

Attachment 3

Attachment 3 – HDC Emails

[REDACTED]

From: [REDACTED]
Sent: Friday, 12 June 2026 9:12 am
To: [REDACTED]
Subject: RE: HDC / Brookvale Green - Land Inclusion Meeting

Hi [REDACTED]

I'm with my managers as intended and as a result need to have a further internal discussion. This will occur Monday and can then come back to you.

Kind Regards, [REDACTED]

[REDACTED]
Public Spaces Planning Manager

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

From: [REDACTED]
Sent: Tuesday, 9 June 2026 7:16 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: HDC / Brookvale Green - Land Inclusion Meeting

Thanks [REDACTED] Look forward to hearing from you – hopefully with good news!

Cheers,
[REDACTED]

Ngā mihi | Kind regards,

[REDACTED]
Senior Associate



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From: [REDACTED]
Sent: Tuesday, 9 June 2026 7:11 am
To: [REDACTED]

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

Good morning

I have a meeting scheduled with my two managers late this afternoon so can provide an update then.

Kind Regards,

Public Spaces Planning Manager

Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council

Wāaea/Phone

From:

Sent: Friday, 5 June 2026 10:12 AM

To:

Cc:

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

Good morning

We were sorry to miss you yesterday in the workshop. I am following up on the below movements. Is there any further direction on which way we should proceed with the reserve proposal? If not, are you able to advise when we are likely to hear back?

Many thanks,

Ngā mihi | Kind regards,

Senior Associate

B&A
Urban & Environmental



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From:

Sent: Friday, 29 May 2026 11:59 am

To:

Cc:

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

Good morning

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

[Brookvale Green - Council Landowner Approval](#)

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

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

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

Kind regards

Ngā mihi | Kind regards,

Senior Associate



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From:

Sent: Tuesday, 26 May 2026 6:00 pm

To:

Cc:

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

Hi

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

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

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

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

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

Thanks ■

■
Public Spaces Planning Manager



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

From: ■

Sent: Tuesday, 26 May 2026 4:54 PM

To: ■

Cc: ■

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

Afternoon all,

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

Action Items

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

Council Feedback on Access Arrangement

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

Engineering Code of Practice Compliance

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

Use of Council Reserve Land

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

Geotechnical Concerns

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

Water Pump Station Security and Access

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

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

Future Link to Arataki Road

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

Stormwater Management Areas

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

Other Development Details

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

Streetlight Coordination

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

Project Timeline and Process

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

Ngā mihi | Kind regards,



Partner



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

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

From: [REDACTED]

Sent: Monday, 25 May 2026 11:06 am

To: [REDACTED]

Cc: [REDACTED]

Subject: HDC / Brookvale Green - Land Inclusion Meeting

When: Tuesday, 26 May 2026 2:00 pm-3:00 pm (UTC+12:00) Auckland, Wellington.

Where: Microsoft Teams Meeting

Hi HDC team,

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

Microsoft Teams meeting

Join:

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

Meeting ID: [REDACTED]

[Need help?](#) | [System reference](#)

For organizers: [Meeting options](#)

[REDACTED]

From: [REDACTED]
Sent: Friday, 12 June 2026 10:38 am
To: [REDACTED]
Subject: Brookvale Green stormwater management
Attachments: DR-PR SW-Layout1.pdf; 135041-C450 PONDS.pdf

Hi [REDACTED]

Thanks for your time yesterday.

There are 5 rain garden structures, and one wetland which will provide SW treatment and attenuation. The wetland will provide 2 and 10yr attenuation and up to 80% of pre-development flow attenuation in a 100yr event. The wetland has an overflow detention basin. The wetland has 1 in 5 side slopes to comply with the HBRC waterways guidelines and the detention basin and watercourse has a side slope of 1 in 3. Everything is proposed to be fully planted out, no need for mowing in these areas.

Regarding the maintenance of the proposed wetland and the two inlet structures to the wetland from the upstream catchment. As discussed, and previously picked up during feedback sessions, the two inlet structures will be upflow structures. (Bubble up chambers). The invert level of the two outlet pipes will be 1.24m (Inlet MH 2-0) and 1.08m (MH 1-1) deep below the rim of the outflow structure (scruffy dome outlet).

This is due to the site topography, size of the pipe network, cover to pipes and to prevent services clashes in the upstream network. The velocity of water entering the forebay of the wetland will therefore be slow. However, it does mean that the incoming pipes to MH 2-0 and 1-1 will be inundated to the level of water sitting in the forebay.

The amount of water sitting in the end of each pipe run will m3 and m3 respectively for MH 2-0 and MH 1-1. The volume of water in the forebay is m3. The permanent water level in the wetland can be drained through a valve at the outlet structure MH 10-2, for any future maintenance in the base of the wetland. Draining the wetland will not automatically drain the forebay as they are not hydraulically connected. They will be separately lined to prevent any soakage.

Both inlet structures will have a sump below the invert of the pipe. So, there will be some sediment dropout occurring in this location and any other suspended solids will drop out in the forebay before clean water flows to the wetland via a level spreader.

The main location of maintenance for the wetland will be at MH 1-1 and 2-0 and the forebay. This will all be covered off in the O&M Manual.

The catchpits in the road which are the closest to the wetland and are connected to MH 2-1 and 1-4 will have freeboard between the catchpit discharge pipe and the water level in the outlet pipe. The water level as shown in the attached plan is the water level which will remain in the pipes after the rain event is complete. I note that the catchpit sump and the water level in the pipe will not be hydraulically connected, so if one was to suck out the sump of the catchpit for maintenance, then you would not be drawing water from the pipe itself. We will check the hydraulic gradeline of the system under full flow conditions to show if there are any issues with surcharging catchpits or manholes.

Can you please check with your maintenance engineer / manager if the scenario explained above would be acceptable?

Alternative options to avoid using up flow chambers and inundated pipes:

- 1) We can install a low-flow drain (shown in red below) which connects the forebay water to the wetland outlet 10-1 wingwall within watercourse 1. It will be via a sediment dropout pit in the forebay to minimize dirty flow. This low flow drain will completely drain the pipes and inflow manholes 2-0 and 1-1. To combat bypass of dirty water directly to the watercourse this low flow drain will need to be treated for water quality separately. A small GPT in-line without a high flow bypass, or a small cartridge filter vault in-line without a high flow bypass will ensure clean water discharges.



- 2) The wetland proposal can be changed into a planted dry-detention basin which will have no permanent water level however will rely on a gross pollutant trap for removal of sediment and rubbish, and the discharge from that GPT will flow through the planted basin. It does not provide the same level of treatment as a wetland, but it has some other benefits.

Any comments and guidance (preferences) from yourself and your team as the potential future asset owners of this SW management device would be greatly appreciated.

Regards

PRINCIPAL / PUKEKOHE MANAGER

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



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1 Wesley Street, Pukekohe



- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH HASTINGS COUNCIL STANDARDS.
 2. COORDINATES IN TERMS OF NZ GEODETIC DATUM HAWKES BAY 2000
 3. LEVELS IN TERMS OF THE NEW ZEALAND VERTICAL DATUM 2016
 4. ORIGIN OF LEVELS = IT IV SO1837/SOURCED FROM THE LINZ DIGITAL GEODETIC DATABASE.
 5. BOUNDARIES ARE SUBJECT TO FINAL SURVEY.
 6. LEGAL DESCRIPTION : LOT 1 & 2 DP 16311 , LOT 2 DP 7771, LOT 2 DP 529421

LEGEND

	EX BDY ABUTTAL
	PROP BDY
	EX STORMWATER
	PR STORMWATER
	EX/PROP SWMH
	PROP SWCP SINGLE
	PROP SWCP DOUBLE
	PR LOT CONNECTION
	PR PUBLIC SW
	PERMANENT STREAMS
	PR RAIN GARDEN
	PR WETLAND

A	SUBSTANTIVE APPLICATION	RH	05/2026
Rev	Description	By	Date
		By	Date
Survey	TECH SP		02/2025
Design	RH		05/2026
Drawn	RH		05/2026
Checked	BB		05/2026

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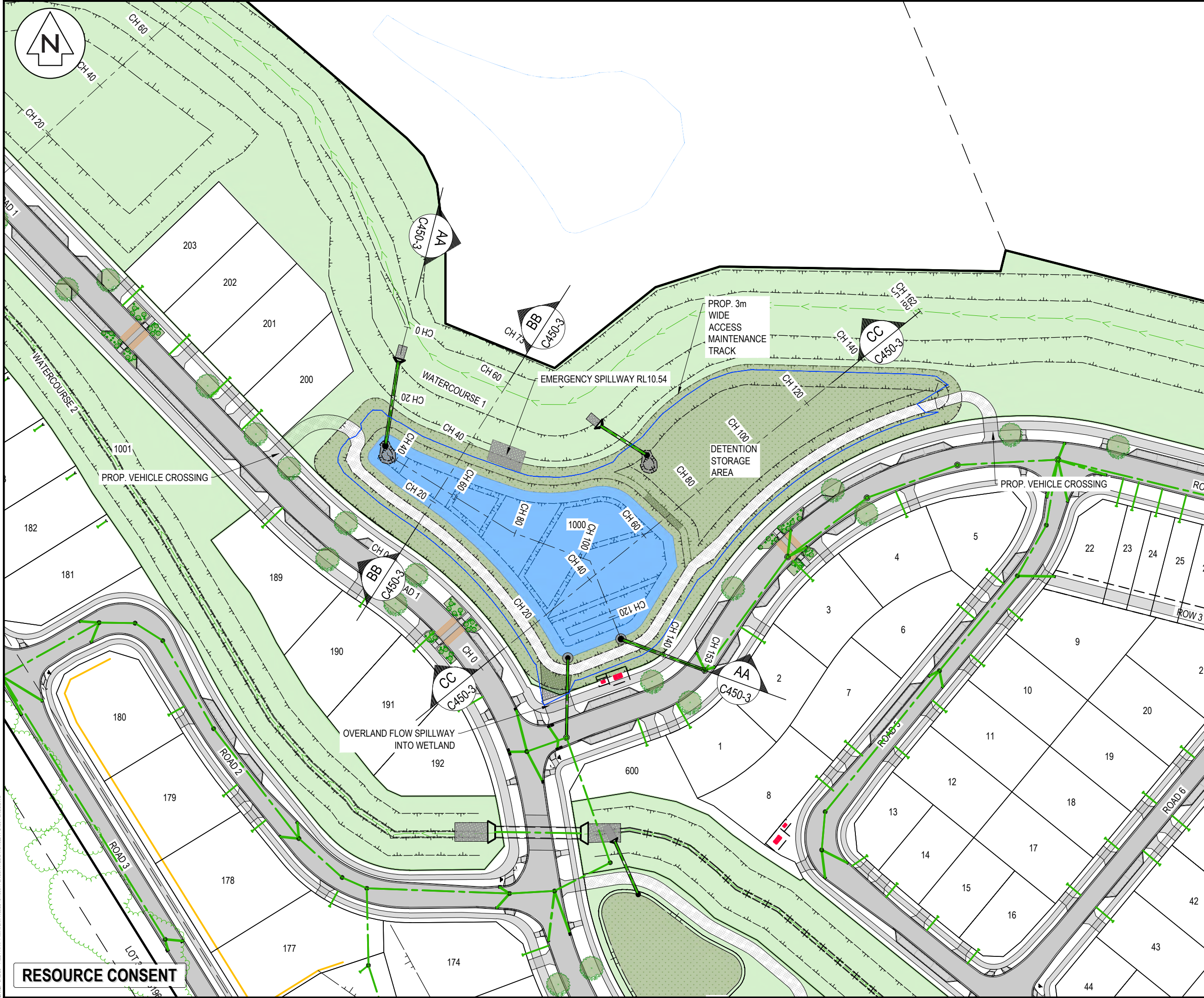
Project
**BROOKVALE GREEN
HAVELOCK NORTH
FOR
VERMONT STREET
PARTNERS NO. 4 LIMITED**

Title
**PROPOSED STORMWATER
DEVICE OVERVIEW
PLAN**

Project no.	135041		
Scale	1:3000 @ A3		
Cad file	135041-C450 PONDS.DWG		
Drawing no.	C450-0	Rev	A

DATE: 6/12/26 FILEPATH: F:\Maven\PROJECTS\135041 BROOKVALE\DWG\135041-C450 POND.DWG

RESOURCE CONSENT



- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH HASTINGS COUNCIL STANDARDS.
 2. COORDINATES IN TERMS OF NZ GEODETIC DATUM HAWKES BAY 2000. LEVELS IN TERMS OF THE NEW ZEALAND VERTICAL DATUM 2016.
 4. ORIGIN OF LEVELS = IT IV SO1837 SOURCED FROM THE LINZ DIGITAL GEODETIC DATABASE.
 5. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL SERVICES THAT MAY BE AFFECTED BY THEIR OPERATIONS.
 6. PIPE BEDDING: 0 - 10% GRANULAR BEDDING, 10 - 20% WEAK CONCRETE BEDDING, GREATER THAN 20% WEAK CONCRETE BEDDING (7MPA PLUS ANTI SCOUR BLOCKS AT 6M CRS).
 7. EACH CONNECTION SHALL BE MARKED BY A 50MMX50MM TREATED PINE STAKE EXTENDING 600MM ABOVE GROUND LEVEL WITH THE TOP PAINTED. THIS MARKER POST SHALL BE PLACED ALONGSIDE A TIMBER MARKER INSTALLED AT THE TIME OF PIPELAYING AND EXTENDING FROM THE CONNECTION TO 150MM BELOW FINISHED GROUND LEVEL. CONNECTIONS SHALL BE ACCURATELY INDICATED ON 'AS BUILT' PLANS.
 8. APPROVED HARDFILL IS TO BE USED IN BACKFILLING OF ALL ROAD CROSSINGS AND VEHICLE CROSSINGS TO COUNCIL STANDARDS.
 9. HEAVY DUTY MANHOLE LIDS AND FRAMES TO BE USED IN TRAFFICKED AREAS.
 10. ALL MANHOLES ARE TO BE 1050MMØ PRECAST CONCRETE UNLESS SHOWN OTHERWISE.
 11. ALL CATCHPIT LEADS SHALL HAVE MIN COVER 0.75M.
 12. ALL LINES TO BE ABANDONED SHALL BE SEALED AT EACH END. TIMING OF ALL SEALING TO BE COORDINATED WITH COUNCIL STAFF.
 13. ALL LOT CONNECTION TO BE MIN 100mm uPVC SN16 UNLESS SHOWN OTHERWISE.

LEGEND

---	EX BDY ABUTTAL
---	PROP BDY
---	EX STORMWATER
---	PR STORMWATER
○	EX/PROP SWMH
□	PROP SWCP SINGLE
□	PROP SWCP DOUBLE
---	PR LOT CONNECTION
---	PR PUBLIC SW
---	PERMANENT STREAMS
---	PR RAIN GARDEN
---	PR WETLAND

A		SUBSTANTIVE APPLICATION	RH	05/2026
Rev	Description	By	Date	
	Survey	TECH SP	02/2025	
	Design	RH	05/2026	
	Drawn	RH	05/2026	
	Checked	BB	05/2026	

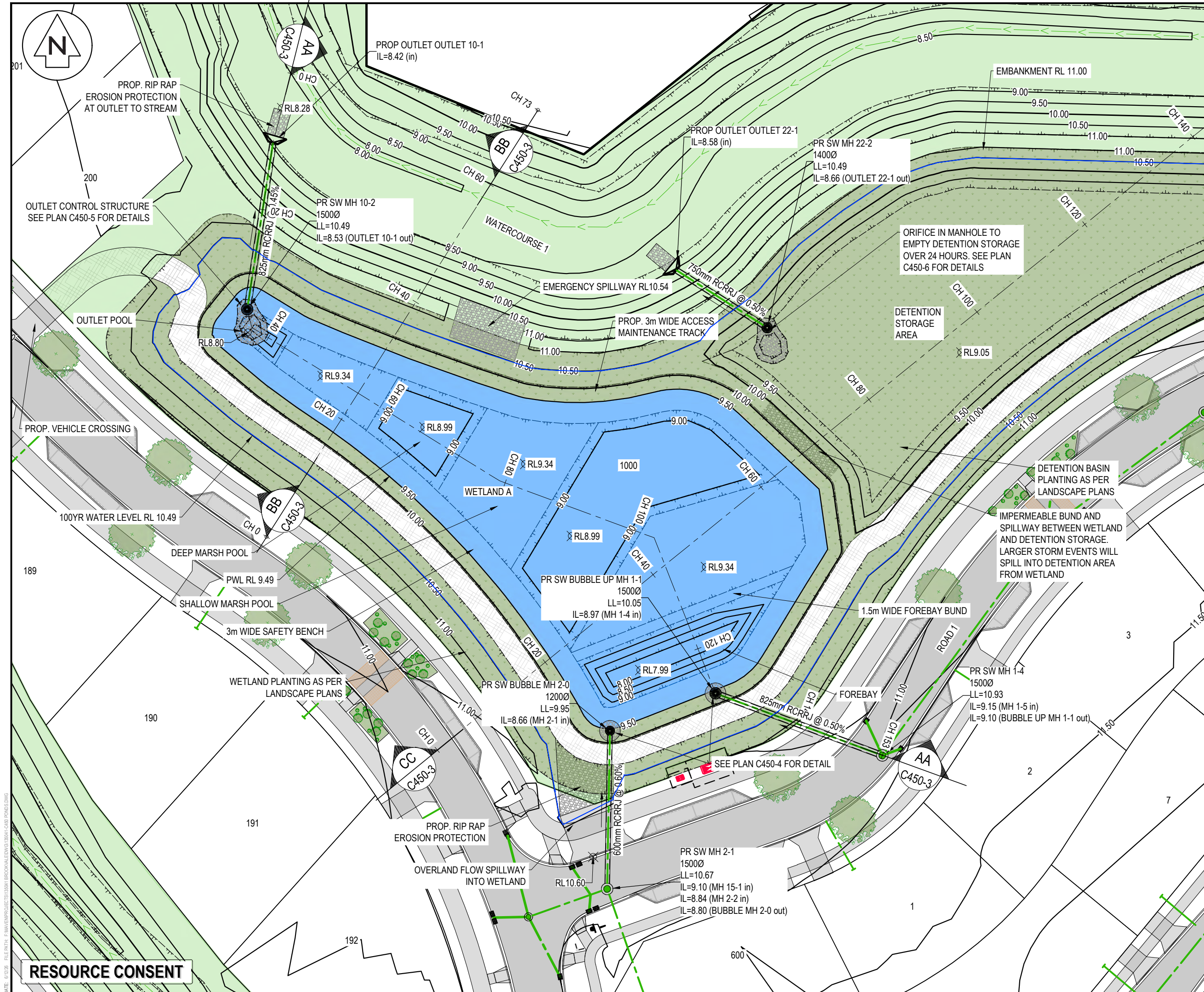
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 Auckland 1023

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

Title PROPOSED WETLAND A	
Project no.	135041
Scale	1:1000 @ A3
Cad file	135041-C450 PONDS.DWG
Drawing no.	C450-1
Rev	A

RESOURCE CONSENT

DATE: 6/2/26 FILEPATH: F:\Maven\PROJECTS\135041 BROOKVALE\DWG\135041-C450 POND.DWG



NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH HASTINGS COUNCIL STANDARDS.
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM HAWKES BAY 2000. LEVELS IN TERMS OF THE NEW ZEALAND VERTICAL DATUM 2016.
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---	PR WETLAND

A	SUBSTANTIVE APPLICATION	RH	05/2026
Rev	Description	By	Date
		By	Date
Survey	TECH SP		02/2025
Design	RH		05/2026
Drawn	RH		05/2026
Checked	BB		05/2026

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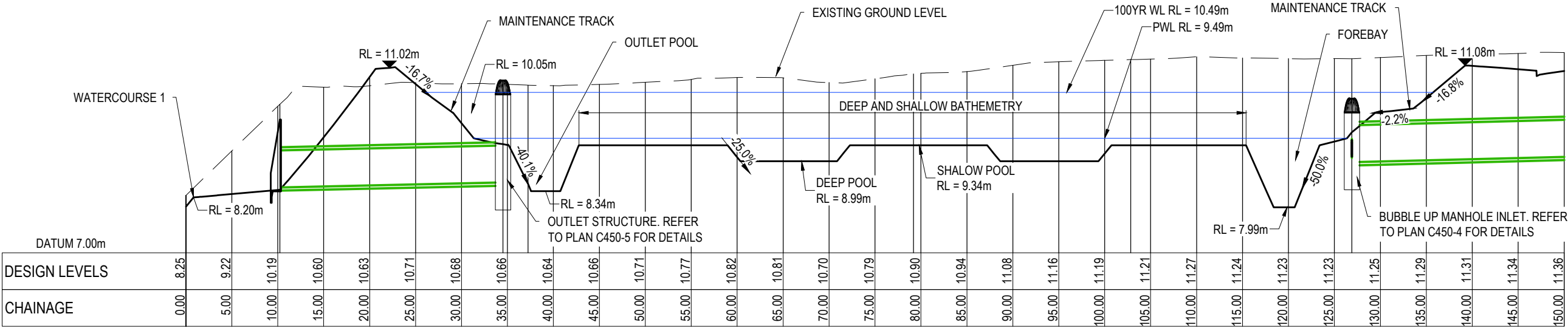
Project
**BROOKVALE GREEN
HAVELOCK NORTH
FOR
VERMONT STREET
PARTNERS NO. 4 LIMITED**

Title
**PROPOSED
WETLAND A**

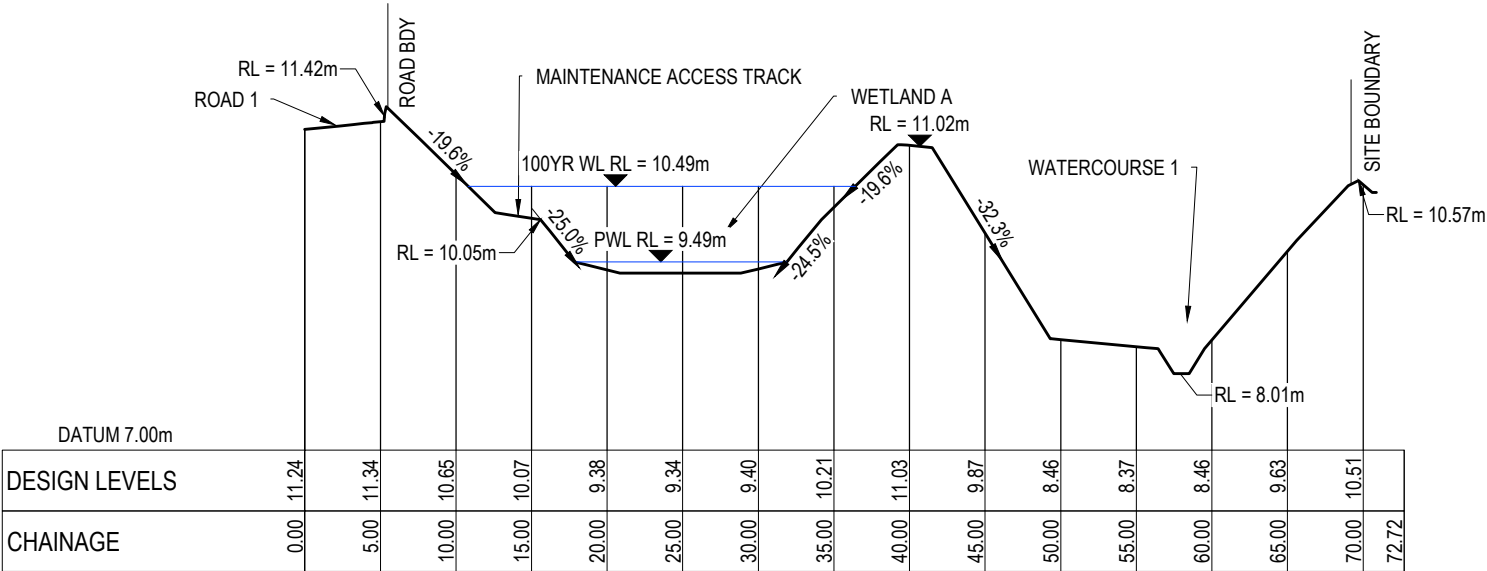
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Drawing no.	C450-2
Rev	A

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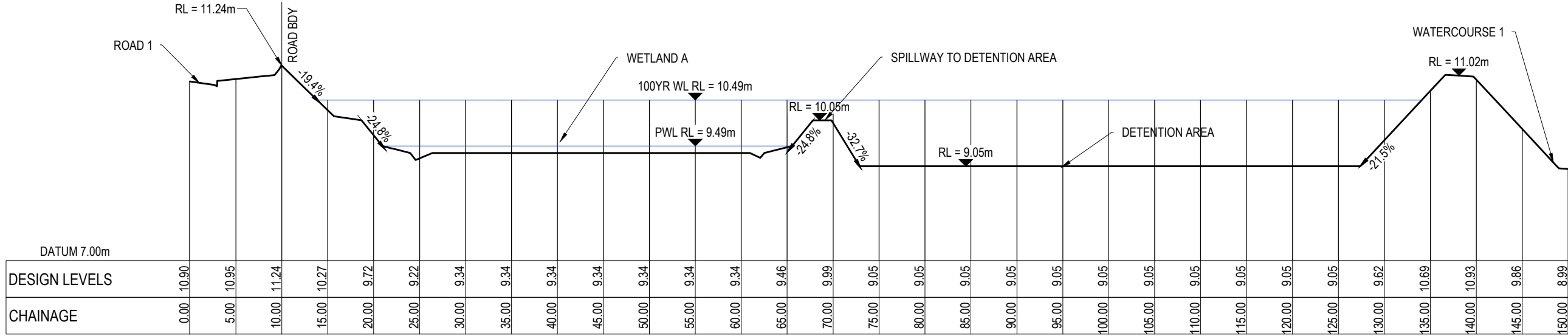
RESOURCE CONSENT



WETLAND A LONG SECTION AA
SCALE: HORI 1:50 VERT 1:10



WETLAND A CROSS SECTION BB
SCALE: HORI 1:50 VERT 1:10



WETLAND A CROSS SECTION CC
SCALE: HORI 1:50 VERT 1:10

LEGEND

--- EX GROUND LEVEL

— PR GROUND LEVEL

A	SUBSTANTIVE APPLICATION	RH	05/2026
Rev	Description	By	Date
		By	Date
Survey	TECH SP		02/2025
Design	RH		05/2026
Drawn	RH		05/2026
Checked	BB		05/2026

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Project

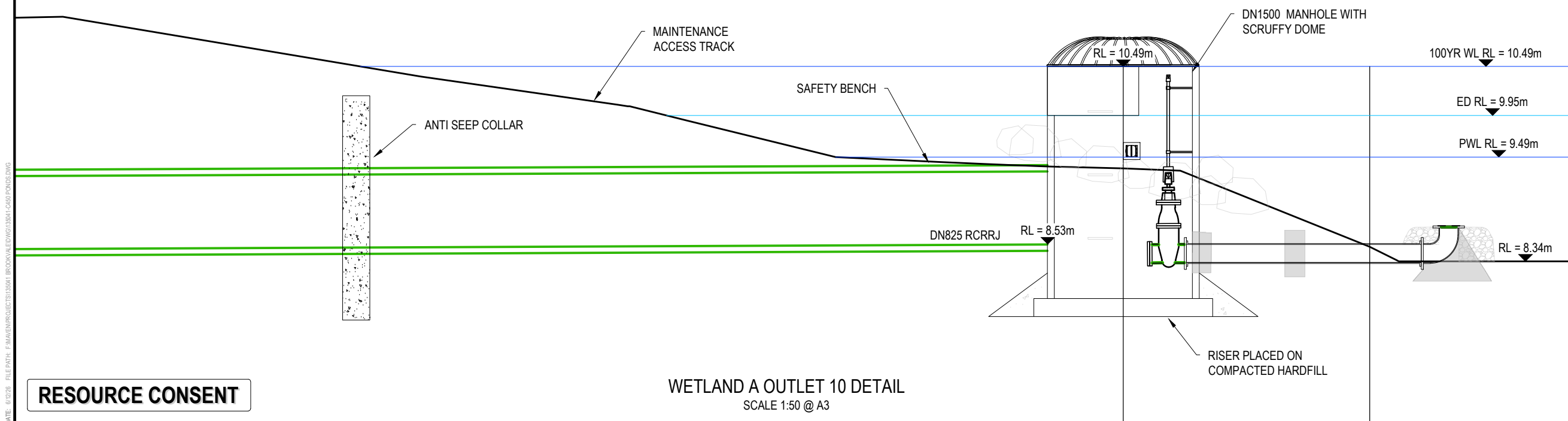
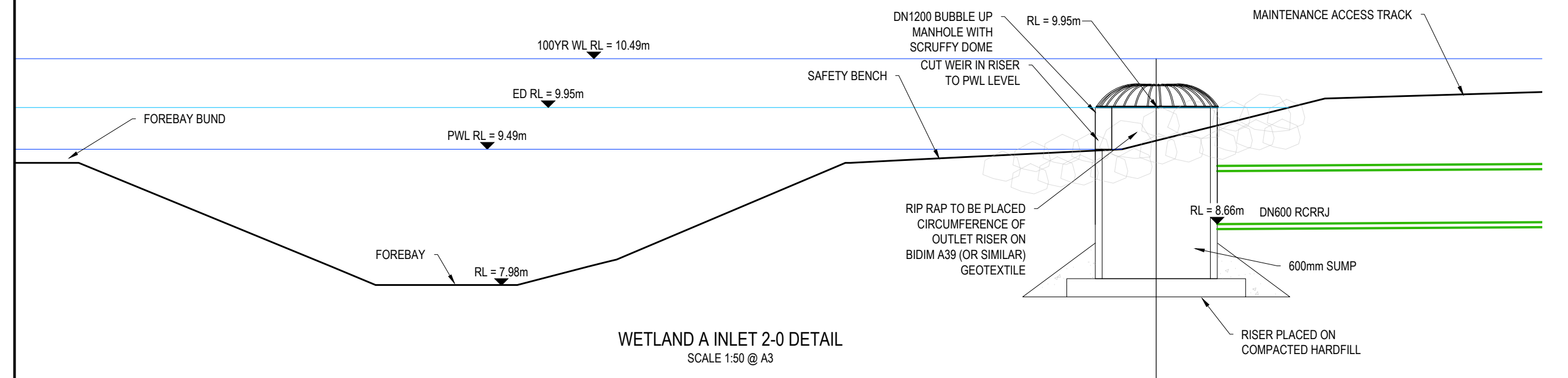
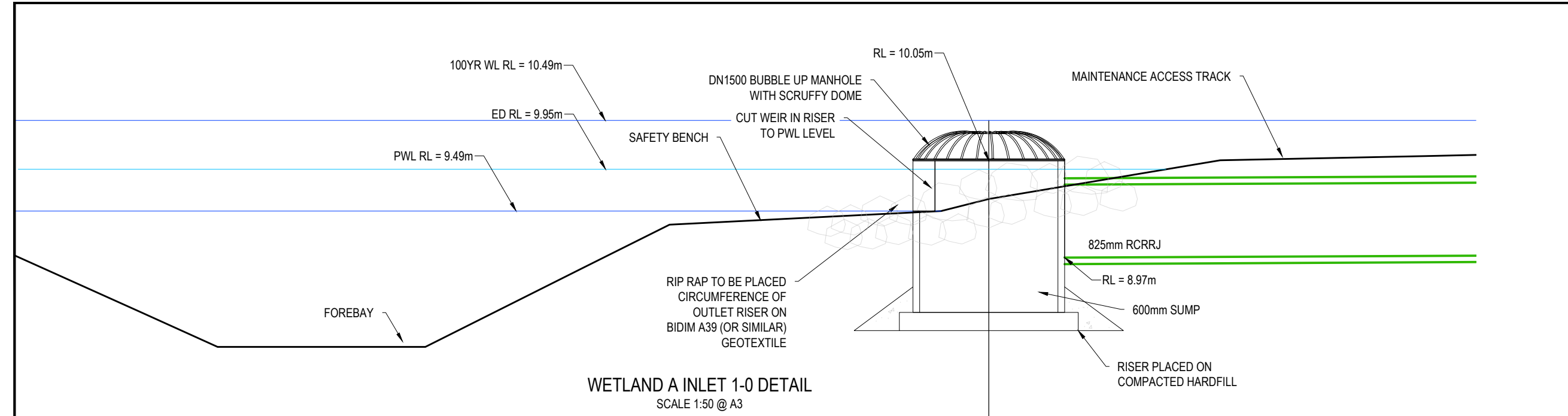
**BROOKVALE GREEN
HAVELOCK NORTH
FOR
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PARTNERS NO. 4 LIMITED**

Title

**PROPOSED
WETLAND A
SECTIONS**

Project no.	135041
Scale	1:1000 @ A3
Cad file	135041-C450 PONDS.DWG
Drawing no.	C450-3
Rev	A

RESOURCE CONSENT



RESOURCE CONSENT

A	SUBSTANTIVE APPLICATION	RH	05/2026
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Survey	TECH SP		02/2025
Design	RH		05/2026
Drawn	RH		05/2026
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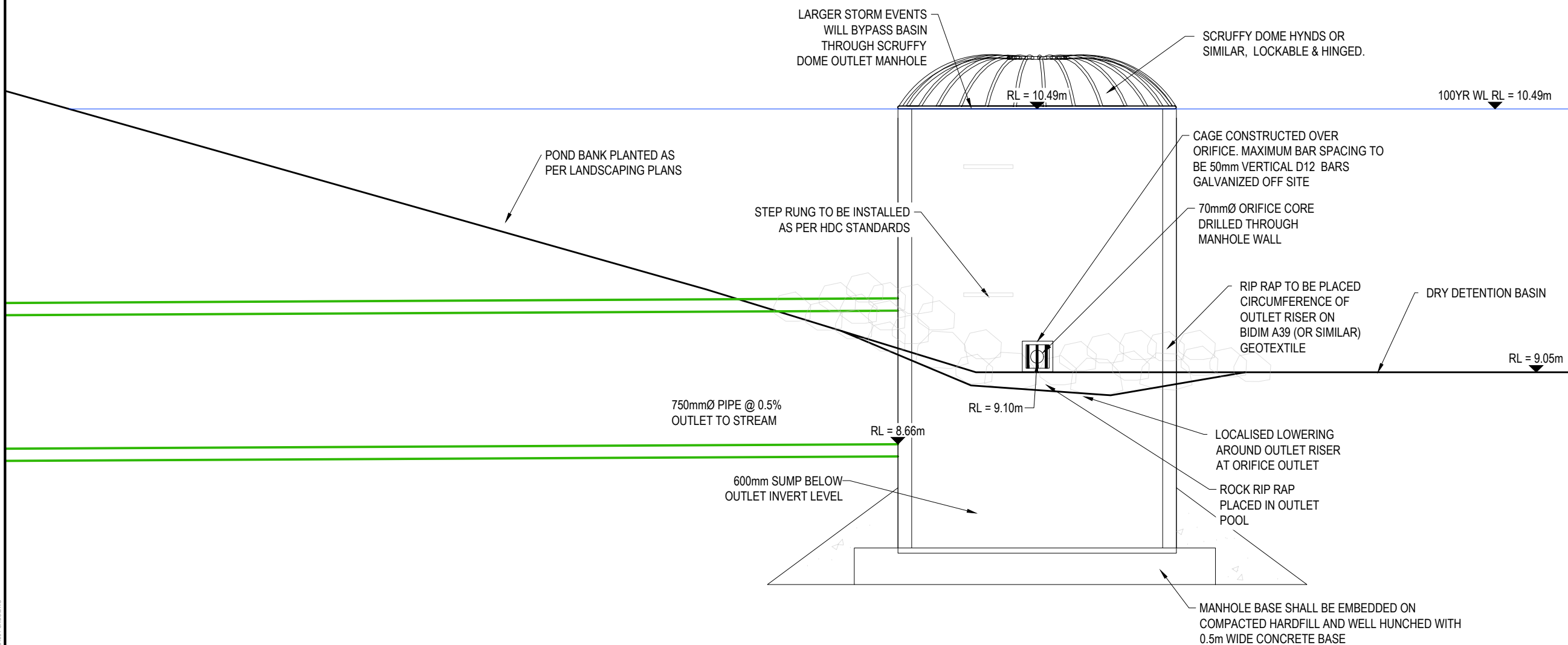
Project
**BROOKVALE GREEN
HAVELOCK NORTH
FOR
VERMONT STREET
PARTNERS NO. 4 LIMITED**

Title
**PROPOSED
WETLAND
OUTLET/INTLET DETAIL**

Project no.	135041
Scale	1:1000 @ A3
Cad file	135041-C450 PONDS.DWG
Drawing no.	C450-4
Rev	A

DATE: 6/2/26 FILEPATH: F:\Maven\PROJECTS\135041 BROOKVALE\DWG\135041-C450 POND.DWG

DATE: 6/2/26 FILE PATH: F:\Maven\PROJECTS\135041 BROOKVALE\DWG\135041-C450 POND.DWG



WETLAND A OUTLET 22-2 DETAIL
SCALE 1:20 @ A3

RESOURCE CONSENT

A	SUBSTANTIVE APPLICATION	RH	05/2026
Rev	Description	By	Date
		By	Date
Survey	TECH SP		02/2025
Design	RH		05/2026
Drawn	RH		05/2026
Checked	BB		05/2026

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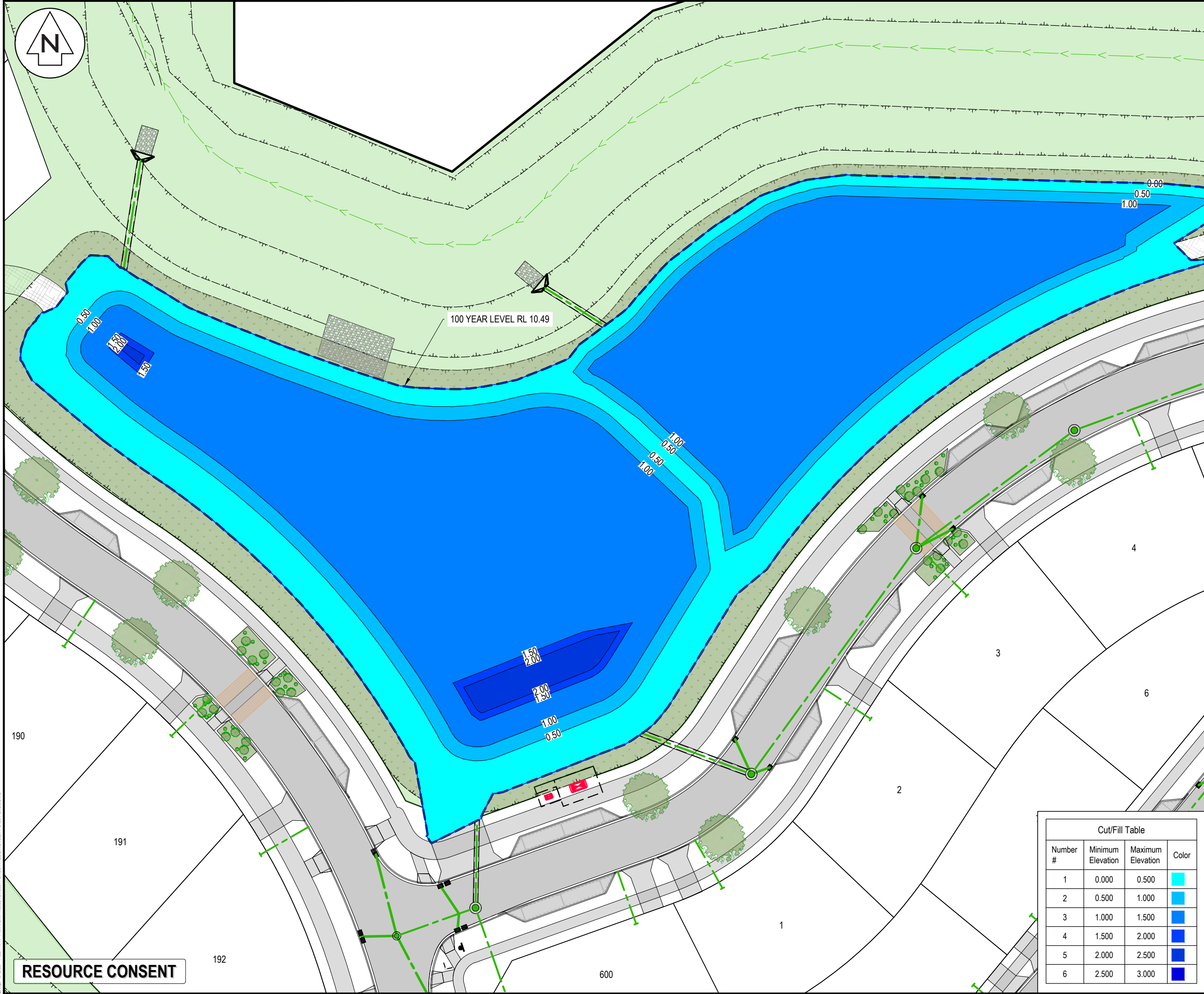
MAVEN

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5 Owens Road, Epsom
Auckland 1023

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

Title
**PROPOSED
WETLAND A
OUTLET 22-2 DETAIL**

Project no.	135041		
Scale	1:1000 @ A3		
Cad file	135041-C450 POND.DWG		
Drawing no.	C450-6	Rev	A



- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH HASTINGS COUNCIL STANDARDS.
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---	EX BDY ABUTTAL
---	PROP BDY
---	EX STORMWATER
---	PR STORMWATER
○	EX/PROP SWMH
□	PROP SWCP SINGLE
□	PROP SWCP DOUBLE
---	PR LOT CONNECTION
---	PR PUBLIC SW
---	PERMANENT STREAMS
---	PR RAIN GARDEN
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Project
**BROOKVALE GREEN
 HAVELOCK NORTH
 FOR
 VERMONT STREET
 PARTNERS NO. 4 LIMITED**

Title
**PROPOSED
 WETLAND A 100YR
 STORAGE VOLUME**

Project no.	135041
Scale	1:1000 @ A3
Cad file	135041-C450 PONDS.DWG
Drawing no.	C450-7
Rev	A

Cut/Fill Table

Number #	Minimum Elevation	Maximum Elevation	Color
1	0.000	0.500	Light Blue
2	0.500	1.000	Medium Blue
3	1.000	1.500	Dark Blue
4	1.500	2.000	Very Dark Blue
5	2.000	2.500	Dark Blue
6	2.500	3.000	Very Dark Blue

DATE: 6/2/26 FILEPATH: F:\Maven\PROJECTS\135041 BROOKVALE\DWG\135041-C450 POND.DWG

DATE: 6/12/26 FILE PATH: F:\Maven\PROJECTS\135041 BROOKVALE.DWG\135041-C450 PONDS.DWG

RESOURCE CONSENT

STAGE STORAGE TABLE (WETLAND ONLY)				
ELEV	AREA (sq. m)	DEPTH (m)	AVG END INC. VOL. (cu. m)	AVG END TOTAL VOL. (cu. m)
9.500	2,435.03	N/A	N/A	0.00
9.600	2,526.63	0.100	248.08	248.08
9.700	2,617.94	0.100	257.23	505.31
9.800	2,708.95	0.100	266.34	771.66
9.900	2,799.68	0.100	275.43	1047.09
10.000	5,046.45	0.100	392.31	1439.39

PWL

ED

STAGE STORAGE TABLE (COMBINED DETENTION)				
ELEV	AREA (sq. m)	DEPTH (m)	AVG END INC. VOL. (cu. m)	AVG END TOTAL VOL. (cu. m)
9.100	N/A	N/A	N/A	0
9.200	1516.2	0.100	148.68	148.68
9.300	1576.55	0.100	154.64	303.32
9.400	1638.46	0.100	160.75	464.07
9.500	4136.88	0.100	167.02	631.09
9.600	4293.33	0.100	421.51	1052.6
9.700	4450.92	0.100	437.21	1489.81
9.800	4609.64	0.100	453.02	1942.83
9.900	4769.52	0.100	468.96	2411.79
10.000	7086.86	0.100	592.82	3004.61
10.100	5548.51	0.100	529.75	3534.36
10.200	6000.39	0.100	577.45	4111.81
10.300	6195.50	0.100	609.79	4721.6
10.400	6392.49	0.100	629.4	5351
10.500	6605.51	0.100	649.9	6000.09
10.600	6845.53	0.100	672.55	6673.45
10.700	7052.75	0.100	694.91	7368.36
10.800	7240.12	0.100	714.64	8083
10.900	7325.38	0.100	728.27	8811.27
11.000	6833.79	0.100	368.44	9179.71

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Drawn	RH	05/2026	
Checked	BB	05/2026	

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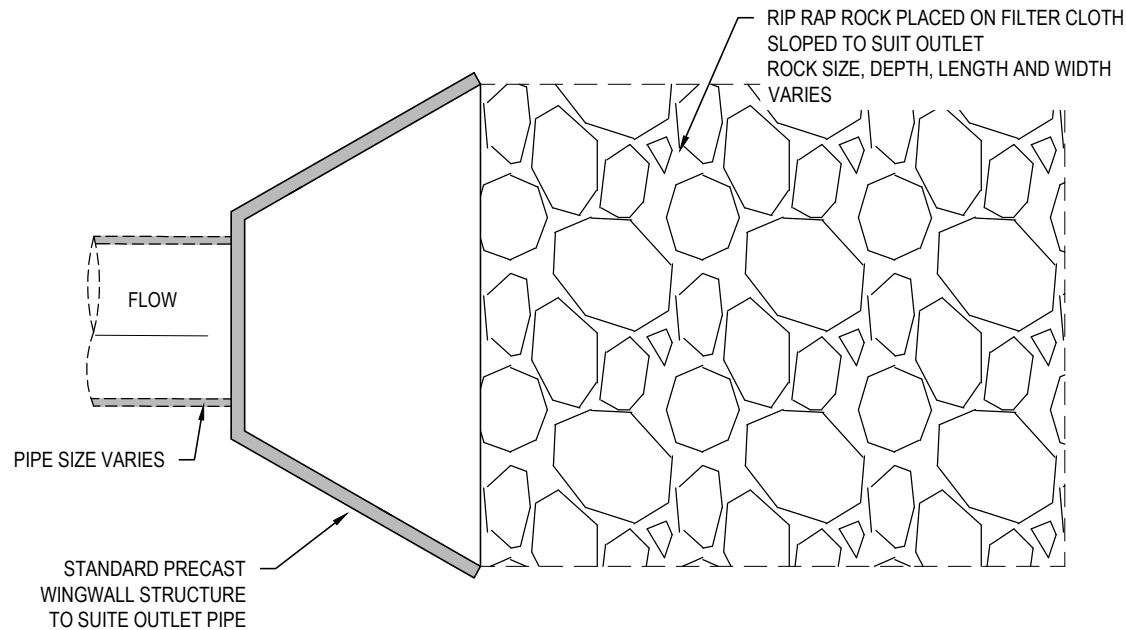
Project

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

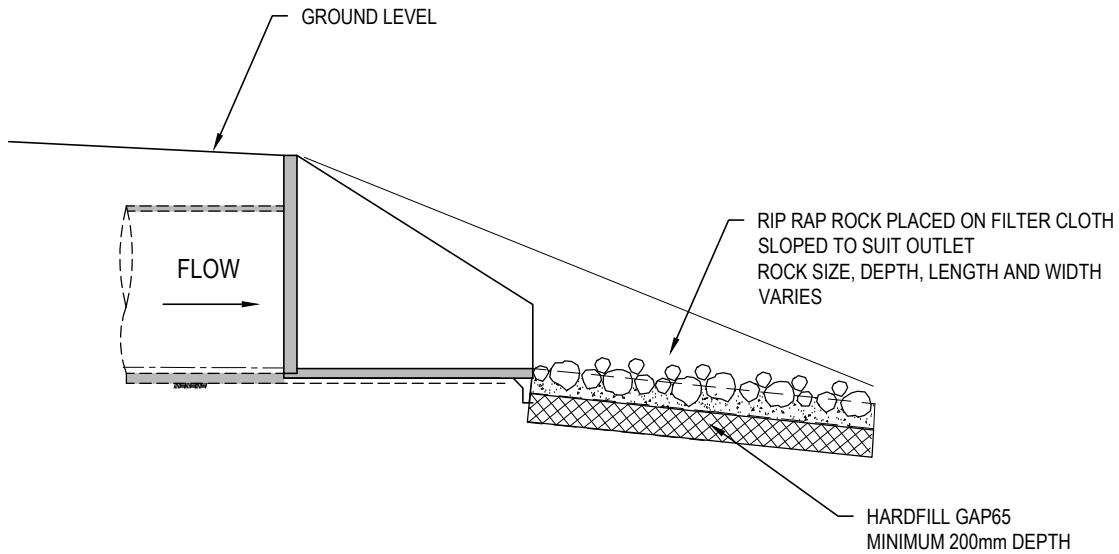
Title

**PROPOSED
WETLAND A
ELEVATION STORAGE**

Project no.	135041		
Scale	1:1000 @ A3		
Cad file	135041-C450 PONDS.DWG		
Drawing no.	C450-8	Rev	A



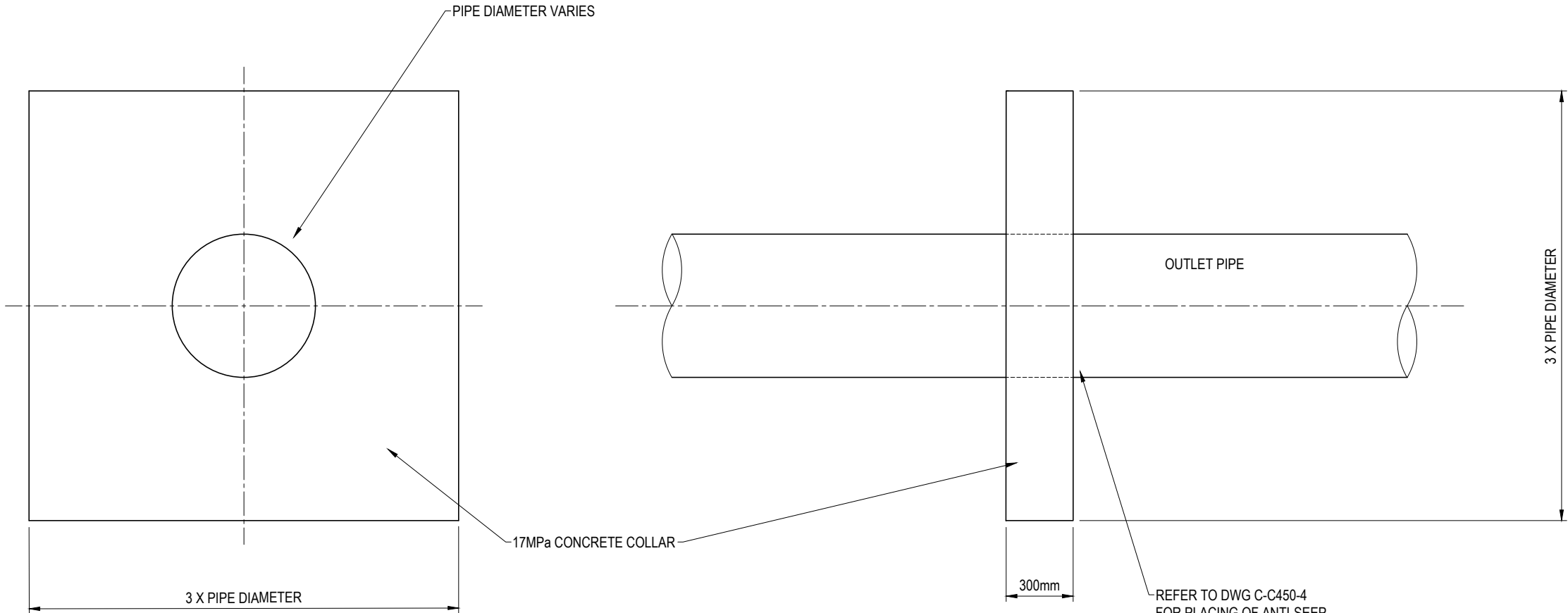
WETLAND A STORMWATER OUTLET STRUCTURE
SCALE: NTS



TYPICAL OUTLET STRUCTURE ELEVATION
SCALE: NTS

NOTES:
ANTI SEEP COLLARS

1. THE OUTLET PIPE SHALL HAVE A WATERTIGHT ANTI-SEEP COLLAR MADE OF 17.5MPa CONCRETE, SURROUNDED WITH CLAY - BENTONITE MIX BACKFILL MATERIAL.
2. THE GROUND SURROUNDING THE COLLAR SHALL BE WELL COMPACTED TO A MINIMUM DRY DENSITY OF 90%.
3. THE COLLAR SHALL EXTEND VERTICALLY INSIDE THE POND BANKS AS DETAILED ON THE DRAWINGS.



ANTI SEEP COLLAR DETAILS
SCALE: NTS

RESOURCE CONSENT

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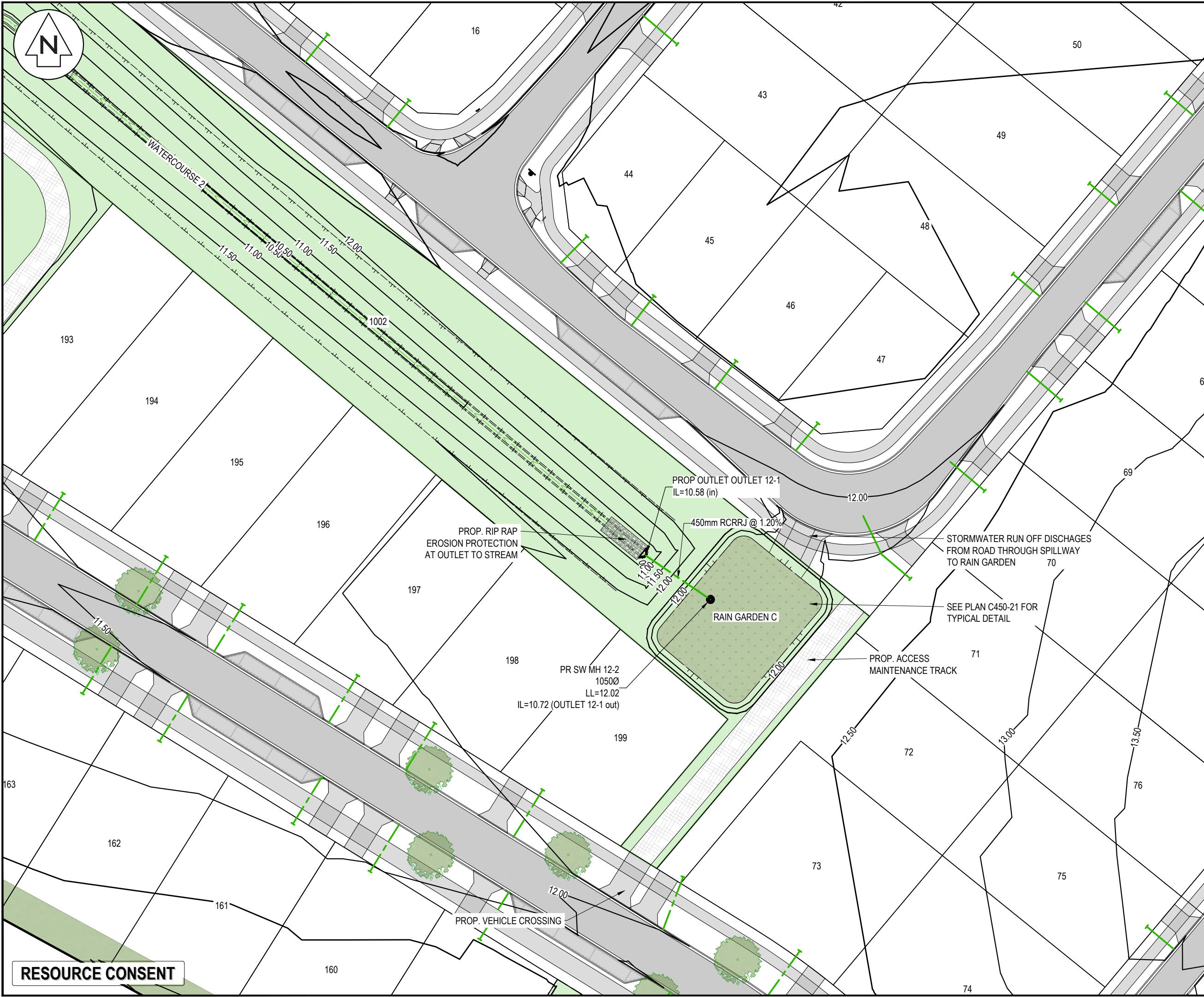
Project
**BROOKVALE GREEN
HAVELOCK NORTH
FOR
VERMONT STREET
PARTNERS NO. 4 LIMITED**

Title
**PROPOSED
WETLAND A
DETAILS**

Project no.	135041		
Scale	1:1000 @ A3		
Cad file	135041-C450 PONDS.DWG		
Drawing no.	C450-9	Rev	A



RESOURCE CONSENT



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Survey	TECH SP		02/2025
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HAVELOCK NORTH
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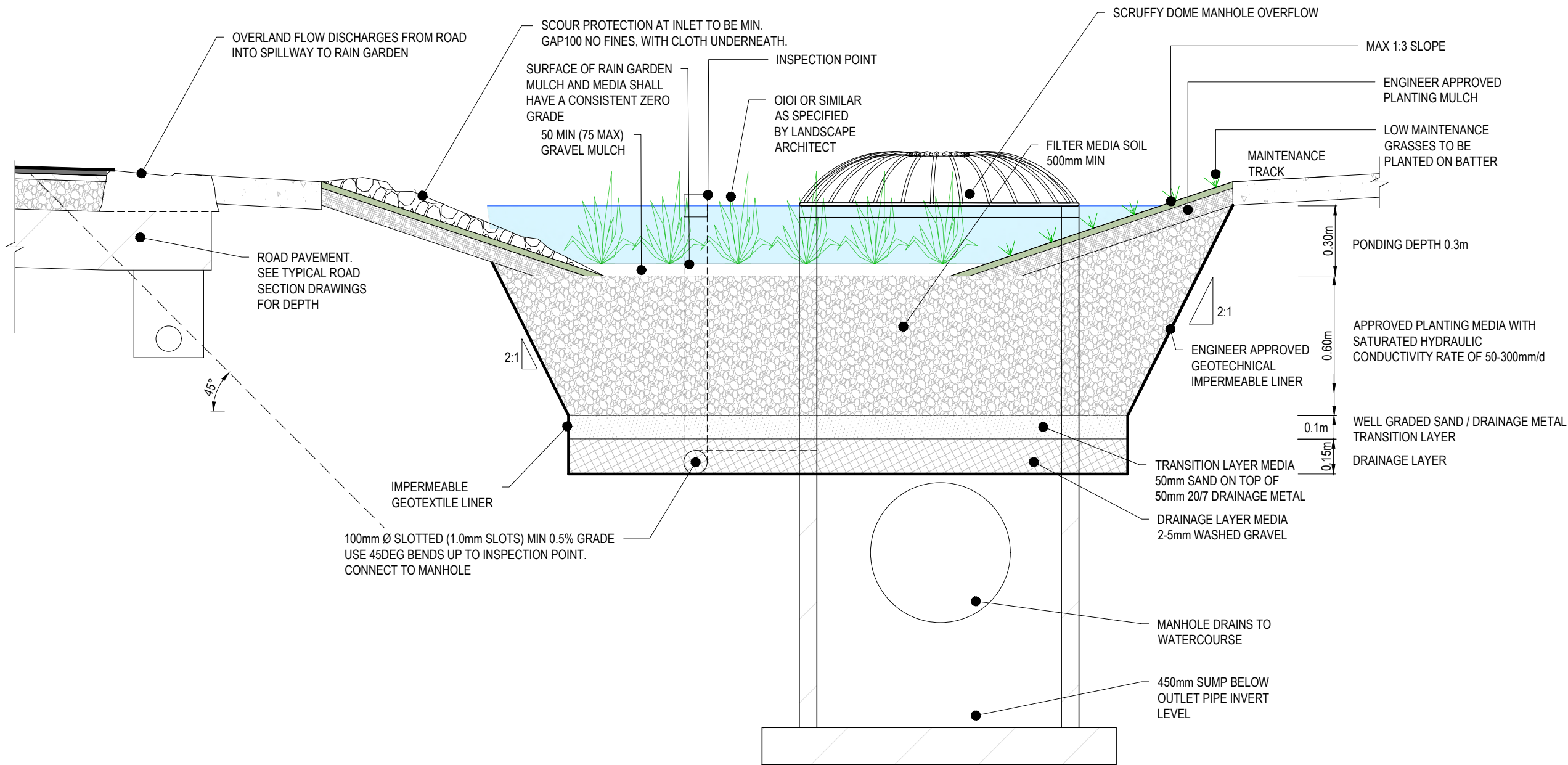
Title
**PROPOSED
RAIN GARDEN C**

Project no.	135041
Scale	1:1000 @ A3
Cad file	135041-C450 PONDS.DWG
Drawing no.	C450-20
Rev	A

RESOURCE CONSENT

DATE: 6/2/26 FILE PATH: F:\Maven\PROJECTS\135041 BROOKVALE\DWG\135041-C450 POND.DWG

RESOURCE CONSENT



RAIN GARDEN TYPICAL CROSS SECTION
C450-20 SCALE 1:20 @ A3

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---	PR LOT CONNECTION
---	PR PUBLIC SW
---	PERMANENT STREAMS
---	PR RAIN GARDEN
---	PR WETLAND

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Rev	Description	By	Date
Survey	TECH SP		02/2025
Design	RH		05/2026
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Project
**BROOKVALE GREEN
HAVELOCK NORTH
FOR
VERMONT STREET
PARTNERS NO. 4 LIMITED**

Title
**TYPICAL
RAIN GARDEN
CROSS SECTION**

Project no.	135041		
Scale	1:20 @ A3		
Cad file	135041-C450 POND.DWG		
Drawing no.	C450-21	Rev	A



NOTES

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Project

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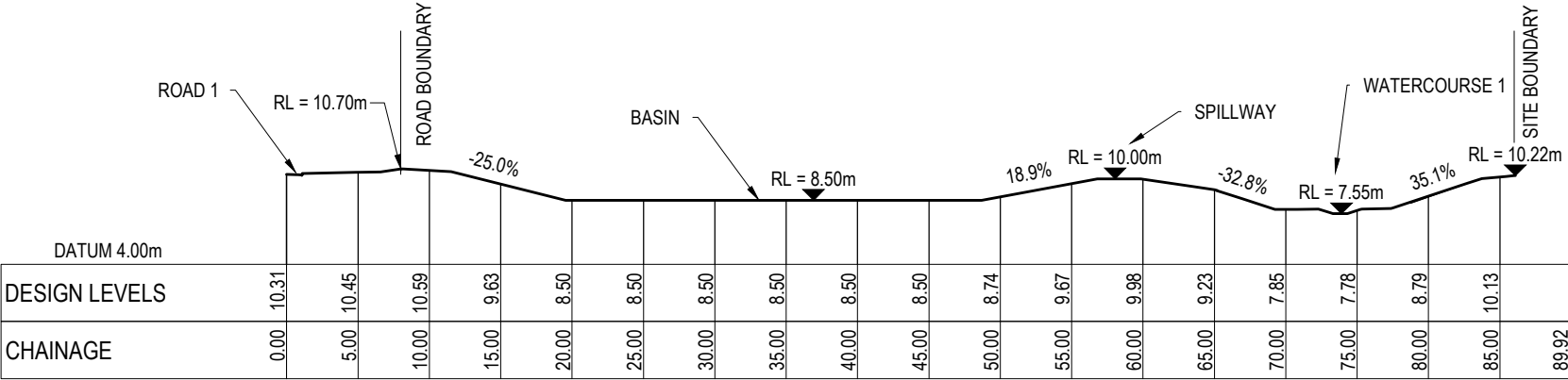
Title

**PROPOSED
DETENTION BASIN D**

Project no.	135041		
Scale	1:1000 @ A3		
Cad file	135041-C450 PONDS.DWG		
Drawing no.	C450-30	Rev	A

RESOURCE CONSENT

DATE: 6/2/26 FILE PATH: F:\Maven\PROJECTS\135041 BROOKVALE.DWG\135041-C450 POND.DWG



DRY BASIN D LONG SECTION DD
SCALE: HORI 1:50 VERT 1:50

LEGEND
--- EX GROUND LEVEL
—— PR GROUND LEVEL

A	SUBSTANTIVE APPLICATION	RH	05/2026
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	By	Date	
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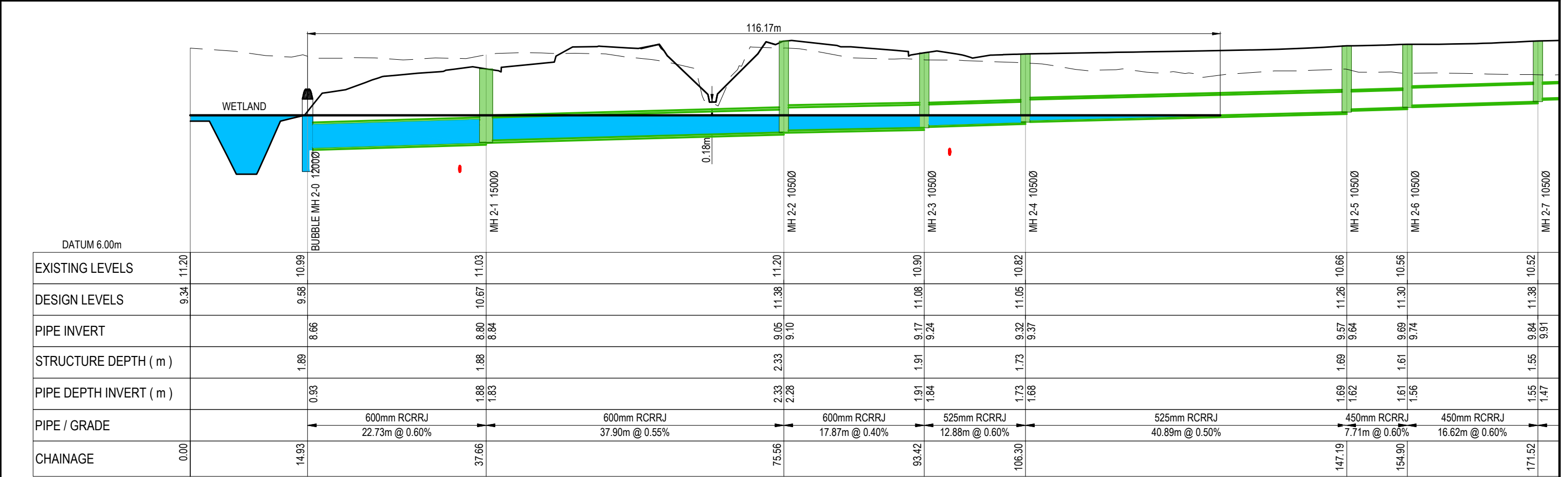
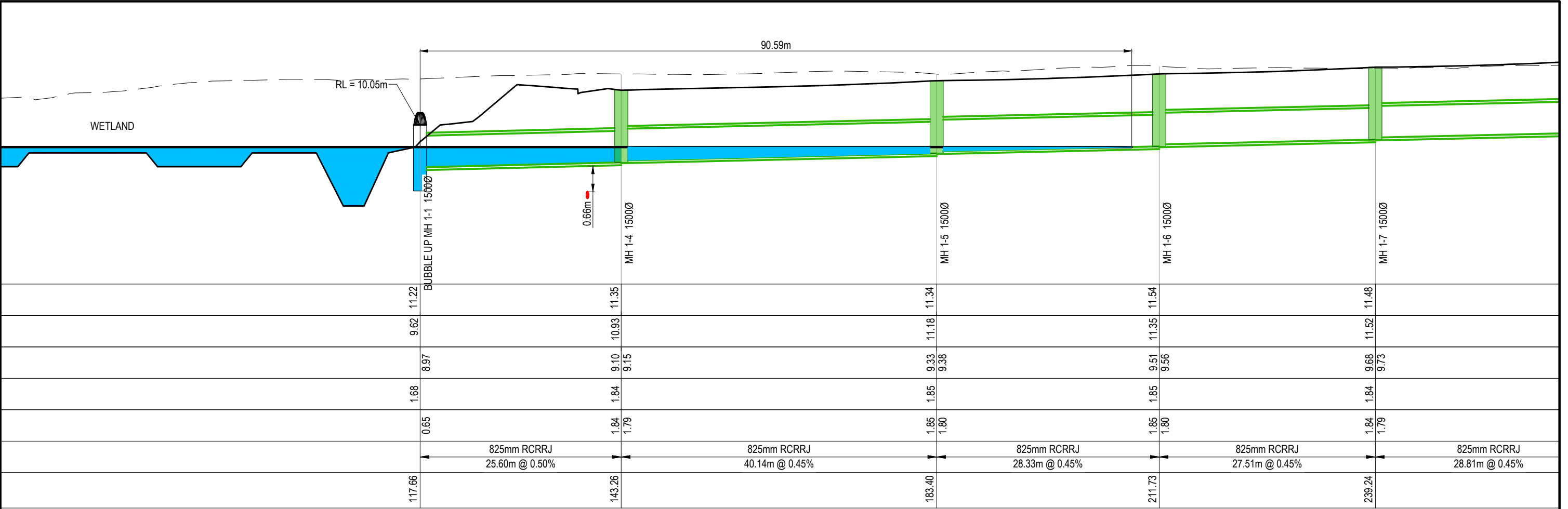
Auckland 1023

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

Title
**PROPOSED
DRY BASIN D
SECTION**

Project no.	135041		
Scale	1:1000 @ A3		
Cad file	135041-C450 PONDS.DWG		
Drawing no.	C450-31	Rev	A

RESOURCE CONSENT



[REDACTED]

From: [REDACTED]
Sent: Thursday, 18 June 2026 4:46 pm
To: [REDACTED]
Cc: [REDACTED] ain
Subject: Brookvale Green Water Supply - Response to Capacity Letter

Good afternoon all,

Thank you again for the constructive discussions on water supply for the Brookvale Green development last week. We have now reviewed the advice available to us and write to set out the applicant's intended approach and to seek your in principle confirmation that this pathway is supported.

HDC's Water Allocation Letter

We have received HDC's Water Allocation Letter (Ref: WTR-12-11-26-2). We note that the letter does not conclude that water supply capacity is unavailable for growth or development. It acknowledges the constrained allocation environment and encourages developers to proactively identify solutions, specifically identifying both water demand management measures and the transfer of privately held water allocation to HDC as potential pathways. The approach set out below is a direct response to the guidance the letter provides.

Existing Allocation on the Site & Development Water Demand

The Brookvale Green site (174–176 Brookvale Road) carries existing groundwater take consents associated with the former Te Mata Mushrooms operation, now held across two entities: Brookvale Land Limited and Brookvale Ltd. Following the 2024 interim consent process, the combined annual volume is allocated between those entities across the site's irrigatable area. We have reviewed the advice provided by HBRC's [REDACTED] regarding the status of the consents and the transfer pathway available under the TANK framework, and have also obtained confirmation from water specialist [REDACTED] (acting on behalf of the permit holders) regarding the applicable Actual and Reasonable Use (ARU) assessment. Maven Associates has undertaken preliminary water demand calculations for the 203-lot residential development. The information available to date indicates that there is sufficient allocation associated with the existing water allocation to service the proposed residential development, subject to the transfer approvals process and the final determination of the transferable volume.

Proposed Transfer Pathway

Based on the above, the applicant's preferred approach is to pursue the transfer of the existing groundwater allocation associated with the site to HDC for municipal water supply purposes under the TANK plan change. This provides for the transfer of water within an allocation zone where the purpose is to enable efficient delivery of water through a municipal water supply. We acknowledge that the transfer remains subject to formal application and assessment by HBRC. We will work with HBRC to confirm the information requirements and consenting pathway and intend to progress the transfer application as soon as practicable, in parallel with the fast-track application.

Given the advanced stage of the subdivision design in accordance with the HDC ECoP and the availability of existing groundwater allocation associated with the site, we are not proposing to redesign the development around low-impact water supply or alternative servicing measures. Our position is that the transfer application represents the most direct, practical and appropriate mechanism for addressing the project's water supply requirements and demonstrating available

servicing capacity. While we acknowledge the discussions held regarding water demand management measures, we consider these are matters that can be explored through future design phases if required, rather than as a basis for revisiting the current subdivision design or water supply strategy. For the purposes of the Fast-track application, we intend to document the proposed water allocation transfer pathway so that the Panel has a clear understanding of how water supply will be secured for the development.

Request for In-Principle Confirmation

In our view, the transfer approach directly responds to the matters raised in HDC's Water Allocation Letter and provides a clear and practical pathway for addressing water supply capacity ahead of determination of the Fast-track application.

Given the need to provide the Fast-track Panel with certainty regarding servicing arrangements, we would appreciate confirmation from both HBRC and HDC that, subject to the necessary regulatory approvals being obtained through the TANK transfer process, the proposed transfer of the existing site groundwater allocation to HDC's municipal supply is supported in principle as an appropriate and workable pathway for securing water supply to the development.

We are happy to discuss the above further. Please feel free to contact us if you have any questions and forward this email to internal staff as required.

Thanks,



Ngā mihi | Kind regards,


Senior Associate



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

barker.co.nz



B&A

Urban & Environmental



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

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From: [REDACTED]
Sent: Friday, 19 June 2026 2:22 pm
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Brookvale Green - Reserve land update

Hi [REDACTED] and team,

As discussed, [REDACTED], our geotechnical specialist has updated the Geotech report to address the works proposed in the reserve land / HDC asset corridor including batter slopes and retaining. As you will see from the findings, there are no fundamental Geotech issues associated with the proposed works. Link to the report here:

<https://acrobat.adobe.com/id/urn:aaid:sc:AP:e0047d0e-a3ae-4cfa-959d-c6d5bd47c4cb>

Further, I have been assessing the district plan provisions to understand what pathways are open to the project to facilitate the road / reserve works in the western part of the site in the simplest consenting way possible. Having a look at Section 22.1 Network Utilities, there may be an option to undertake the HDC service corridor road upgrade and related reserve batter, retaining wall and earthworks as a permitted activity under Table 22.1.5.1 (NU4). "Network Utility Operator" has a reasonably loose definition in the RMA. @ [REDACTED] – I'm keen to discuss this with you at some stage next week and see where we can go with

this. <https://eplan.hdc.govt.nz/eplan/rules/0/78/0/0/0/1244>

NU4	The operation, maintenance, replacement, refurbishment or upgrading of existing roads , any associated retaining walls, culverts, bridges and general works both within and on land. In doubt it is expected that public roads will generally be designated. This provision is there if a road falls outside of the designation or to allow work outside of the legal road reserve width.
------------	--

Thanks again for your update today, [REDACTED] I look forward to hearing from you on Monday.

Kind regards,

[REDACTED]
Ngā mihi | Kind regards,

[REDACTED]
Senior Associate

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From: [REDACTED]

Sent: Tuesday, 16 June 2026 9:46 am

To: [REDACTED]

Cc: [REDACTED]

Subject: Brookvale Green - Reserve land update

Good morning all

I have a project meeting with our team at 11:30am. Is there any chance I could provide an update to everyone on the status of the reserve land inclusion? I have our designers itching to get cracking on the final parts of the project.

Also, if you need any additional information from our team to assist with decision making, please let me know.

Cheers,



Ngā mihi | Kind regards,

[REDACTED]
Senior Associate

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

barker.co.nz



B&A

Urban & Environmental



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

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From: [REDACTED]
Sent: Wednesday, 24 June 2026 6:29 pm
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Brookvale Green question

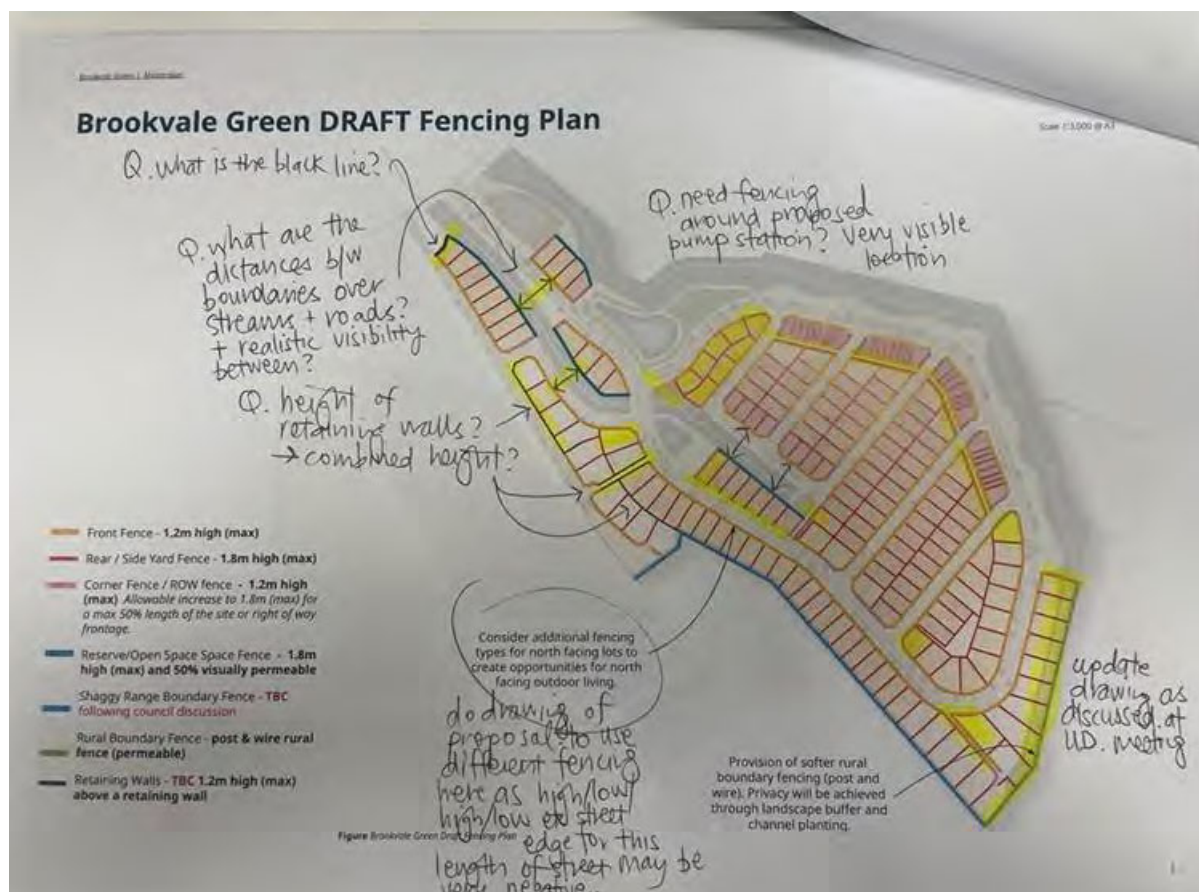
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Thanks Alicia, this is exactly what I needed.

The walkway was the final item before I finalise my feedback to Nellie. I think she plans to get all HDC feedback to you this week but [REDACTED] please say if I have that wrong.

Here is my mark up of the fencing plan, which is also in my feedback notes. I have highlighted the locations where I'm nervous about the level of privacy to private open space that will actually be achieved, so I suggest they need more fine tuning. I'm always happy to talk through specific blocks or lots but equally perhaps we wait until the next stage in the process to do that.

Cheers



Principal Advisor: District Development

Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Wāaea/Phone [REDACTED]

From: [REDACTED]
Sent: Wednesday, 24 June 2026 12:07 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Brookvale Green question

Hi [REDACTED]

Same to you 😊

The best place to find details would be within the Drain Maven civil drawing set (C380) which was pre-circulated to council a couple of weeks back.

To save you having to go hunting for them though, I have attached the drain drawings (from 12 June) related to the proposed walkway for your reference.

I am currently producing the cross sections for the UD drawing set, so will look to circulate these to you and Nellie as soon as possible.

While I have you, are you able to give us an update on when we would likely receive feedback from you on the fencing plan? As well as the lot testing and urban design assessment?

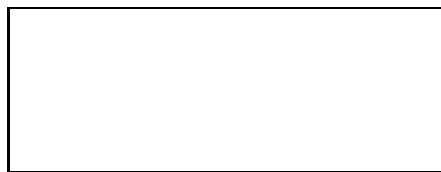
Thanks!

Ngā mihi | Kind regards,

[REDACTED]
Associate Urban Designer

[REDACTED]

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From: [REDACTED]
Sent: Wednesday, 24 June 2026 11:22 am
To: [REDACTED]
Cc: [REDACTED]
Subject: Brookvale Green question

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Hi [REDACTED]

Hope your week's started well.

A quick question please – where can I find info on what the ped lane (?) is between blocks 15/16 and 17/18? I'd like to understand what it is and what form it takes i.e slope, levels of adjacent lots, height of retaining walls etc.

Do you have a drawing you could send me showing this?

Many thanks



Principal Advisor: District Development



Wāea/Phone + 

Īmēra/Email  | Pae Tukutuku/Web www.hastingsdc.govt.nz

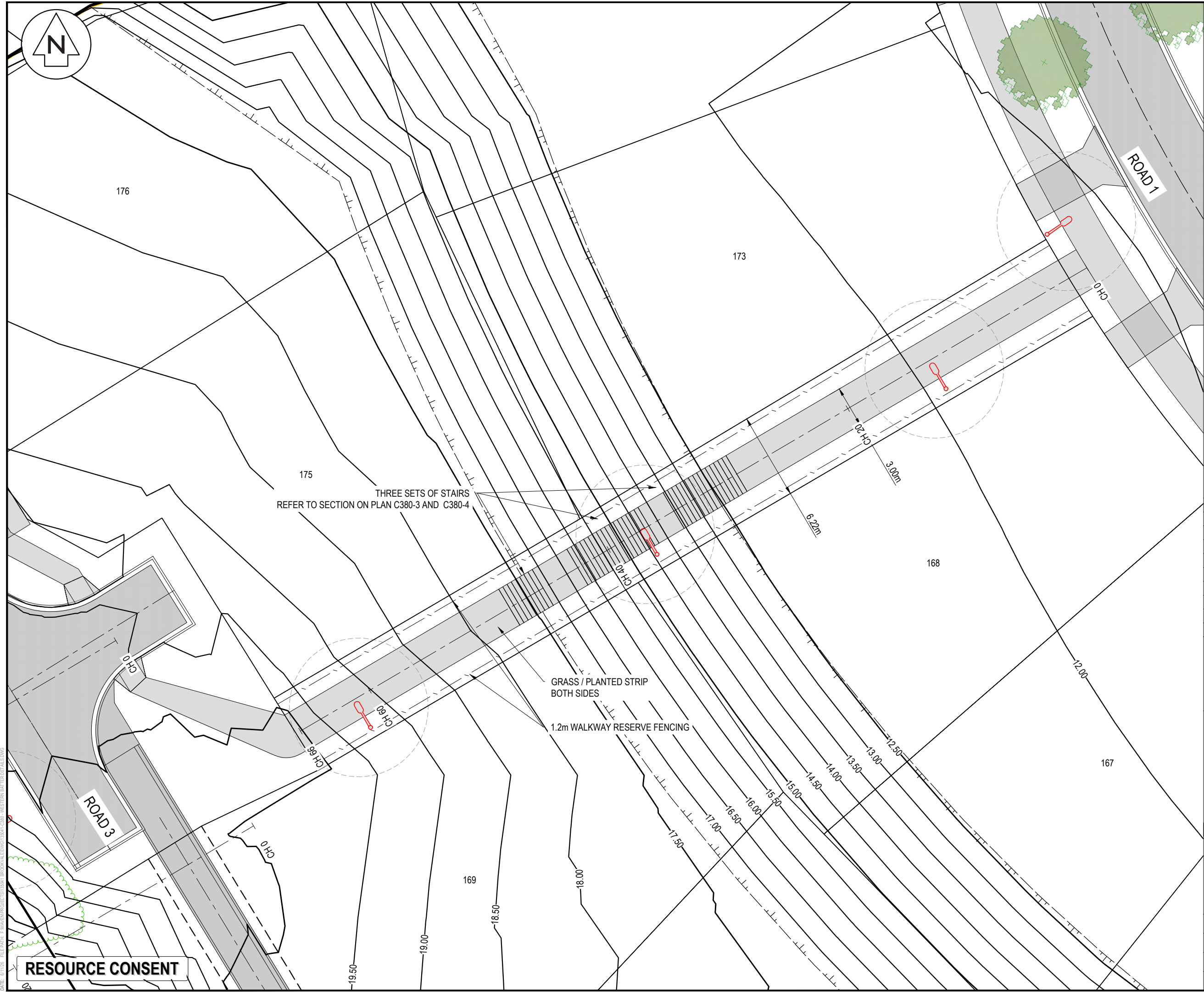
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Private Bag 9002, Hastings 4156, New Zealand

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LEGEND

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

A	SUBSTANTIVE APPLICATION	BB	06/2026
Rev	Description	By	Date
		By	Date
Survey	TECH SP		02/2025
Design	RH		02/2026
Drawn	BB		06/2026
Checked	BB		06/2026

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

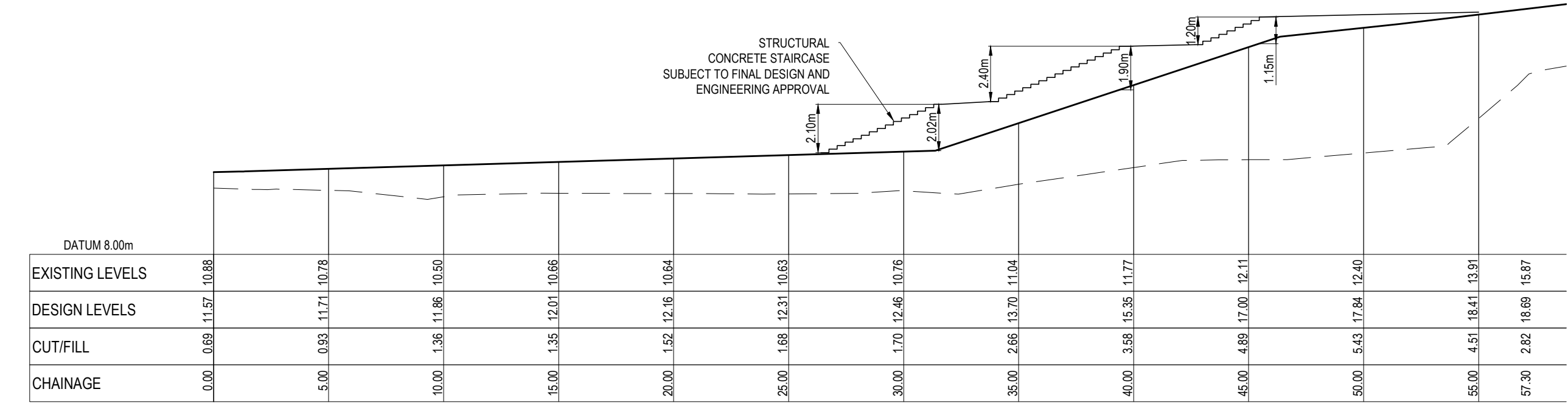
Project
**BROOKVALE GREEN
HAVELOCK NORTH
FOR
VERMONT STREET
PARTNERS NO. 4 LIMITED**

Title
**PROPOSED
WALKWAY DETAILS
PLAN**

Project no.	135041		
Scale	NTS		
Cad file	135041-C380 - WESTERN BATTER DETAILS.DWG		
Drawing no.	C380-2	Rev	A

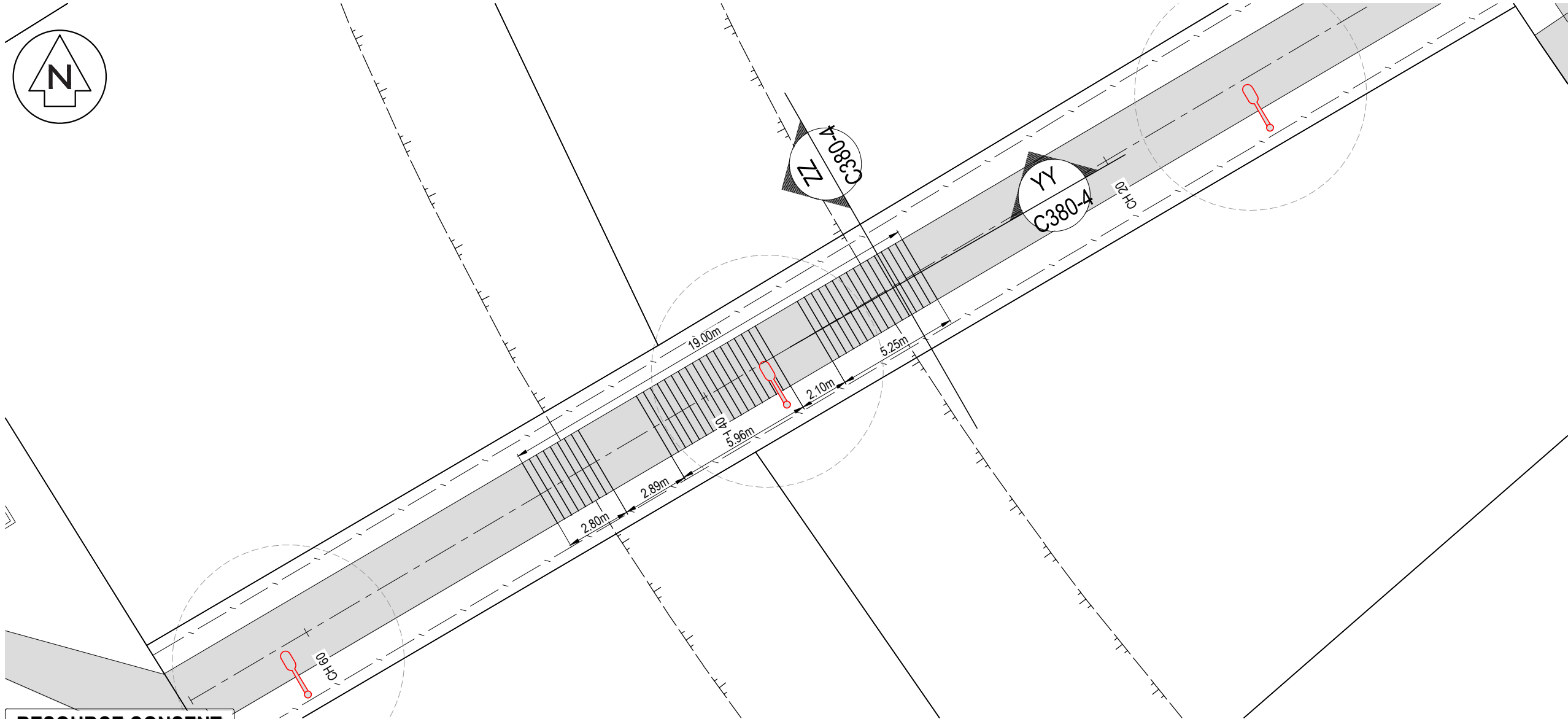
DATE: 6/11/26 FILEPATH: F:\Maven\PROJECTS\135041-BROOKVALE\DWG\135041-C380- WESTERN BATTER DETAILS.DWG

RESOURCE CONSENT



PV - Walkway staircase

WALKWAY - STAIRCASE
Scale 1:200V 1:200H



RESOURCE CONSENT

LEGEND
--- EX GROUND LEVEL
--- PR GROUND LEVEL

A	SUBSTANTIVE APPLICATION	BB	06/2026
Rev	Description	By	Date
		By	Date
Survey	TECH SP		02/2025
Design	BB		02/2025
Drawn	BB		06/2026
Checked	BB		06/2026

M

M A V E N

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

Project
**BROOKVALE GREEN
DEVELOPMENT
HAVELOCK NORTH
FOR VERMONT STREET
PARTNERS LTD No. 4**

Title
**PROPOSED
WALKWAY LONG
SECTION**

Project no.	135041
Scale	1:200 @ A3
Cad file	135041-C380 - WESTERN BATTER DETAILS.DWG
Drawing no.	C380-3
Rev	A

[REDACTED]

From: [REDACTED]
Sent: Thursday, 25 June 2026 10:26 am
To: [REDACTED]
Subject: Comments on draft Conditions

Hi [REDACTED]

I put a few comments on the draft conditions sharepoint document, I am not sure if they have come up on your end?

Once you have check could you let me know and if not I will just email the comments through. They are fairly high level as we can cover off anything else through the substantive application process.

We will aim to have the final comments on through tomorrow afternoon.

Thanks

[REDACTED]
Acting Team Leader - Environmental Planning



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

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[REDACTED]

From: [REDACTED]
Sent: Monday, 29 June 2026 11:57 am
To: [REDACTED]
Subject: RE: DRAFT BG pre substantive comments
Attachments: HDC Final BrookvaleGreen pre substantive comments 29 June.pdf

Hi [REDACTED]

Apologies for the delay we have been having some discussions about the changes. Thank you for your suggested refinements. We are happy with them but will retain our position of not being supportive of the development in this location. It is important that the wording continues to clearly convey Council's current position that it does not support development in this location due to its inconsistency with the Napier–Hastings Future Development Strategy. Maintaining this clarity is necessary to ensure the comments accurately reflect Council's adopted strategic direction and avoid any potential ambiguity about its position.

I had amended all other suggested changes and attached the final comments.

Kindly

[REDACTED]
Acting Team Leader - Environmental Planning
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Wāaea/Phone [REDACTED]

From: [REDACTED]
Sent: Monday, 29 June 2026 7:55 AM
To: [REDACTED]
Subject: RE: DRAFT BG pre substantive comments

Hi [REDACTED]

Thanks very much for sending through the draft comments. I've had a read through them and, overall, there isn't anything unexpected in my view.

The only suggestion is around the wording of the second and third paragraphs. I wondered whether they could be softened slightly while still making Council's position clear. I was thinking something along the following lines:

“At the outset, Council continue to consider that development in this location is inconsistent with the Napier–Hastings Future Development Strategy. Accordingly, the comments provided at this stage are intended to assist the applicant in identifying the key planning issues and information requirements associated with any future application. They should not be interpreted as indicating Council's support for the proposal or as prejudging the outcome of any subsequent fast track application.”

For completeness, it should also be noted that the absence of comment on any particular aspect of the draft proposal or supporting reports should not be interpreted as indicating that Council has no concerns in relation to those matters. A more comprehensive assessment will be undertaken if a substantive application is lodged, once Council has the benefit of a complete application and supporting technical information.”

Otherwise, I'm happy with the memo. If you're comfortable making those minor amendments, would it be possible to issue the final version this morning if you have a clear window? Keen to get our team cracking with next steps.

Thanks again and kind regards,

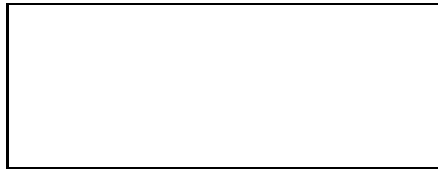


Ngā mihi | Kind regards,


Senior Associate



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From: 
Sent: Friday, 26 June 2026 3:08 pm
To: 
Subject: FW: DRAFT BG pre substantive comments

Hi 

Whoops I also have some planting comments from  which you may also want to consider.

Thanks



Acting Team Leader - Environmental Planning

Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council

Wāaea/Phone 

From: 
Sent: Friday, 26 June 2026 3:04 PM
To: 
Subject: DRAFT BG pre substantive comments

Hi 

Thanks for the discuss right now. Please see the attached draft comments.
Feel free to reach our early next week if you have anything to talk through or if you want me to make a finalise copy.

Thanks



[REDACTED]

From: [REDACTED]
Sent: Thursday, 2 July 2026 2:28 pm
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Agreed Brookvale Green Water Supply Approach
Attachments: HDC Three Waters - Brookvale Green Water Supply Support Letter.pdf

Hi [REDACTED]

Please find attached the HDC Three Waters support letter regarding the proposed groundwater allocation transfer to municipal water supply for the Brookvale Green development to accompany your application.

Hopefully I've captured the intent to date and if there are any questions or suggestions reach out.

Again, thank you to you and the team for the collaborative approach you've taken throughout this process. We appreciate the way you've engaged with Three Waters and worked constructively with us to explore a servicing solution that aligns with both the development's needs and our long-term strategic objectives.

Regards,

[REDACTED]
3 Waters Strategic Asset Manager



Wāaea/Phone +64 6 651 6380 | Wāaea Pūkoro/Mobile +64 272 578412

From: [REDACTED]
Sent: Tuesday, 30 June 2026 5:10 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Agreed Brookvale Green Water Supply Approach

Hi all,

Thank you for discussing the proposed water supply transfer pathway for Brookvale Green with us today. We confirmed that the proposed pathway to secure water supply for the development is to transfer existing water allocation from irrigation use to municipal supply to support Brookvale Green. It is understood that this will be the first time HDC has progressed this type of transfer under the HBRC framework, and will therefore be a test case for this approach.

While HBRC cannot predetermine the outcome of the transfer process, our understanding is that HDC supports the transfer pathway in principle, provided HBRC confirms that the framework enables it. The existing HDC municipal water supply consent provisions and TANK Plan Change provisions for the transfer of water require consideration of the efficient delivery of water through a municipal or

community water supply. HDC indicated that the application should be strengthened by a dual approach, being:

1. transfer of some or potentially all of site's existing water allocation to HDC for municipal supply purposes; and
2. incorporation of efficient water supply design measures within the development.

Possible examples discussed included minimising dead ends in the network, optimising pipe sizing and network layout, native / drought-tolerant planting, and pressure management within HDC Engineering Code of Practice (ECoP) parameters.

We also discussed the water demand assumptions to be relied on. HDC's ECoP applies a conservative assumption of 400L per person per day and 3.5 people per household. Maven noted that modern residential developments generally use less water than this and the national average is much lower. A separate technical session is to be arranged between the Applicant's water and civil engineers, Matt Stafford & Barry Beaurain, HBRC's Paul Barrett, and HDC's Matt Kersel & Kelly Nikora to agree the demand assumptions and figures to be relied on for the water transfer application. This can occur in parallel with the substantive application progressing.

The Applicant intends to progress the water transfer process in parallel with the substantive fast-track application, with the aim of having the pathway sufficiently advanced to support the panel's decision-making on the substantive application. For the substantive application, could HDC please **provide written confirmation** of its in-principle support for the transfer pathway, including the efficient design measures HDC considers appropriate. We understand that this can be provided by **COB on Thursday**.

Please let me know if any issues with the above summary, and thanks again for your time and assistance. We appreciate HDC's constructive engagement and will keep you updated as the substantive application is finalised for lodgement.

Ngā mihi | Kind regards,



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

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 30 June 2026 8:59 am
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Brookvale Green

Hi [REDACTED]

Thanks for the feedback.
We have made the following replacements to the street trees:

~~Alectryon excelsus~~ Pi. osporum eugenoides – Tarata
~~Metrosideros ‘Cleavelands Red’~~ Quercus canariensis – Algerian oak
~~Metrosideros excelsa ‘Mistral’~~ Quercus palustris – Pin oak
Pyrus calleryana ~~‘Bradford’~~ ‘Aristocrat’ – Callery pear

Kind regards
[REDACTED]



[REDACTED] | Director | Registered Landscape Architect
LA4 Landscape Architects | G02/70 Sale Street | Victoria Quarter | Auckland Central | [REDACTED]
[REDACTED]

From: [REDACTED]
Date: Monday, 29 June 2026 at 3:15 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Brookvale Green

No apology required, they are collective comments from multiple internal teams (roading, planning, parks etc).
Happy to discuss when suits.

Kind regards



Public Spaces Landscape Manager

Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council

From: [REDACTED]
Sent: Monday, 29 June 2026 2:32 PM
To: [REDACTED]
Subject: Re: Brookvale Green

Thanks [REDACTED] – will do.
I wasn't sure who the comments had come from, so apologies!

Kind regards

[REDACTED]



[REDACTED] | Director | Registered Landscape Architect
LA4 Landscape Architects | G02/70 Sale Street | Victoria Quarter | Auckland Central | [REDACTED] | [REDACTED]
[REDACTED]

From: [REDACTED]
Date: Monday, 29 June 2026 at 2:26 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Brookvale Green

Thank you [REDACTED]

[REDACTED] let me know when you have had a chance to look through the feedback and we can catch up. I was trying to guide rather than dictate species, happy to discuss feedback & species options.

Kind regards

[REDACTED] **Bruerton**
Public Spaces Landscape Manager
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Wāaea/Phone [REDACTED]

From: [REDACTED]
Sent: Monday, 29 June 2026 9:26 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Brookvale Green

Hi [REDACTED]

We just received some feedback on Friday afternoon from HDC. I will send you the list now.

Thanks,

Ngā mihi | Kind regards,

[REDACTED]
Senior Associate



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From: [REDACTED]
Sent: Monday, 29 June 2026 9:14 am
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Brookvale Green

Hi [REDACTED]

We are trying to finalise the plans this week.

We received some Council feedback regarding the trees we had proposed as some not climatically suitable for the conditions.

Have you had a chance to suggest some species please?

Kind regards



[REDACTED] | Director | Registered Landscape Architect

LA4 Landscape Architects | G02/70 Sale Street | Victoria Quarter | Auckland Central | [REDACTED] MOB – [REDACTED]

From: [REDACTED]

Date: Thursday, 4 June 2026 at 10:58 AM

To: [REDACTED]

Cc: [REDACTED]

Subject: Re: Brookvale Green

Hi [REDACTED]

Just wondering if you have had time to look at this.

We are nearing the lodgement stage of the plans so would like to have a steer from yourself and Council's arborist please.

Kind regards

[REDACTED]



[REDACTED] | Director | Registered Landscape Architect

LA4 Landscape Architects | G02/70 Sale Street | Victoria Quarter | Auckland Central | [REDACTED]

[REDACTED]

From: [REDACTED]

Date: Monday, 18 May 2026 at 4:24 PM

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: Brookvale Green

Thanks, [REDACTED] I will look at the plans tomorrow & get back you regarding tree suggestions.

The HDC CoP requires that the trees be planted in a concrete tree pit. We are currently amending this to show MetroGreen RDC900s where possible or RDC600's (for smaller trees/narrower sites). The RDC's are a lot more tree & user friendly for installation & future replacement if required. RootStop/ReRoute may also be used to protect services. This may have already been considered but if not may alleviate engineers concerns somewhat regarding the proximity of the trees to services.

The tree pictured below is a *Quercus palustris*. The Pin Oaks do very well in Hastings & Havelock. Their natural pyramidal habitat with slightly drooping laterals does mean we often have limb them higher than that which gives best form on many main arterial routes (due to trucks). Happy to approve them if the berm width allows & I expect truck numbers will be limited.

Our arborist is a fan of *Platanus orientalis* for main routes as it can be limbed without them looking misshapen along with the fastigate *Liriodendron*, *Quercus* & *Platanus*. He has also suggested *Fraxinus Green Glow* instead of the larger growing varieties. I will be in touch after I have had a chance to look at the plans.

Kind regards,



Public Spaces Landscape Manager

Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council

Wāaea/Phone



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[REDACTED]

From: [REDACTED]@berrysimons.co.nz>
Sent: Tuesday, 21 July 2026 3:32 pm
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: [External]RE: Vermont Street Partners - Brookvale Green Request to Use Council Land at Arataki

Good afternoon [REDACTED],

Many thanks for the update – much appreciated.

I'll touch base with [REDACTED] once she has been able to review the documents.

Kind regards,

[REDACTED]
Director



Berry Simons Environmental Law
Level 1, Old South British Building, 3-13 Shortland Street, Auckland
PO Box 3144, Shortland Street, Auckland 1140
[REDACTED]
W berrysimons.co.nz

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From: [REDACTED]@hdc.govt.nz>
Sent: Tuesday, 21 July 2026 3:17 pm
To: [REDACTED]@berrysimons.co.nz>; [REDACTED]@barker.co.nz>
Cc: [REDACTED]@vermontstreetpartners.co.nz>; [REDACTED]@hdc.govt.nz>; [REDACTED]@barker.co.nz>; [REDACTED]@hdc.govt.nz>
Subject: RE: [External]RE: Vermont Street Partners - Brookvale Green Request to Use Council Land at Arataki

Good afternoon [REDACTED],

Thank you for your email. I have instructed our legal counsel, [REDACTED] and provided a copy of your memorandum and draft concession. [REDACTED] has advised she has capacity to review tomorrow, and I have provided her with your contact details and suggestion to liaise.

Kind Regards, [REDACTED]

[REDACTED]
Public Spaces Planning Manager

Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council

From: [REDACTED]@berrysimons.co.nz>
Sent: Thursday, 16 July 2026 4:25 PM
To: [REDACTED]@barker.co.nz>; [REDACTED]@hdc.govt.nz>
Cc: [REDACTED]@vermontstreetpartners.co.nz>; [REDACTED]@hdc.govt.nz>; [REDACTED]@barker.co.nz>; [REDACTED]@hdc.govt.nz>
Subject: RE: [External]RE: Vermont Street Partners - Brookvale Green Request to Use Council Land at Arataki

Hi [REDACTED],

I just wanted to reach out on the back of [REDACTED]'s email, as we have been assisting VSP.

If you can let me know once you have instructed HDC's legal counsel, and provide their details, I can get in touch with them to discuss the draft concession application and the legal memorandum.

Look forward to hearing from you.

Kind regards,

[REDACTED]
Director



Berry Simons Environmental Law

Level 1, Old South British Building, 3-13 Shortland Street, Auckland
PO Box 3144, Shortland Street, Auckland 1140

W berrysimons.co.nz

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From: [REDACTED]@barker.co.nz>
Sent: Thursday, 16 July 2026 11:49 am
To: [REDACTED]@hdc.govt.nz>
Cc: [REDACTED]@vermontstreetpartners.co.nz>; [REDACTED]@hdc.govt.nz>; [REDACTED]@barker.co.nz>; [REDACTED]@berrysimons.co.nz>; [REDACTED]@hdc.govt.nz>
Subject: [External]RE: Vermont Street Partners - Brookvale Green Request to Use Council Land at Arataki

Hi [REDACTED],

Thank you for your email. VSP is happy to meet HDC's fair and reasonable legal costs associated with reviewing the legal memorandum at the pre-lodgement stage.

Once HDC's legal counsel has been engaged, we suggest that HDC and VSP's legal advisers meet for an initial discussion. This would provide an opportunity to explain the background to the proposed approach and the relevant statutory framework, and help ensure the review is focused on the key

issues from the outset. VSP would be grateful if HDC's legal adviser could provide an indicative fee estimate for the substantive review once this meeting between the two legal counsel has occurred.

Thanks,



Ngā mihi | Kind regards,

Senior Associate

@barker.co.nz

barker.co.nz



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From: [REDACTED] <[REDACTED]@hdc.govt.nz>

Sent: Wednesday, 15 July 2026 5:09 pm

To: [REDACTED] <[REDACTED]@barker.co.nz>

Cc: [REDACTED] <[REDACTED]@vermontstreetpartners.co.nz>; [REDACTED] <[REDACTED]@hdc.govt.nz>; [REDACTED] <[REDACTED]@barker.co.nz>; [REDACTED] <[REDACTED]@berrysimons.co.nz>; [REDACTED] <[REDACTED]@hdc.govt.nz>

Subject: RE: Vermont Street Partners - Brookvale Green Request to Use Council Land at Arataki

Good afternoon [REDACTED],

Thank you. I have reviewed the information provided.

To prepare a response, I will need to obtain legal advice. Given the costs involved, I would expect these expenses to be recoverable.

While there is a cost recovery mechanism available through the EPA process, it is less straightforward at the pre-application stage, as there is no formal application with Council against which costs can be charged. I understand [REDACTED] has requested invoicing details from [REDACTED] to facilitate recovery of some of the costs incurred to date, but has not yet received a response (refer attached).

I am happy to proceed with obtaining legal advice commencing in the pre-app stage (now); however, I would need confirmation that VSP will cover these costs in full. Alternatively, it may be more appropriate to wait until the substantive application phase, when there is a clearer and more established pathway for recovering both legal fees and staff time associated with this work.

Kind Regards, [REDACTED]



Public Spaces Planning Manager

Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council

Wāaea/Phone +64 6 871 5000

From: [REDACTED] <[REDACTED]@barker.co.nz>

Sent: Thursday, 9 July 2026 3:42 PM

To: [REDACTED]@hdc.govt.nz>
Cc: [REDACTED]@vermontstreetpartners.co.nz>; [REDACTED]@hdc.govt.nz>;
[REDACTED]@barker.co.nz>; [REDACTED]@berrysimons.co.nz>; [REDACTED]
[REDACTED]@hdc.govt.nz>

Subject: RE: Vermont Street Partners - Brookvale Green Request to Use Council Land at Arataki

Good afternoon [REDACTED],

Thank you for your email and for working through this matter with your team. It is helpful to understand Council's current thinking on the long-term outcome for the reserve land.

As discussed, our legal review has now been completed by Berry Simons and is attached, together with our *draft* concession document. The advice confirms that, while Council's preferred long-term outcome may be for the reserve to become road reserve, the Fast-track Panel cannot revoke the reserve status or change its purpose due to the limiting provisions of the FTAA. Those steps would need to be progressed separately by Council outside of the Fast-track process. In the meantime, the appropriate pathway is for the Brookvale Green substantive application to seek a Reserves Act concession under Schedule 6 of the FTAA to authorise the proposed works and access arrangements within the reserve.

We appreciate that Council has already indicated support in principle for the reserve works through our meetings, correspondence and recent officer feedback. To assist with the application, it would be helpful if Council could provide an updated written response / email confirming agreement in principle to this FTAA concession pathway, for the purposes of clause 3(1)(m) of Schedule 6 and to assist the Panel. This can be on a without prejudice basis.

We are targeting lodgement during the week of 20 July, so a response by the **end of next week** would be appreciated if possible. We understand this may need to be subject to Council's legal review. Please let me know if it would be helpful for our legal counsel to speak directly with Council's legal counsel next week. Following lodgement, VSP and the project team are happy to continue working with Council on the detailed arrangements for the reserve works, maintenance obligations and any associated legal agreements. Note we are not seeking agreement to detailed conditions at this stage as these are still being drafted. Our intention is that any conditions will reflect the matters Council has raised, including maintenance responsibilities in recent emails. Again, please feel free to tag out a position on conditions in your response to us.

Thanks again for your collaborative approach to this matter. Have a great long weekend.

Ngā mihi,

[REDACTED]

Ngā mihi | Kind regards,

[REDACTED]
Senior Associate
[REDACTED]
[REDACTED]@barker.co.nz

barker.co.nz 

B&A
Urban & Environmental



From: [REDACTED]@hdc.govt.nz>
Sent: Tuesday, 7 July 2026 9:31 pm
To: [REDACTED]@barker.co.nz>
Cc: [REDACTED]@vermontstreetpartners.co.nz>; [REDACTED]@hdc.govt.nz>
Subject: Vermont Street Partners - Brookvale Green Request to Use Council Land at Arataki

Good morning [REDACTED]

Thank you for your patience while we consider your request regarding the use of Council land to help facilitate the proposed Vermont Street Partners development at Arataki. I am still awaiting advice from Council's legal counsel on the appropriate process and will follow this up. In the meantime, I wanted to provide an update on officers' current thinking. Based on the information currently available (noting that the full application has not yet been submitted and assessed), officers consider it likely that a recommendation would be that the Local Purpose (Amenity) Reserve is no longer required for its original purpose. This is because its intended purpose (in this location) providing a delineated boundary and reverse sensitivity separation between rural and urban uses would no longer be met.

On that basis, officers would be generally supportive of a change in reserve purpose to Local Purpose (Road) Reserve for the full area, incorporating both access and amenity functions, to facilitate access to the proposed development. Any support would be subject to a number of matters, including :

- The development receiving approval through the Fast-track Consenting Act process, as the existing reserve purpose remains appropriate until such time as there is certainty regarding the development outcome.
- There being no cost to Council, noting that there is currently no budget for works or maintenance of them.

To provide certainty regarding funding and maintenance responsibilities, officers would likely seek an agreement between the applicant/consent holder and Council under which :

- All required works are undertaken and funded by the consent holder; and
- A lump sum contribution is provided to cover maintenance costs for an agreed period, potentially in the order of 10 years.

In terms of timing, it is considered premature to seek a formal Council decision on a reserve purpose change at this stage. Advice on the appropriate process has been sought from Council's legal counsel and is currently pending. As a result, officers have not formed a position on the timing or process for any future Council consideration.

Please note that this feedback is provided on a preliminary and non-binding basis and is intended to assist with current discussions. It should not be interpreted as a formal Council position including ahead of providing formal fast track comments when sought or as predetermining any future decision by Council, its committees, officers, or any regulatory process.

I will come back further once I receive legal advice.

Kind Regards, [REDACTED]

[REDACTED]
Public Spaces Planning Manager





MEMORANDUM

To: Vermont Street Partners No.4 Limited
From: Berry Simons
Date: 9 July 2026
Subject: **BROOKVALE GREEN FAST-TRACK APPLICATION – RESERVE ACT ISSUE**

1. INTRODUCTION

- 1.1 Vermont Street Partners No.4 Limited ("the Applicant" or "VSP") is in the process of seeking approval under the Fast-track Approvals Act 2024 ("FTAA") to subdivide and develop land at 174 and 176 Brookvale Road.
- 1.2 As part of that it seeks to develop and use part of adjacent reserve land¹ identified as Lots 3 and 4 DP481968² to form a road (in part) to access its development via Brookvale Road.
- 1.3 The reserve is owned and administered by Hastings District Council ("HDC").
- 1.4 We understand that:
- (a) The use of the reserve land was considered as part of the referral application, with the integration works to be looked at in greater detail as part of the substantive application, which is now occurring.
 - (b) This work includes:
 - (i) Construction of part of the proposed public road corridor (Road 3 in part) along with an associated footpath connection, including associated batter tie-ins, retaining wall, landform modification and development servicing within the road corridor;
 - (ii) Reinstatement works, including earthworks and recontouring across the full Reserve land extent to integrate the Reserve land with the road corridor; and
 - (iii) The removal of all existing vegetation, including predominantly mature exotic gum trees and scrub undergrowth, and their replacement with indigenous planting and landscape reinstatement across the full reserve land area (excluding the road corridor area).
 - (c) VSP will be solely responsible for financing and completing this work, and will be responsible for ongoing monitoring and maintenance of the works

¹ Classified as Local Purpose (Amenity) Reserve.
² RT 677142.

until they are completed and the planting and landscaping is established;
and

- (d) Once complete all work will be handed over to HDC at no cost.
 - (e) The HDC supports the work proposed and the use of the reserve land for road access.³ Specifically, following engagement between VSP and HDC, it has requested that the Road 3 access be widened into the reserve land and that broader reserve integration works be undertaken to achieve an improved roading, access, landscape and reserve interface outcome reflecting the changing rural-urban buffer function of the reserve.
 - (f) The HDC officers have recommended that the reserve status be changed from Local Purpose (Amenity) Reserve to Local Purpose (Road) Reserve, on the basis that:
 - (i) This is the most appropriate long-term outcome for the reserve land; and
 - (ii) The reserve's original purpose (to provide a buffer between residential and rural land, including for reverse sensitivity reasons, and a delineated boundary) would become redundant should the surrounding land be developed for residential use.
 - (g) HDC considers it premature to seek a formal Council decision on a reserve purpose change at this stage, that it is taking legal advice, and the officers have not formed a position on the timing or process for any future Council consideration.
- 1.5 To undertake the proposed works within the Reserve, VSP has sought legal advice on the appropriate statutory approvals required under the Reserves Act 1977 ("RA77").
- 1.6 Accordingly, it has requested we advise on the relevant statutory mechanisms and the recommended process it should follow to enable this to occur, given its development approval is being progressed under the FTAA.
- 1.7 Overall, and in light of the HDC position above, we **recommend** that VSP seek approval under the FTAA for a concession, being both a permit (to undertake works in the reserve) and a right of way easement (to enable the use of the road⁴ to the extent it is located in the reserve⁵).⁶
- 1.8 We address this further below.
2. **RELEVANT APPROVALS – RELATIONSHIP BETWEEN FTAA AND RA77**
- 2.1 The RA77, among other things, relates to public reserves and makes provision for their acquisition, control, management, maintenance, preservation, development and use.

3 By reference to the HDC memorandum dated 29 June 2026 and the email correspondence between [REDACTED] and [REDACTED] at 9.31pm on 7 July 2026. We understand all advice from the Council has been provided on a preliminary and non-binding basis.

4 We understand this will include a footpath and associated conveyance of services, including three waters.

5 Approximately 275m².

6 Both falling within the definition of "concession" per clause 1(b), Schedule 6 of the FTAA, by reference to the definition of "Reserves Act approval" at (b).

- 2.2 Works in a reserve such as those requested by HDC and proposed by VSP here, normally require authorisation by HDC.⁷ It has a broad power to grant authorisations to enable such works,⁸ this includes the power to grant rights of way and other easements.⁹
- 2.3 However, the FTAA empowers the Panel to grant these approvals instead of HDC and confirms that any such approval displaces the need to utilise the RA77 process to obtain the approval. Specifically, it:
- (a) Confirms the FTAA process applies instead of the process for obtaining an approval under the RA77;¹⁰ and
 - (b) States a substantive application may seek an approval for a Reserves Act approval.¹¹
- 2.4 Consequently, VSP is entitled to apply for a Reserve Act approval, (here, a permit and a right of way easement), to undertake works in the reserve and to enable the use of the constructed road, as part of its substantive application. More specifically:
- (a) A permit is required to authorise the physical works to be undertaken in the reserve, including earthworks, recontouring, vegetation removal, planting, servicing and road construction; and
 - (b) A right of way easement is required because a small part of the formed road (Road 3) and associated access to the development via that road will sit within the reserve and will require legal regularisation.
- 2.5 For the avoidance of doubt, we see no basis for seeking a lease or a licence over the reserve land. This is because we understand that VSP does not seek any form of property interest or occupation right over the land, beyond that which can be conferred via a right of way easement.

3. **APPROVAL PROCESS**

- 3.1 The approval process, and the relevant considerations for the Panel, are set out in Part 1, Schedule 6 of the FTAA.
- 3.2 We do not traverse these matters for the purpose of this memorandum as the process is prescribed in detail in Schedule 6 but highlight that:
- (a) Clause 3 sets out the relevant information requirements. Here, this will include a requirement that the local authority has provided written agreement for the activity to be undertaken on the reserve.¹²
 - (b) Clause 7 sets out the criteria that the Panel must consider when assessing the concession application (including any conditions).

7 Section 94, RA77. Noting the Council is the administering body; see s 40, RA77.

8 Section 61, RA77.

9 Section 48, RA77. Note the broad power at section 48(1)(f) in respect of the granting of right of way easements, including for access, water supply, drainage, or for any other purpose connected with any such land not forming part of the reserve.

10 Section 40(1)(a), FTAA.

11 Refer section 42(4)(e) and clause 1, Schedule 6, FTAA. This includes a lease, licence, permit or easement in respect of a reserve other than a Crown administered reserve per (b).

12 Clause 3(1)(m), Schedule 6, FTAA.

- (i) The clause 7(1)(a) considerations are mandatory, noting the Panel must give greatest weight to the purpose of the FTAA.
 - (ii) The clause 7(1)(b)(ii) considerations are discretionary, here, being consideration of any relevant reserve management plan.
 - (iii) While under clause 7(3)(b) the Panel must decline the application if HDC does not provide written agreement for activity to be undertaken on the reserve, although that agreement cannot be unreasonably withheld.¹³
 - (c) Clause 8 empowers the Panel to impose relevant conditions.
 - (d) If granted:
 - (i) HDC must give effect to the concession within 30 working days of the decision.¹⁴
 - (ii) The concession is treated as granted under the RA77.¹⁵
 - (iii) The concession conditions are enforceable.¹⁶
- 3.3 Given the direct relevance HDC's approval takes in both preparing the application material, and the Panel's determination of the application, we recommend its previous support for the proposal is reconfirmed with it as a priority.
4. **CHANGE IN PURPOSE OR REVOCATION OF RESERVE STATUS?**
- 4.1 We refer to the HDC officer's indicative support for a change in reserve status to Local Purpose (Road) Road reserve. Here, we consider that a change in reserve status would assist and enable the construction and use of the road as proposed,¹⁷ or alternatively, that the revocation of the land's reserve status could facilitate this.
- 4.2 However, we highlight that:
- (a) Any change in status, or revocation of reserve status, must occur in accordance with the process set out in the RA77;¹⁸ and
 - (b) These powers have not been carried through into the FTAA.
- 4.3 While we consider the change in purpose of the reserve, or alternatively, the revocation of the lands reserve status, has significant merit¹⁹ and would assist VSP to complete and undertake its development, VSP cannot include such a request in its substantive application,²⁰ nor is the Panel empowered to consider or determine such a request under the FTAA.

13 Refer clause 7(4)(a) and (b). By taking into account the purpose of the FTAA and any relevant matters under the RA77.

14 Clause 11, Schedule 6, FTAA.

15 Clause 17, Schedule 6, FTAA.

16 Clause 19, Schedule 6, FTAA.

17 Noting section 111 of the RA77 enables road reserve to be dedicated as road via resolution of the Council.

18 Refer sections 24, 24A and 25 of the RA77.

19 Including for the reasons provided by the Council officers.

20 Given the confines of section 42 of the FTAA.

- 4.4 Practically, this means that the only way VSP can enable the reserve works as part of its substantive application is to seek a concession from the Panel in accordance with Part 1, Schedule 6 of the FTAA.

5. **RECOMMENDATION – CONCESSION APPLICATION**

- 5.1 We **recommend** that VSP:

- (a) Prepare a concession application for a Reserves Act approval in accordance with Part 1, Schedule 6 of the FTAA, and that the concession be sought for both:
 - (i) A permit – to carry out the necessary physical works in the reserve.
 - (ii) A right of way easement – to enable the future use of the road in the reserve to access the development.
- (b) Draft concession conditions be prepared to address:
 - (i) The approved concession area(s) and the relevant plans;
 - (ii) The activities authorised within the Reserve land;
 - (iii) Any relevant construction and access requirements; and
 - (iv) The future monitoring and maintenance of the works, including financial contributions to the same, until such a time as all works are handed over to HDC.

- 5.2 There is no ability to seek a change to the purpose of the reserve or revoke the reserve status as part of the substantive application.

- 5.3 We are happy to provide further details and/or clarification in respect of any aspect of this memorandum if required.

From: [REDACTED]@hdc.govt.nz>
Sent: Thursday, 30 July 2026 8:51 am
To: contact@fasttrack.govt.nz
Cc: [REDACTED]@berrysimons.co.nz; [REDACTED] | Barrister; [REDACTED];
Subject: Brookvale Green - Application for Concession Under Fast Track Approvals Act 2024
Attachments: 30072026083821-0001.pdf
Importance: High

You don't often get email from annieq@hdc.govt.nz. [Learn why this is important](#)

Mōrena

Please find attached correspondence from [REDACTED] Chief Executive at Hastings District Council for your attention.

Ngā mihi.

[REDACTED]
Te Whakahaere Taituarā - Executive Assistant to Chief Executive



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

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If calling ask for [REDACTED]

File Ref: PKR-67-03-26-00001

28 July 2026

Fast Track Team
C/ - Environmental Protection Authority
Private Bag 63002
Wellington 6140
contact@fasttrack.govt.nz

To whom it may concern

Brookvale Green – Application for Concession under Fast Track Approvals Act 2024

Hastings District Council (**HDC**) understands that approval is being sought by Vermont Street Partners No. 4 Limited for approval under the Fast Track Approvals Act 2024 (**FTAA**) for the Brookvale Green development in Hastings (**Brookvale Green Proposal**). Part of that application involves an application for approval under pursuant to Schedule 6, cl (1)(b) and (b) of the FTAA to authorise an **easement** and works **permit** within part of the Arataki Local Purpose (Amenity) Reserve, comprising Lots 3 and 4 DP 481968 which is administered by HDC (**Concession application**).

HDC is advised that the Concession application is required to enable the construction, use and maintenance of part of a proposed public road corridor and associated reserve integration works, including earthworks, retaining, batter slopes, vegetation removal, landscape reinstatement, infrastructure works, construction access and temporary construction occupation as required (**Reserves activity**).

FTAA, schedule 6, cl 3(1)(m)) requires that the Concession application include the following:

“in the case of an application for an approval referred to in paragraph (b) of the definition of Reserves Act approval where the reserve is owned or managed by a local authority, confirmation that the local authority has provided written agreement for the activity to be undertaken on the reserve”

For the purposes of that requirement, this letter is to confirm that HDC **agrees**, on an in-principle basis, to the Reserves activity being undertaken on the Arataki Local Purpose (Amenity) Reserve subject to the following:

- This agreement is limited to the Reserves activity and does not otherwise provide or imply HDC's support for or agreement to the Brookvale Green Proposal;
- Agreement is conditional on there being no cost to HDC in relation to the implementation, maintenance or of any other kind in relation to the Reserves activity or any ancillary activity; and
- While HDC has received a draft concession application, HDC intends to comment on the specifics of that application in the context to the full Brookvale Green Proposal. As such, HDC reserves its right to comment on the detail of the Concession application and the

TE KAUNIHERA Ā-ROHE O HERETAUNGA

HASTINGS DISTRICT COUNCIL

207 Lyndon Road East, Hastings 4122 | Private Bag 9002, Hastings 4156
06 871 5000 | customerservice@hdc.govt.nz | hastingsdc.govt.nz

Reserves activity as part of the FTAA application, including to seek conditions in relation to the Reserves Activity, which is likely to include issues as to costs issues as described above.

In deciding to provide in-principle agreement to the Reserves Activity, HDC confirms it has taken into account the purpose of the FTAA and any relevant matters under the RA to the extent appropriate for this stage, and subject to the provisos set out above.

For completeness, HDC records that in the event the Brookvale Green Proposal and Concession application were approved, HDC's intention would be to change the purpose of the Arataki Local Purpose (Amenity) Reserve to Arataki Local Purpose (Roding) Reserve to better reflect its intended purpose. That change of status would come later and is not part of the FTAA process.

If there any queries arising from this letter, please direct them to [REDACTED] Public Spaces Planning Manager, in the first instance.

Yours sincerely

[REDACTED]

[REDACTED]
Chief Executive Officer
[REDACTED] [@hdc.govt.nz](mailto:[REDACTED]@hdc.govt.nz)

Copy to:

[REDACTED] Berry Simons Environmental Law - [REDACTED] [@berrysimons.co.nz](mailto:[REDACTED]@berrysimons.co.nz)

[REDACTED] Barkers and Associates - [REDACTED] [@barker.co.nz](mailto:[REDACTED]@barker.co.nz)

[REDACTED] Barrister - [REDACTED] [@ajdavidson.co.nz](mailto:[REDACTED]@ajdavidson.co.nz)

[REDACTED] Public Spaces Planning Manager – [REDACTED] [@hdc.govt.nz](mailto:[REDACTED]@hdc.govt.nz)

[REDACTED] Team Leader Environmental Planning – [REDACTED] [@hdc.govt.nz](mailto:[REDACTED]@hdc.govt.nz)

[REDACTED] Transportation and Policy Planning Manager – [REDACTED] [@hdc.govt.nz](mailto:[REDACTED]@hdc.govt.nz)