

Attachment 7B

185 Brookvale Road Consultation



18 May 2026

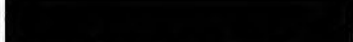
Dear  and 

Re: Brookvale Green Fast-track Substantive application for Residential Development

Vermont Street Partners No. 4 Ltd ('VSP') is preparing a substantive application under the Fast-track Approvals Act 2024 (FTAA) for a proposed residential development at 174 and 176 Brookvale Road, known as **Brookvale Green**. VSP have a contract in place to purchase this property from Brookvale Land Limited, the current owners of the property.

As an adjacent landowner to this site, we are writing to you to provide an update on the latest masterplan and seek your general support for the proposal. This letter outlines the Brookvale Green Project, proposed application process and timing, and provides an attached consultation pack including the masterplan for information purposes.

Location

The site comprises approximately 24ha of land located at  across four titles. A site plan is provided in the attached Consultation Package. It was formerly known as the Te Mata Mushroom site and is currently occupied by commercial buildings and associated hard stand and yard space. The site is located approximately 3.5km east of the Havelock North village centre.

Proposal

The project proposes a masterplanned residential development designed to provide a range of housing choices within a well-planned neighbourhood setting including:

- Around 200 homes are proposed, including a mix of standalone houses and some higher-density terrace-style housing. Lot sizes will vary across the development, generally ranging from about 200m² to 1,000m², to provide a mix of housing options.
- The development will be arranged around a central loop road with local streets, pedestrian links, and cycle connections, with the two existing stream corridors helping shape the overall layout.
- Stormwater will be managed within the site through a new drainage network, with treatment and detention provided by constructed wetlands and dry basins before discharge to the existing streams.
- The proposal includes public open space, landscaped stream corridors, walking connections, and ecological restoration planting and riparian enhancement alongside the existing streams.

The attached Consultation Package includes the development masterplan and other key documents to provide further information on the Proposal.

FTAA Approvals Process

VSP proposes to develop the land for residential development through the FTAA approvals pathway, rather than through a traditional Council plan change process. A substantive application is currently being prepared which is supported by a suite of technical reports and has been informed by consultation with key stakeholders. VSP intend to lodge the substantive application in May / June 2026 which, once accepted, will be assessed by an independent Expert Panel appointed by the Environmental Protection Agency (EPA). The Panel will invite parties to comment on the application through that process.

Summary

We trust this provides a clear update and overview of the Brookvale Green Project. VSP aspires to deliver a high-quality residential neighbourhood which contributes positively to the Havelock North community.

To assist the Fast-track process, it would be helpful to include a general indication of support from adjacent landowners to the Brookvale Green project. If you are comfortable doing so, VSP would appreciate brief written confirmation of your general support for the Brookvale Green project. A space has been provided at the end of this letter should you wish to record your support.

Please feel free to contact me at any time if you would like to discuss the proposal further or have any questions about the process.

Yours faithfully,

[Redacted Signature]

Vermont Street Partners No. 4 Ltd

Mobile [Redacted]

WRITTEN SUPPORT

I/We, [Redacted] (full name of landowners)

of [Redacted] (property address)

confirm my/our general support for the proposed Brookvale Green residential development at 174, 176 & 186 Brookvale Road, Havelock North, as outlined in this letter and Consultation Package dated April 2026.

[Redacted Signature]

Date: [Redacted]

Contact details (optional):

[REDACTED]

From: [REDACTED]
Sent: Friday, 29 May 2026 8:46 pm
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Brookvale Green
Attachments: Consultation Doc.pdf

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Hi [REDACTED]
Please find attached the signed document and we appreciate the opportunity to discuss and understand the development.
Regards
[REDACTED]

From: [REDACTED]
Date: Monday, 18 May 2026 at 2:00 PM
To: [REDACTED]
Cc: [REDACTED]
[REDACTED]
Subject: Re: Brookvale Green

Hi [REDACTED]

attached as discussed.

Best
[REDACTED]

From: [REDACTED]
Date: Tuesday, 12 May 2026 at 9:51 AM
To: [REDACTED]
[REDACTED]
Cc: [REDACTED]
[REDACTED]
Subject: RE: Brookvale Green

Hi [REDACTED]

Further to [REDACTED] email, please find attached the relevant extracts of the pre and post development flood modelling outputs for Brookvale Green. As part of the overall stormwater solution, we are proposing to construct additional culverts under Brookvale Road. The culverts allow for more water to flow under Brookvale Road (not over it as its currently does) from the pre-development condition and allow us to use the two channels within [REDACTED] (to the west of your property).

In doing so, we are able to reduce the current levels of flooding in your property, as we have been able to redirect and remove sheet flows which previously crossed over Brookvale Road and entered into your site down your driveway which acted as the low-point. By directing more water to the eastern channel in 163, we have been able to reduce flooding within your property as can be seen within the provided plans indicated by the blue colours (which is a reduction in depths).

Whilst there is an isolated area of increased flood depths near Brookvale Road this is caused by additional flood waters occurring between the table drain and your bund. Modelling confirms that this is not overtopped. There is also a small area to the rear of your house which indicates some increased flood height of 24mm, however, this is removed from and lower than your house.

Happy to expand on this further, and or provide more detail as required. We can provide a copy of our complete flood modelling report if this would help; as this provides a background around the design rainfall events and various other aspects we have modelled and designed too.

Thanks,

[REDACTED]

PRINCIPAL



MAVEN ASSOCIATES LIMITED



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: [REDACTED]

Sent: Wednesday, 6 May 2026 9:44 am

To: [REDACTED]

Cc: [REDACTED]

[REDACTED]

Subject: Re: Brookvale Green

Hi [REDACTED]

good to meet up yesterday. As discussed please see proposed letter of support that we would be asking you to sign. I have also attached the consultation package I supplied to [REDACTED].

[REDACTED] Can you please supply copies of the flood modelling pre and post development showing the impact on [REDACTED]

Best

[REDACTED]

From: [REDACTED]

Date: Wednesday, 29 April 2026 at 8:35 AM

To: [REDACTED]

Cc: [REDACTED]

Subject: Re: Brookvale Green

Hi [REDACTED]

see attached. I'll send you an invite shortly for Tuesday.

Best

From: [REDACTED]

Date: Thursday, 23 April 2026 at 6:39 PM

To: [REDACTED]

Cc: [REDACTED]

Subject: Re: Brookvale Green

Hi [REDACTED]

Thanks for the update and we are interested to understand where things have got to with the masterplan.

How would 10:30am on Tuesday 5th May suit for you to meet in the Village?

From: [REDACTED]

Date: Wednesday, 22 April 2026 at 9:54 AM

To: [REDACTED]

Subject: Re: Brookvale Green

Hi [REDACTED]

I am in the process of finalising the masterplan and consultation package along with various technical reports, all of which I would like to share with you.

I will send you a comprehensive email next week and would like to come and see you again week commencing 4 May if you are available.

We are looking to lodge the substantive application late May early June.

Best

From: [REDACTED]

Date: Tuesday, 3 March 2026 at 3:26 PM

To: [REDACTED]

Cc: [REDACTED]

Subject: Re: Brookvale Green

Hi [REDACTED],

great to meet both of you yesterday, once have a master plan finalised and stormwater design I will circulate and we can discuss further.

Please reach out if you have any questions in the meantime.

Best

[REDACTED]

From: [REDACTED]
Date: Tuesday, 17 February 2026 at 11:33 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Brookvale Green
Hi [REDACTED]

Can we meet on site? We will be at the front gates at 9am, Monday 2nd March

Thanks

[REDACTED]

From: [REDACTED]
Date: Monday, 16 February 2026 at 8:49 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Brookvale Green

Hi [REDACTED]

Monday 2nd March is fine. See you at 9am. Would you like to come to my office or shall we meet on site ?

Best

[REDACTED]

From: [REDACTED]
Date: Sunday, 15 February 2026 at 8:23 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Brookvale Green
Hi [REDACTED]

Thanks for the response.

We've ended up with some other pressing commitments early this coming week and then I'm away for the following week so would Monday 2nd March work for you at 9am?

If you need to meet sooner, [REDACTED] will be available next week from Tuesday.

Let us know what suits best.

Regards

[REDACTED]

From: [REDACTED]
Date: Thursday, 12 February 2026 at 8:55 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Brookvale Green

Hi [REDACTED]

Many thanks for the prompt response.

I am absolutely available, would you like to come to my office on Monday 16th at 9 or 10 am ?

Best

[REDACTED]

From: [REDACTED]
Date: Wednesday, 11 February 2026 at 9:45 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Brookvale Green

Hi [REDACTED]

Thanks for the message – we appreciate you getting in contact.

It would be useful to have the opportunity to understand more about the development and we will have some questions for you that would be good to discuss.

What does your availability look like early next week to meet in person?

Regards

[REDACTED]

From: [REDACTED]
Date: Tuesday, 10 February 2026 at 10:14 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: Brookvale Green

Hi [REDACTED]

I hope you are both well. I lead the consortium that is re developing the Te Mata mushroom site on Brookvale Road. I understand you live at [REDACTED] and was hoping to spend some time with you in order to share our plans and get some feedback.

Look forward to hearing from you and meeting you in due course.

Best

[REDACTED]



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From: [REDACTED]
Sent: Wednesday, 27 May 2026 11:37 am
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Brookvale Green

Hi [REDACTED],

For completeness, i provide a OneDrive link that includes the Fruition reverse sensitivity report, Styles acoustic assessment, Insight economics report, EAM contamination report, LA4 landscape draft drawings, and the updated Maven Flood assessment.

[Brookvale Green ET - Draft Expert Reports, May 2026](#)

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

Would be great to get your feedback on the support letter provided and deal with any further comments you may have.

Best

From: [REDACTED]
Date: Monday, 18 May 2026 at 1:59 PM
To: [REDACTED]
Cc: [REDACTED]

[REDACTED]
Subject: Re: Brookvale Green

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[REDACTED] | Managing Director



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[REDACTED]

[REDACTED]

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Brookvale Green Masterplan

Consultation Pack | Brookvale Road, Havelock North | April 2026



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- 1.2 Subject Site
- 1.3 Planning Context
- 1.4 Opportunities and Constraints

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- 2.2 Project Benefits
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- 2.4 Lot Layout and Density
- 2.5 Indicative Staging Plan
- 2.6 Fast-Track Substantive Application Process and Timeframes

1.0 Introduction



Scale 1:30,000 @ A3

1.1 Wider Context

The Brookvale Green site is located on the north eastern fringe of Havelock North, on the southern side of Brookvale Road. Brookvale Road is a secondary collector road which links the subject site to the Havelock North Village Centre, located approximately 3.5km to the west. The site is also located approximately 6km to the south-east of Hastings Central.

Havelock North is situated at the base of Te Mata Peak, which creates areas of steep topography at the southern edge of the village. This includes along the south-western edge of the subject site. Two streams which connect to Karamu Stream along Havelock North's northern boundary are also located within the subject site.

The site is situated between existing residential activities to the west, and rural land to the east. It adjoins the Arataki Extension (CDL Site) which is a fast-track listed project which proposed to develop approximately 150 to 200 residential allotments on an 11-hectare site.

Nearby community amenities in the surrounding suburb of Te Mata include schools such as Te Mata School, Havelock North Intermediate and Havelock North High School and a network of green spaces and walkways adjoining Karitūwhenua Stream.



- Legend**
- Subject Site
 - Existing open space / reserves
 - Neighbouring Development Site
 - Key Road Connections
 - Waterbodies
 - Schools / Education

Figure 1 Site within the wider Havelock North Context



Scale 1:6,000 @ A3

1.2 Subject Site

The *Brookvale Green* site has an approximate area of 23.99 hectares and is made up of three titles. The site is known as Te Mata Mushroom site due to its former use for mushroom growing, production and composting operations, which were ceased in 2022. Te Mata Mushroom Factory was located is the southwestern portion of the subject site and was initially established in 1967.

The subject site contains approximately 8,800m² of existing buildings, in the form of disuse spawning and picking sheds, warehousing, packhouses, compost bunkers, implement shedding, office space and staff amenities. Approximately 13,300m² of yard space is also located throughout the site in support of the previous activity for storage, vehicle maneuvering, loading and parking, and compost making purposes.



Figure 2 Site Context within Te Mata neighbourhood and adjoining properties



Scale 1:6,000 @ A3

1.3 Planning Context

The site is currently situated within the Plains Production Zone of the Hastings District Plan. The direct surroundings of the site are also zoned Plains Production.

The residential area to the west is zoned General Residential and Te Mata Special Character Area is located to the south of the site.

Legend

Subject Site

Existing Zoning

Plains Production

Havelock North - General Residential

Deferred Residential

Te Mata Special Character

Open Space

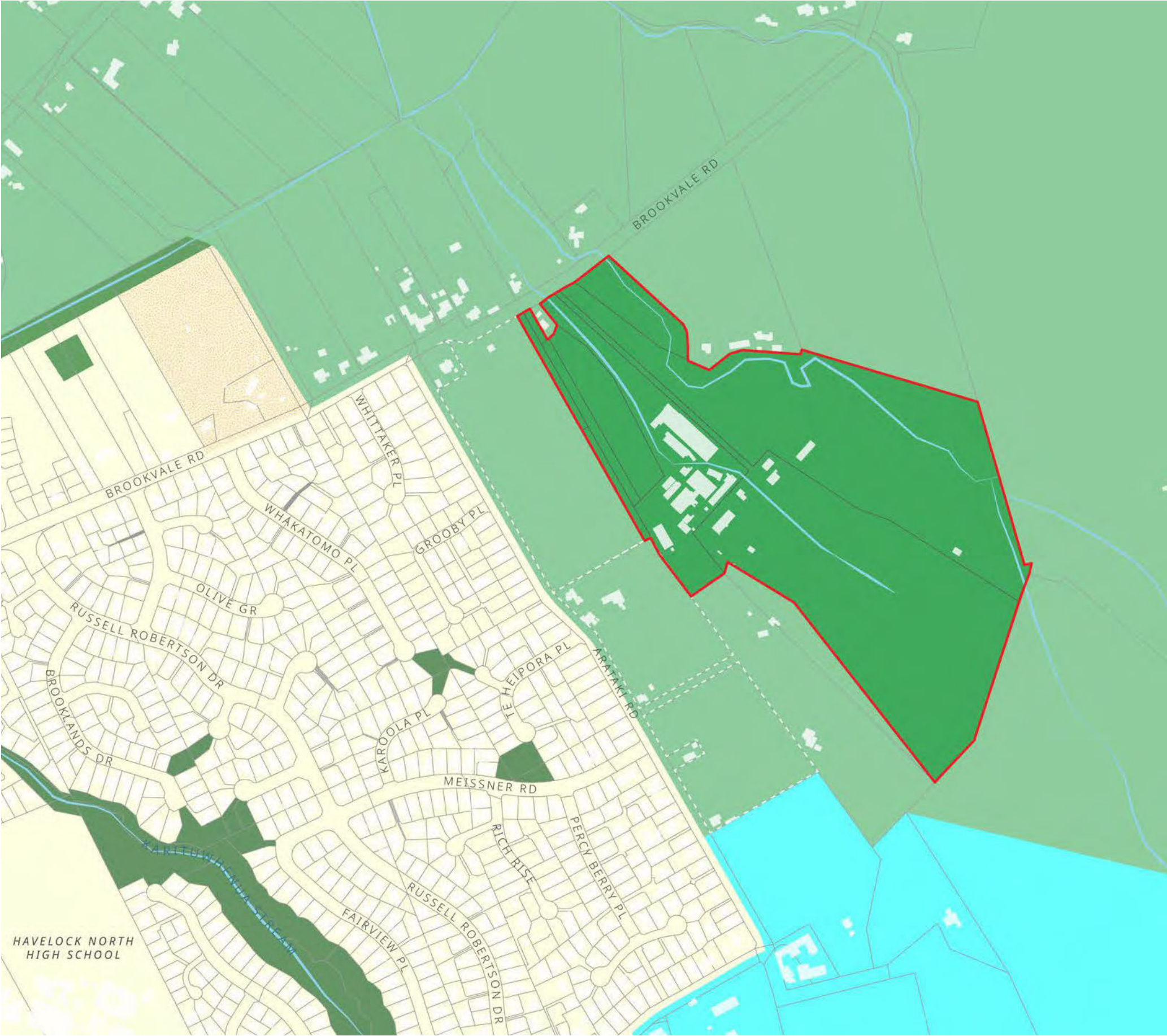


Figure 3 Existing Zoning Context

1.4 Opportunities and Constraints



Scale 1:4,000 @ A3

- 1 Access to the site is limited to Brookvale Road, which constrains direct vehicular connections to the wider network.
- 2 Steep topography along the western boundary of the site due to the Te Mata Peak ridgeline. This will be a constraint for transport and access as well as placement of building platforms. As the topography is located to the south west, it will have limited effect on shading.
- 3 Possible opportunity to connect to Arataki Road via future neighbouring development site (Arataki Extension). Discussions with adjoining land landowners required.
- 4 Existing council reserves (with continuous stand of Eucalyptus trees) located between the site and Arataki Extension development area. Will need to be considered as part of interface treatment and future access.
- 5 Opportunity to maintain and enhance the streams within the site as multi-purpose green spaces which provide for ecological buffers, stormwater management, passive recreation and visual amenity.
- 6 The stream along the site's northern boundary provides an opportunity for amenity and accessibility for future residents. It also establishes a natural edge to the site and a clear boundary between residential and rural land.
- 7 The site is irregular in shape due to landholdings which will limit options when creating a clear grid and a well connected street network.
- 8 Narrow portions of the site are constrained by its irregular shape and the existing stream network, limiting development capacity in these areas and placing greater emphasis on access and connectivity.
- 9 Opportunity to focus development capacity within the less constrained flatter areas at the centre of the site. Also well located to take advantage of close proximity to stream network creating opportunities for visual amenity, passive recreation and outlook.
- 10 Opportunity to have larger lots on the south / south-eastern boundary of the site to create a visual buffer between residential lots and rural land. An additional buffer can also be provided through vegetation.
- 11 Opportunity to take advantage of the site's northern aspect with east/west orientated blocks creating lots with good sunlight access.



Figure 4 Site opportunities and constraints map



2.0

Design Response

2.1 Brookvale Green Masterplan



Scale 1:3,000 @ A3

Brookvale Green provides a unique opportunity to deliver a comprehensive residential community comprising of 203 new homes within a well-connected, high-quality and distinctive living environment.

- **Recreational Green Network:** create a defined rural/urban boundary while enhancing the site's natural ecological features with multi-purpose green spaces.
- **Diverse Housing Options:** The design has been guided by a series of design principles focused on delivering a livable, connected and green environment, with enhanced public spaces and diverse housing options.



200m² lot (terrace house) (images - Wānaka)



500m² (detached) (image - Queenstown / Wānaka)



800m² (detached) (image - Dunedin / Queenstown)



Legend

- Site Boundary
- Existing Allotments
- ~800m² - 1,000m² lots
- ~700m² lots
- ~600m² lots
- ~500m² lots
- ~350m² lots
- ~200m² lots (terrace housing typology)
- Riparian margin / future revegetation / ecological enhancements
- Indicative green space
- Indicative SW devices
- Indicative wastewater pump station
- Vegetated buffer at rural boundary
- Stream / watercourse
- Proposed street network

Figure 5 Brookvale Green Masterplan

2.2 Project Benefits

1.

Assist central government in delivering much needed housing supply by delivering a considered master planned community and shovel ready development in a fast-growing region of NZ.

2.

Assist local government in meeting its regional housing obligations under the NPS-UD.

3.

Address the greenfield development shortfall of the recently adopted Future Development Strategy.

4.

Deliver significant economic benefits to the Hawkes Bay Region including:

1. A one-time economic boost in GDP of \$81 million to the Hawkes Bay Region.
2. Create 81 full time jobs over 7 years
3. additional household incomes of \$49 million.

5.

Deliver substantial ecological and environmental enhancements compared to the site's current condition. Including:

1. including the revegetation of 4.3 hectares of riparian margins with indigenous species;
2. establishment of a 10-metre ecological buffer on either side of the site's two existing waterways.

These restored areas will serve as recreational open spaces for residents, fostering both biodiversity and community wellbeing.

6.

The development incorporates civil engineering measures specifically designed to mitigate both actual and potential flooding impacts, based on a conservative and robust stormwater modelling approach. The proposal ensures there will be no adverse effects on downstream properties already susceptible to flooding. The model accounts for a 100-year Average Recurrence Interval (ARI) storm event, includes allowances for climate change, and assumes maximum probable development within the upstream catchment.

7.

Foster strong partnerships with local iwi through meaningful engagement, leading to positive cultural outcomes by enhancing local waterways and elevating mana whenua presence through potential street and place naming within the development area.



Figure 6 Brookvale Green Masterplan



Scale 1:3,000 @ A3

2.3 Technical Inputs

Discipline / Assessment	Consultany	Summary of Outputs
Infrastructure/ Infrastructure Report	Maven & Associates	Civil engineering assessment and plans addressing relevant servicing requirements for water supply, wastewater and stormwater management. The report concludes that the site can be adequately serviced, with an overall improvement for stormwater management on the site and locality.
Transport / Integrated Transport Assessment	East Cape Consulting	Assessing the roading and transport implications for the proposal. This identifies that the site can be safely accessed from Brookvale Road, with an internal roading design that provides accessibility and connectivity.
Ecology	Wild Ecology	Detailed ecological assessment of existing features on the site. The site is largely degraded, and the proposal will result in significant positive ecological effects through ecological and stream restoration and riparian planting.
Fauna Management Plan	Stantec	Under an abundance of caution, a Fauna Management Plan is being prepared to ensure that any indigenous fauna (e.g., lizards and bats) while unlikely on site, are appropriately managed during development to ensure that they are adequately protected.
Hydrology	Land Water People	Given the stream realignment proposed by the ecology assessment, this provides an assessment of the geology and hydrology of the site and outlines recommendations to ensure that the proposed stream works do not result in adverse effects on the underlying groundwater resource.
Noise and Vibration	Styles Group	This assesses the noise, vibration and potential reverse sensitivity effects of the proposal, given that it adjoins existing rural environment. It concludes that the noise effects on the Site will be consistent with the permitted noise environment for residential activities within and adjacent to the PPZ- including the nearby Residential Zone on the western side of Arataki Road. These noise effects are anticipated and provided for by the District Plan.
Geotech	Hawkes Bay Geotech	Considers the existing ground conditions on the site, and concludes that there is no stability or geotechnical issues that would hinder the development of the site.
Land Contamination	EAM NZ Limited	Provides a detailed site investigation of the site, including soil samples across 78 sample locations. Based on these results, the soils at the site are highly unlikely to pose a risk to human health.
Landscape and Visual	LA4 Landscape Architects	Assesses the landscape and visual aspects of the proposal, confirming that there are no significant landscape values present. This also proposes a comprehensive planting plan for the development to deliver a quality built environment with opportunities for further landscape enhancement.
Urban Design	Barker & Associates Limited	Confirms that the development has applied sound urban design principles to provide a connected, high quality master planed community.
Planning	Barker & Associates Limited	A comprehensive planning report to accompany the Fast-track substantive application. This addresses all of the relevant requirements under the Fast-track Approvals Act 2024 and demonstrates that the Brookvale Green projects is worthwhile of approval.

2.4 Brookvale Green Lot Layout and Density

Scale 1:3,000 @ A3

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

- A** Focus density at the centre of the site close to the open space amenities to the north.
- B** Larger 800m² lots located along the southern and eastern boundary where there is steeper topography, and where the site adjoins rural land.
- C** Provision of limited rear lots. Those shown are due to irregular shape of the proposed block.
- D** Well connected block structure due to proposed central loop road and regular grid. Potential to connect to the Arataki Extension.

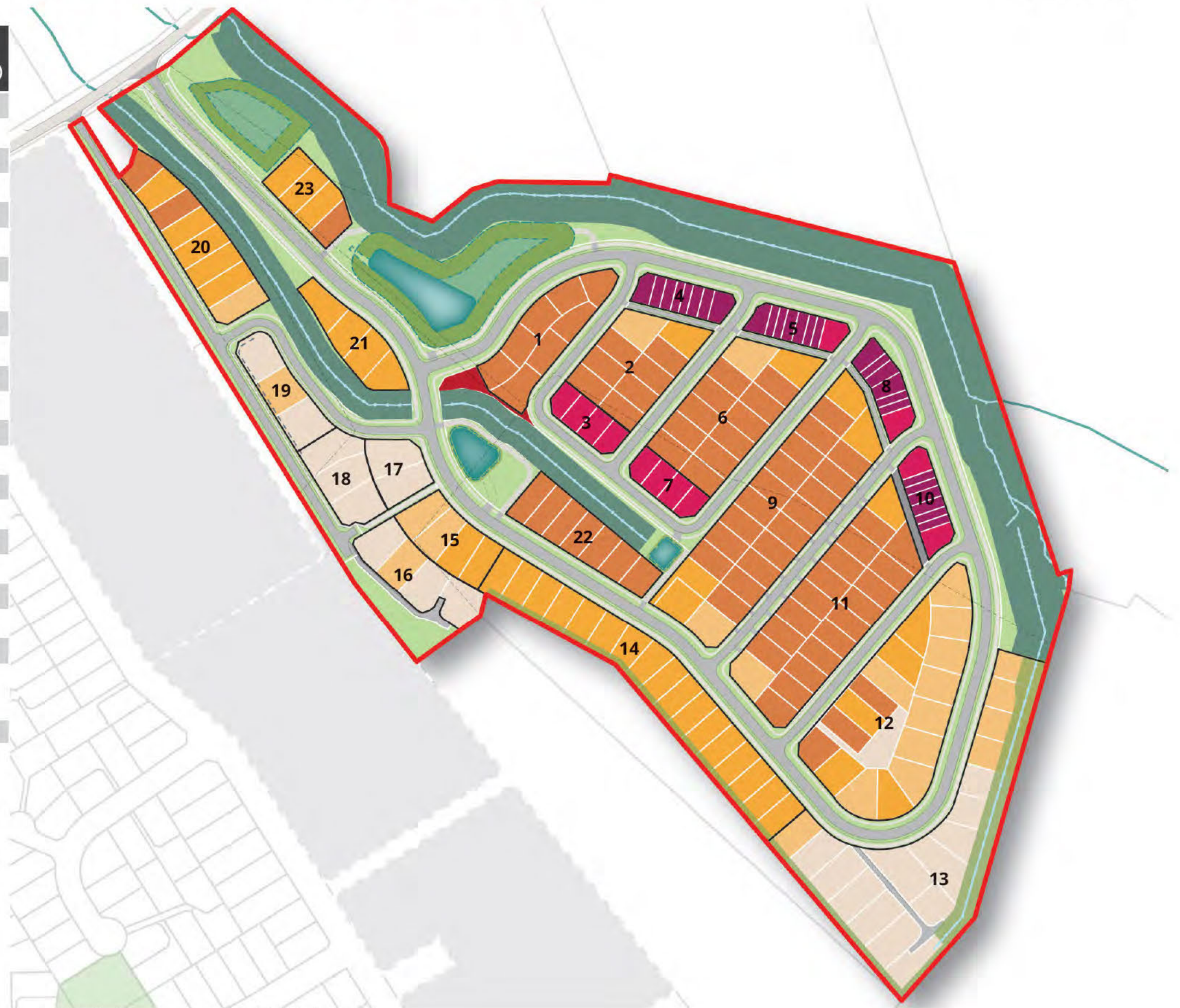


Figure 7 Brookvale Green Lot Layouts and Yield Study

2.5 Indicative Staging Plan



Scale 1:3,000 @ A3

Stage 1:

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

Stage 2:

- 43 lots

Stage 3:

- 16 lots
- 1 x stormwater device

Stage 4:

- 44 lots
- 1 x stormwater device

Stage 5:

- 38 Lots



Figure 8 Indicative Staging Plan

2.6 Fast-Track Substantive Application Process and Timeframes

Fast-track is a streamlined approvals pathway for projects with significant regional or national benefits. It is designed as a “one-stop-shop”, with approvals considered together through one application package called a “substantive application”. The application is considered by an independent Expert Panel and administered by the EPA (Environmental Protection Agency). Councils, mana whenua, agencies, and other specified parties are invited to provide comment during the process. The basic stages of the Fast-track process involves:

1. Preparation of the substantive application

The applicant prepares the substantive application and completes the required pre-lodgement consultation. This is the key stage where affected parties, councils, iwi/Māori groups, agencies, and other stakeholders may have an opportunity to be involved before the application is formally lodged.

2. Application is lodged

The substantive application is lodged through the Fast-track application portal and checked for completeness.

3. Expert panel is established

An expert panel is set up to consider the application. This panel is the body that ultimately makes the decision on the substantive application.

4. Comments are invited & Applicant responds

The panel invites comments from the parties specified under the Act. This is a further formal opportunity for input after lodgement. The applicant has an opportunity to respond to the comments received.

5. Panel makes its decision

The panel considers the application, comments, advice, and reports, and may seek further advice if needed. It then decides whether to approve or decline the application, and what conditions should apply if approval is granted.

Timeframes:

VSP are currently underway with design, preparation of expert reports and stakeholder engagement.
VSP intend to lodge the substantive application with the EPA in July 2026.
Once lodged with the EPA, the approvals process typically takes 6 to 10 months.



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