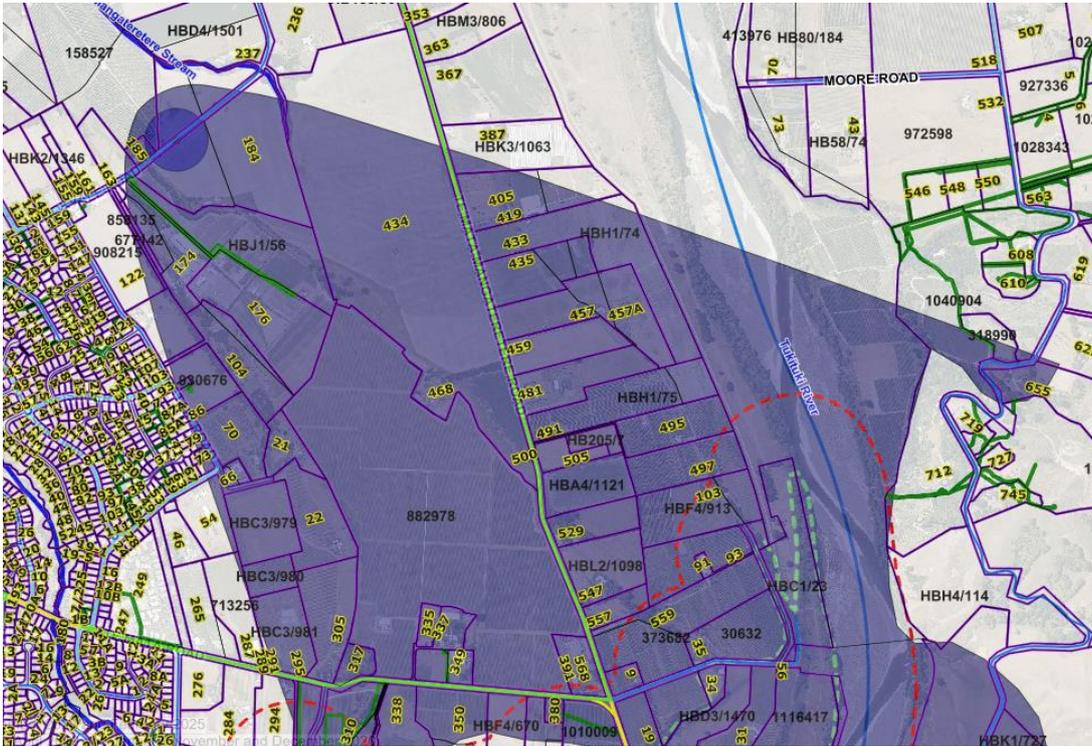
Hastings District Plan zoning of the site.

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, Kahungunu 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.

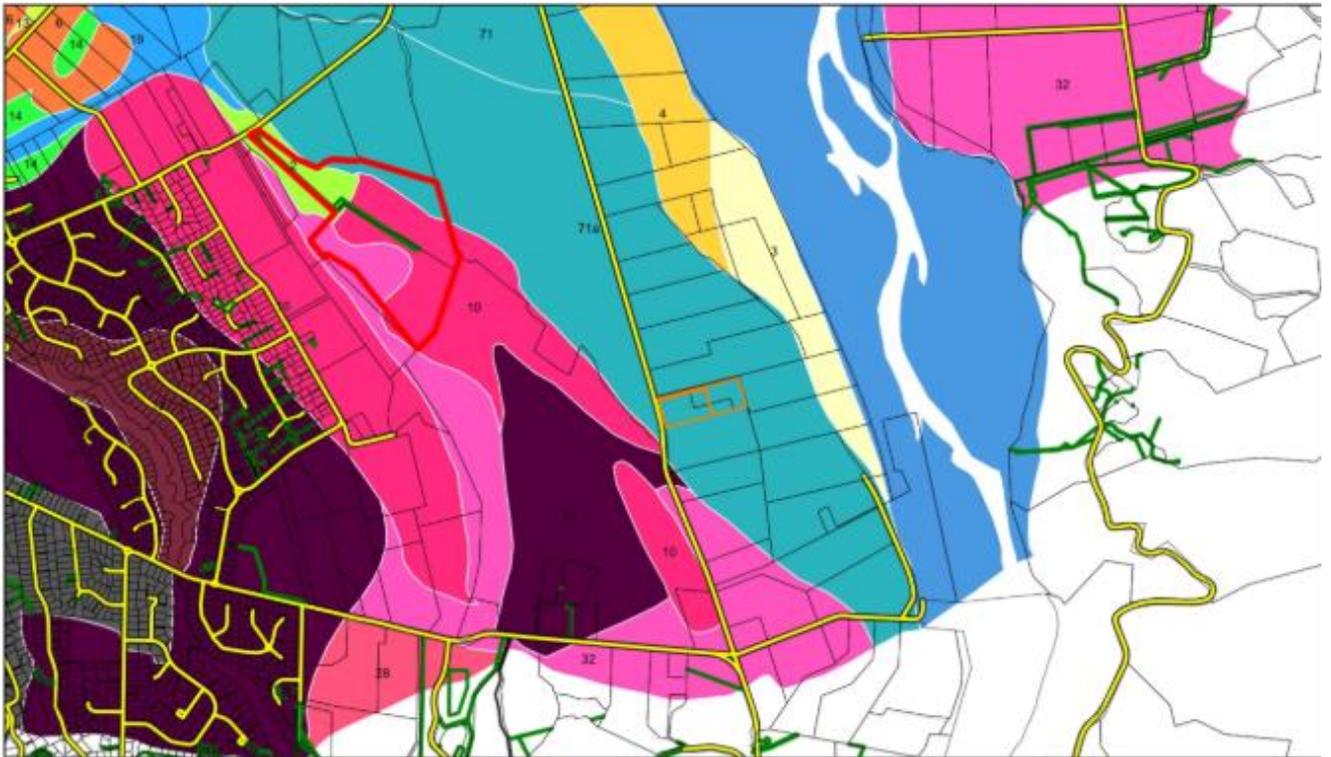
It is accepted that some of the productive potential of the land has been compromised by the previous use of the site as a mushroom farm and that some alternative use, possibly urban, of those buildings and related infrastructure may be appropriate, subject to specific planning controls to manage adverse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

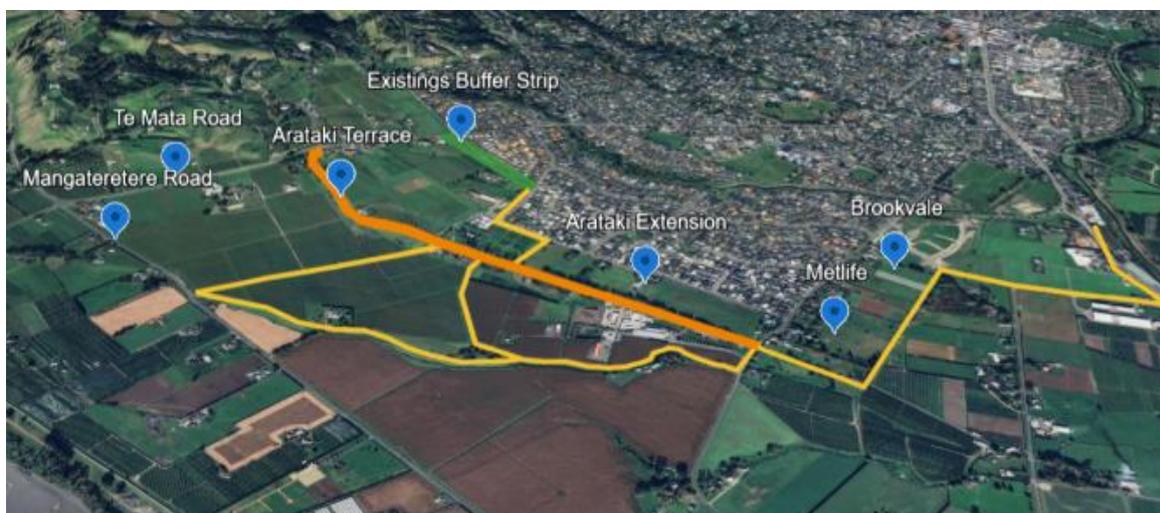


Figure Showing the existing buffer strip and Arataki Extension in relation to the site.

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.



Created in December 2024 and February 2025
 Updated in March/April 2019 and January, November and December 2020

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.

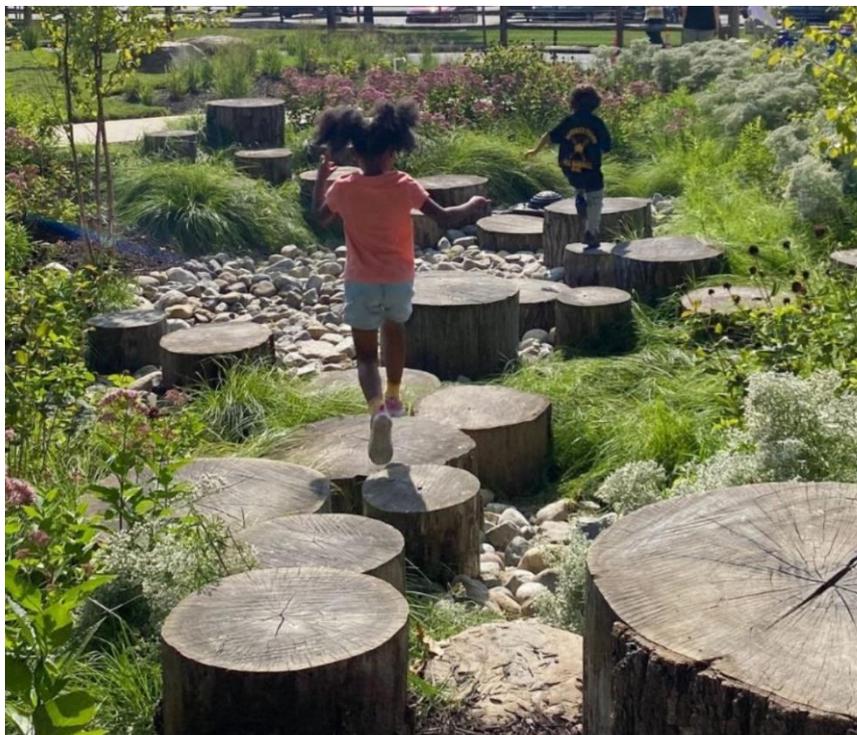
4. Playground Provision

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 Karituwheua 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

Anna Summerfield
Environmental Policy Manager

s 9(2)(a)

MEMORANDUM

File Ref

Record Number

To: Anna E. Summerfield s 9(2)(a)

From: Andre Magdich, Development Engineer Consents

Copy to: Kelly Nikora s 9(2)(a) >; Brett Chapman s 9(2)(a) >; Anna Sanders s 9(2)(a) >; Raoul Oosterkamp s 9(2)(a) >; Caleb Sutton s 9(2)(a) Dave Bishop s 9(2)(a) ; Craig Scott s 9(2)(a) Sara Fields 9(2)(a) >; Bruce Conaghan s 9(2)(a)

Date: 21.08.2025

Subject: RE: Brookvale Green Draft Memo's– Engineering Comments

Comments

Access

- Comments from the asset manager's point of view.
- It is proposed to have only one in–out road (Road 1). This is not preferable because it would necessitate access to critical infrastructure before, during, and after emergency events. This infrastructure includes the wastewater pump station and detention ponds. This should be addressed in the assessment.

Water

- HDC modelling advised that there is **no restriction** in the network and **sufficient capacity** to service this proposal.

Wastewater

- HDC modelling team advised that there is **no restriction** in the network and **sufficient capacity** to service this proposal.
- The proposed wastewater pump station is in close proximity to the drain and overland flow paths. This will require careful consideration to ensure the pump station is **outside the flood zone** and **fully operational** during such an event.

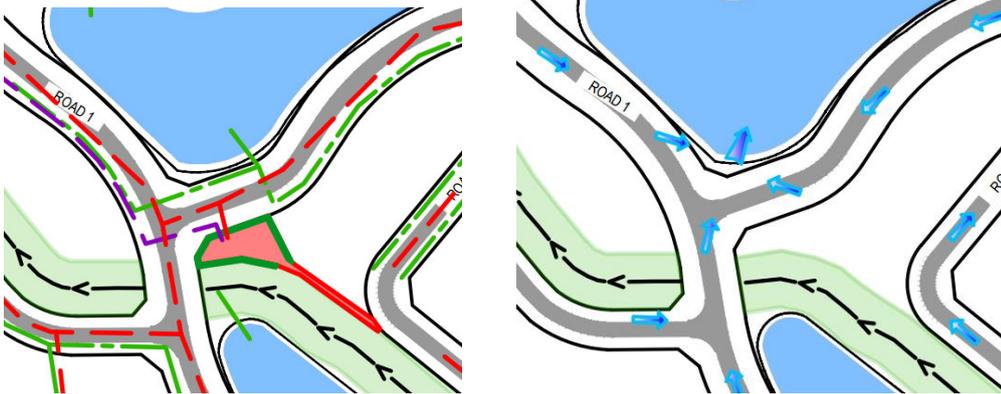


Figure 1 location of the pump station marked red on the left, overland flow shown on the right photo

Stormwater

- confirm detention targets, outlet controls, and a “no-worsening” check at the first downstream culverts.

Flooding

- The application document is quite limited on the flooding assessment.
- The existing watercourse located on the northern end of the catchment extends over 2 km from the site up to the stopbank of the TukiTuki River.
- It is unclear how existing flooding affects the site and to what extent it will affect the proposed lots.
- It is also unclear how flooding will affect the proposed new infrastructure (wetlands, ponds and pump station)



Detention Ponds

- Not preferred: the close proximity of the pond to the watercourse, mostly due to slope stability and maintenance access to the banks of the watercourse and the pond.
- However, this is only minor and should be adjustable later. The question remains whether this area is sufficient for the required detention. This is a critical item, as the HB Hazard portal shows downstream flooding and affected properties.



Earthworks

- Appreciate geotechnical advice on the slope stability of the existing watercourse. This would be the domain of HBRC as the regulatory authority for the watercourse.
- There are no retaining walls on the private properties.
- With the expectation of 1 in 3 slopes, most areas are gentle.
- To be confirmed: the slopes for the detention area and the area proposed to be vested in HDC, as the cost of maintenance increases with slope.

Andre Magdich

BE (Civil)

CPEng, CMEngNZ

Development Engineer

s 9(2)(a)

From: s 9(2)(a)
To: s 9(2)(a)
Subject: FW: Follow up
Date: Thursday, 21 August 2025 3:09:32 pm
Attachments: [image001.png](#)

From: Shane Lambert s 9(2)(a)
Date: Monday, 12 May 2025 at 5:42 PM
To: Edward Sundstrum s 9(2)(a) >, Barry Beaurain
s 9(2)(a) >, Toby Mandeno s 9(2)(a)
Cc: Geoff Gibson s 9(2)(a)
Subject: Follow up

Hi all

Thanks for your time today

In terms of contact points at TPW on a Plan Change please contact the following:

- Nia Belcher s 9(2)(a)
- Dianne Smith s 9(2)(a)

In terms of managing/recycling building waste please contact Geoff Gibson here at HDC, he would love to talk with you – cc'd: s 9(2)(a)

Will look further at homestar/solar/EV charge stations and see what connections there are around...

Thanks

Shane

Shane Lambert

Growth & Development Advisor



Wāea/Phone +64 6 871 5000

Īmēra/Email s 9(2)(a) Pae Tukutuku/Web www.hastingsdc.govt.nz

Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council

Private Bag 9002, Hastings 4156, New Zealand

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 any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any system and destroy any copies.

Please consider the environment before printing this e-mail