

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 21 July 2026 9:27 am
To: [REDACTED]
Subject: FW: Brookvale Green - [REDACTED] Property

From: [REDACTED]
Date: Tuesday, 21 July 2026 at 9:26 AM
To: [REDACTED]
Subject: Re: Brookvale Green - [REDACTED] Property

Apologies for delay [REDACTED]

Yes, I understand that in the unlikely event of the additional height of any increased flooding risk - this will be contained within the existing channel and not overspill into our farm land.

Kind regards

[REDACTED]

From: [REDACTED]
Date: Tuesday, 7 July 2026 at 4:00 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Brookvale Green - [REDACTED] Property

Hi [REDACTED]

Thanks for seeing [REDACTED] and I last week in Havelock. As discussed, please confirm that you understand and that you are happy with the effects of the increased water levels in the stream on your property. The increased levels as articulated below are a result of the changes we have made to the storm water modelling at councils request.

Many thanks in advance.

[REDACTED]
Managing Director
[REDACTED]

On 30 Jun 2026, at 12:18 PM, [REDACTED]
[REDACTED] wrote:

Hi [REDACTED]

By way of further explanation we have just had a conversation with the planners and they wanted me to be more explicit with you, the updated stormwater modelling has identified a small increase in flood levels within the existing channel along the boundary of your property. This has come about following feedback from Hastings District Council and Hawke's Bay Regional Council, which required Maven to update some of the modelling assumptions to reflect the future planted condition of the proposed stream corridor on our land.

In RMA terms, this is identified as an "adverse effect" because there is a modelled increase in flood level within part of your property. However, the key point is that the additional water remains contained within the existing channel. It does not spill out onto adjoining farmland, farm tracks, accessways, grazing land or productive areas of your property.

Maven's assessment is that the change is localised and acceptable, given it occurs within a channel that already conveys floodwater in the existing environment. The modelling also shows that, more generally, the proposed stormwater approach provides an overall improvement in how stormwater is managed through the Brookvale Green site and into the wider catchment, including reductions in relative flood levels along other adjoining property boundaries.

We appreciate this is technical information, and I would be happy to meet onsite and talk through the plans and modelling with you. Toby from Maven can also be available to explain the stormwater modelling directly if that would be useful.

Kind regards,

■

From: ■
Date: Thursday, 25 June 2026 at 2:23 PM
To: ■
Cc: ■
Subject: Re: Brookvale Green - ■ Property

Hi ■

nothing to do, I just need to advise you that the flood modelling has changed due to a change in assumptions in model requested by council. There is no measurable effect as a result of the change. In any event let's catch up when ■ are back up.

Best

■

From: [REDACTED]
Date: Thursday, 25 June 2026 at 8:11 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Brookvale Green - [REDACTED] Property

Hi [REDACTED]
Yes, was on plane when you called but I did text back as you know. [REDACTED]
[REDACTED] but call this arvo or tomorrow if you wish?

It's a bit difficult to understand what the council desire but [REDACTED] and I will be in [REDACTED]. Would an onsite meeting be helpful?

Look forward
[REDACTED]
Sent from my iPhone

On 24 Jun 2026, at 11:55 AM, [REDACTED]
[REDACTED] wrote:

Hi [REDACTED],

I tried you via phone. See attached and email from [REDACTED]
[REDACTED] (Maven - Stormwater Engineers) . Essentially following engagement with council we were asked to alter some assumptions around a fully vegetated watercourse and the levels have risen is part of the water course on your property. All the water is contained within the channel and there is no measurable effect. We need to let you know as it is a change to the existing.

Happy to chat further if required.

best

[REDACTED]

From: [REDACTED]
Date: Tuesday, 23 June 2026 at 1:36 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Brookvale Green - Hutton Property

Hi [REDACTED]

Further to our conversation, please refer to the attached afflux map within the [REDACTED] property from our final RC package to be lodged as part of the Brookvale Fast Track.

As part of the recent feedback received from HDC and Regional Council, we have been asked to adjust some of the Mannings values within the diversion corridor we are going to build. Whilst this has not caused any issue within the site (we have cross-checked all min levels etc), nor immediately downstream, this has created a localised area of increased water elevation within the existing diversion channel immediately adjoining our site within the [REDACTED].

Please refer to the relevant section of our Flood Modelling Report which will be submitted, which is relative to the [REDACTED] property:

Post HDC feedback, Maven was asked to revise Manning values within the stream corridor to align with the future land cover. Resultantly (post vegetation reaching maturity), there is a relative increase in water levels in the stream corridor; and within the immediate stream/channel to the east. This increase in water surface levels is fully contained within the existing channel corridor. There is no measurable effect caused by this relative level change, given the depth and extent of water already conveyed in the diversion channel in the pre-development condition. The modelled post-development water extent remains fully contained in the channel and does not spill into any adjoining farmland. There is no farm track or access way that crosses this section of the diversion channel. We also note that the proposed stream corridor provides overall reduction of relative flood levels along the adjoining property boundaries, and we view this as an overall net improvement.

Happy to discuss or jump on a call with Johnny if that would assist.

Please let me know if the above is not clear, or you have any questions.

[REDACTED]

[REDACTED]
PRINCIPAL

<ATT00001.png>

[<ATT00002.jpg>](#)

MAVEN ASSOCIATES LIMITED

[REDACTED]
www.maven.co.nz

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<260623 100yrCC Blocked Afflux.pdf>



NOTES

1. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000. LEVELS IN TERMS OF THE NEW ZEALAND VERTICAL DATUM 2016.

2. THIS DRAWING HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT. MAVEN ASSOCIATES ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR ANY USE OR RELIANCE ON THIS REPORT BY ANY THIRD PARTY.

3. WHERE GROUND LEVELS DIFFER FROM THE DATE OF SURVEY. THE MODEL IS BASED ON 2024 LIDAR DATA SUPPLIED BY AUCKLAND COUNCIL WITH A VERTICAL ACCURACY OF +/- 0.02M AND HORIZONTAL ACCURACY OF +/- 0.10 M.

4. FLOOD DEPTHS LESS THAN 50MM HAVE BEEN FILTERED OUT FOR CLARITY AND ARE NOT SHOWN.

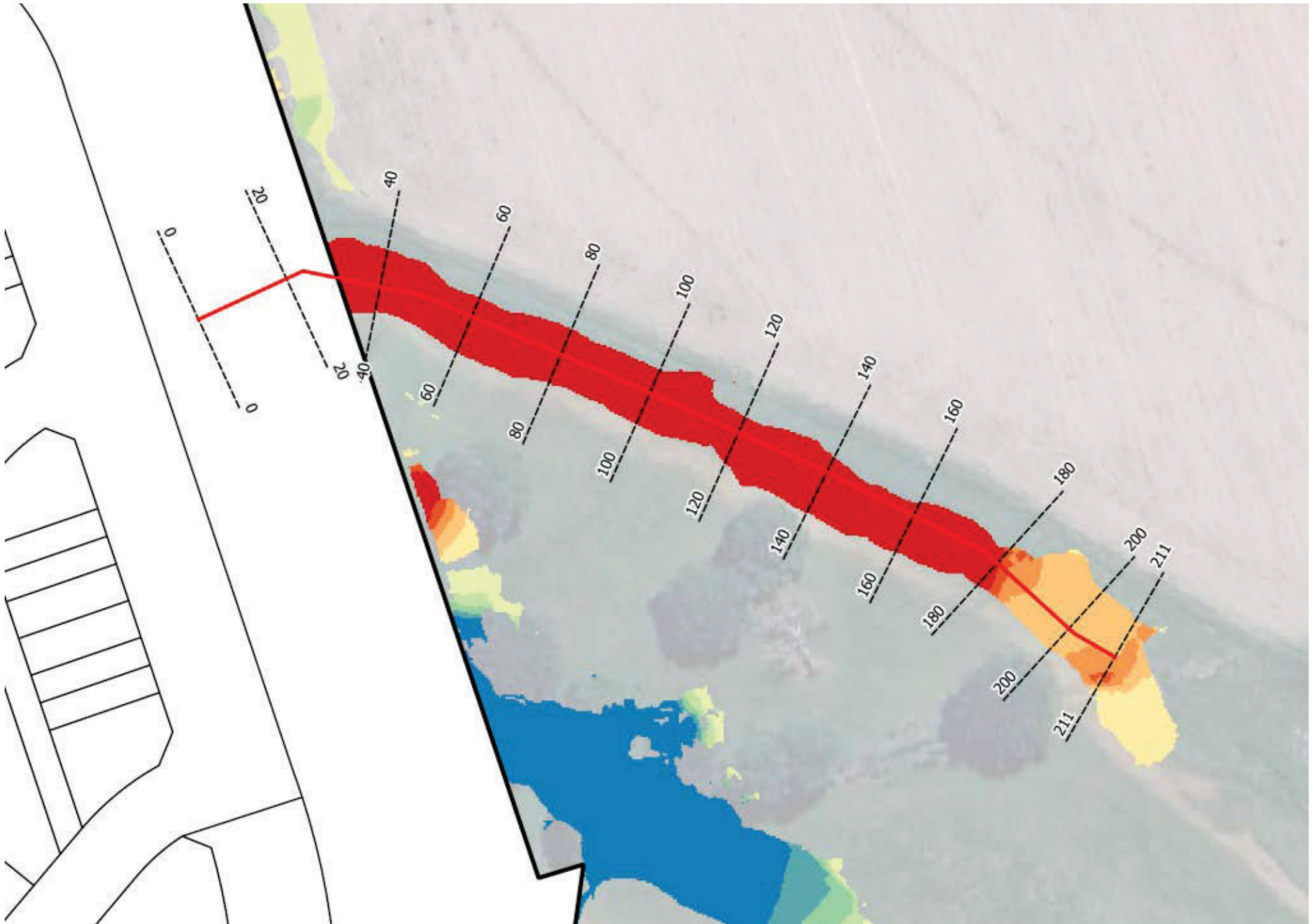
5. AFFLUX WATER DEPTH COMPARISONS LESS THAN 10MM HAVE BEEN FILTERED OUT FOR CLARITY AND ARE NOT SHOWN.

LEGEND

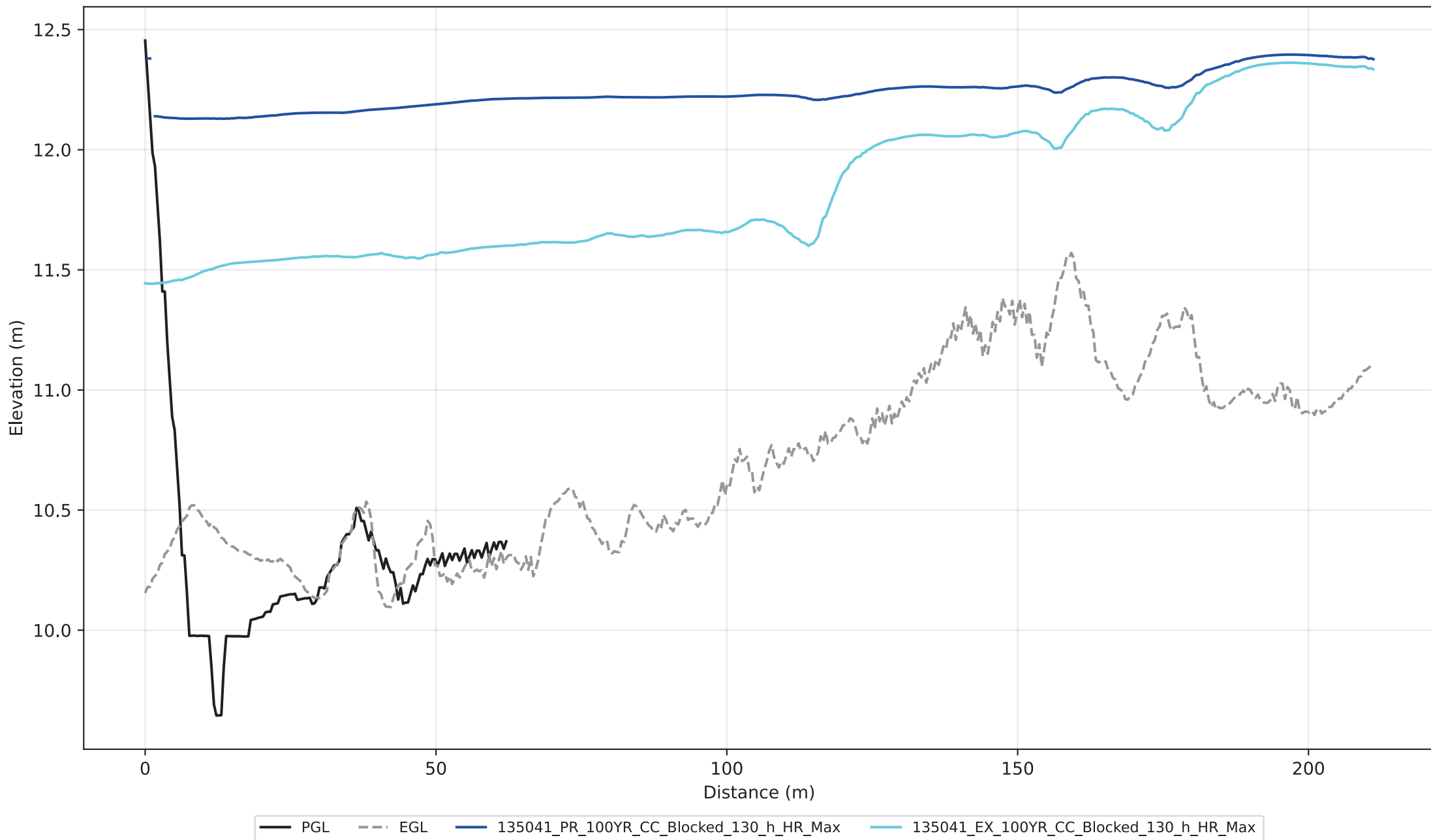
- 2D Model Extent Overlay
- Site
- Ex Buildings_LINZ
- NZ Road Centrelines (Topo, 1:50k)
- Pr Lot Boundaries
- Parcels LINZ
- Background Afflux
- Site Invert'
- Blocked, PR - 100yr, CC - v121
135041_PR_100YR_CC_Blocked_130_Afflux
- Band 1 (Gray)
- <= -0.080
- 0.080 - -0.060
- 0.060 - -0.040
- 0.040 - -0.020
- 0.020 - -0.005
- 0.005 - 0.005
- 0.005 - 0.020
- 0.020 - 0.040
- 0.040 - 0.060
- 0.060 - 0.080
- > 0.080
- Background Proposed
- Site Invert' copy
- Background Google Satellite

Revision Details		BY	Date	Survey	BROOKVALE GREEN HAVELOCK NORTH FOR VERMONT STREET PARTNERS NO. 4 LIMITED	 Maven Associates 09 571 0050 info@maven.co.nz www.maven.co.nz 5 Owens Road, Epsom Auckland 1023	Afflux - Proposed - 100yr ARI (CC) (Blocked) Sheet 2		STATUS	FOR INFORMATION	Rev	
A	Resource Consent Issue	YW	2026-05-19	Model					YW	SCALE	1:5,000	A
				Draft					YW			
				Checked					TM	SHEET	135041-FL-432602	

Waiwera Place - 100yr no CC Blocked — Plan View



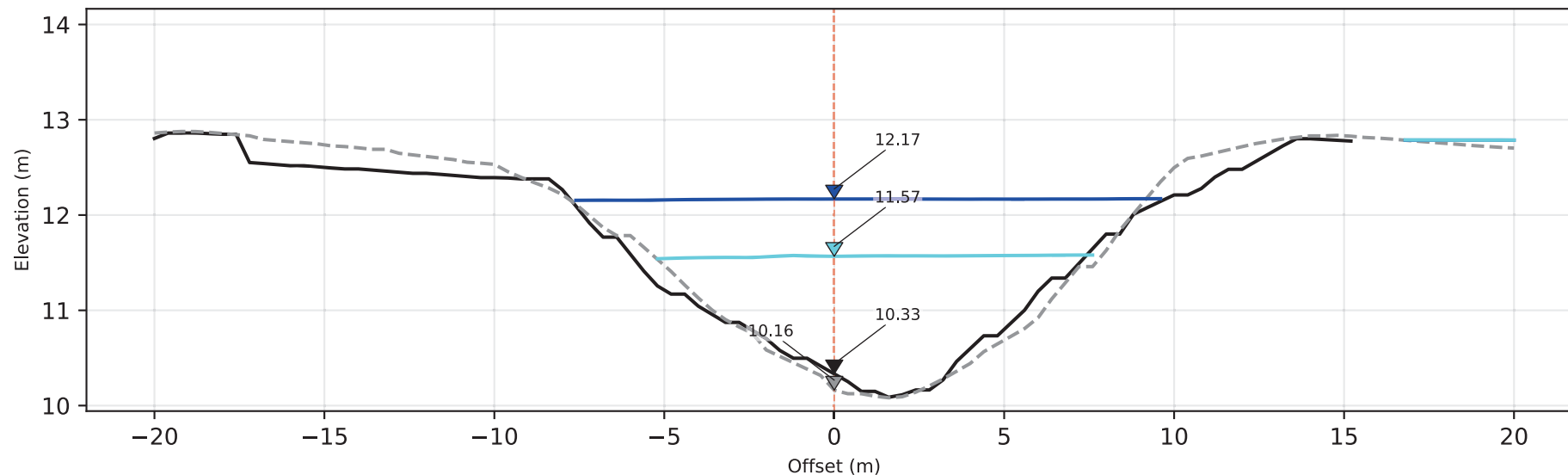
Waiwera Place - 100yr no CC Blocked — Long Section Profile



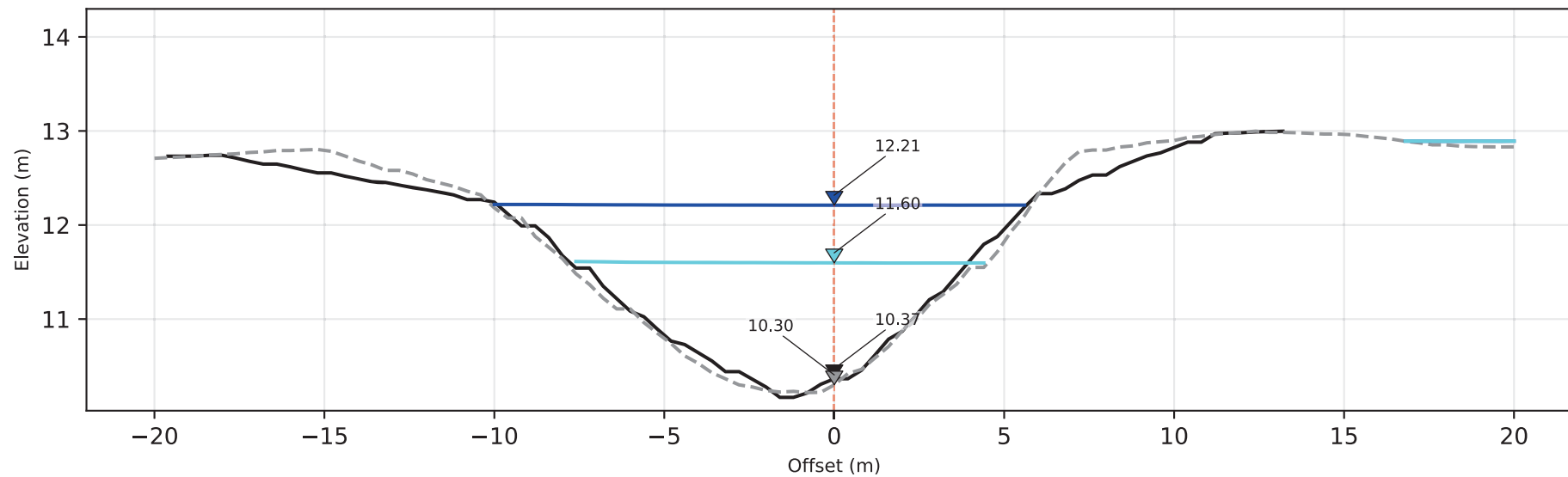
Waiwera Place - 100yr no CC Blocked — Cross Sections

— PGL - - - EGL — 135041_PR_100YR_CC_Blocked_130_h_HR_Max — 135041_EX_100YR_CC_Blocked_130_h_HR_Max

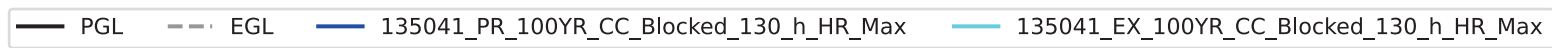
Cross Section - Chainage: 40.0 m



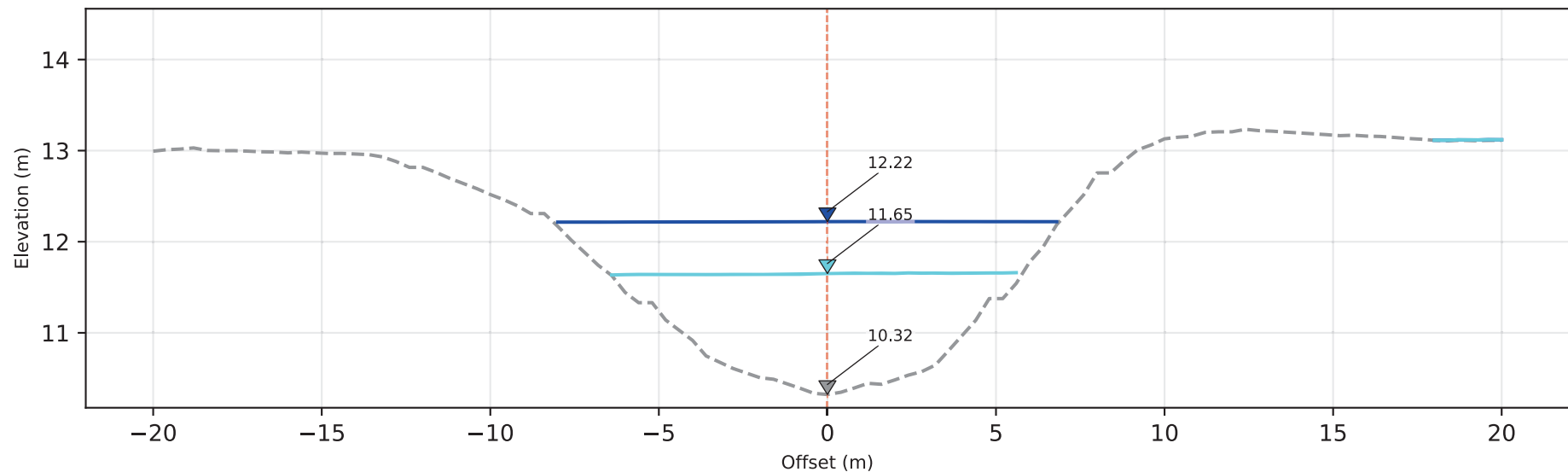
Cross Section - Chainage: 60.0 m



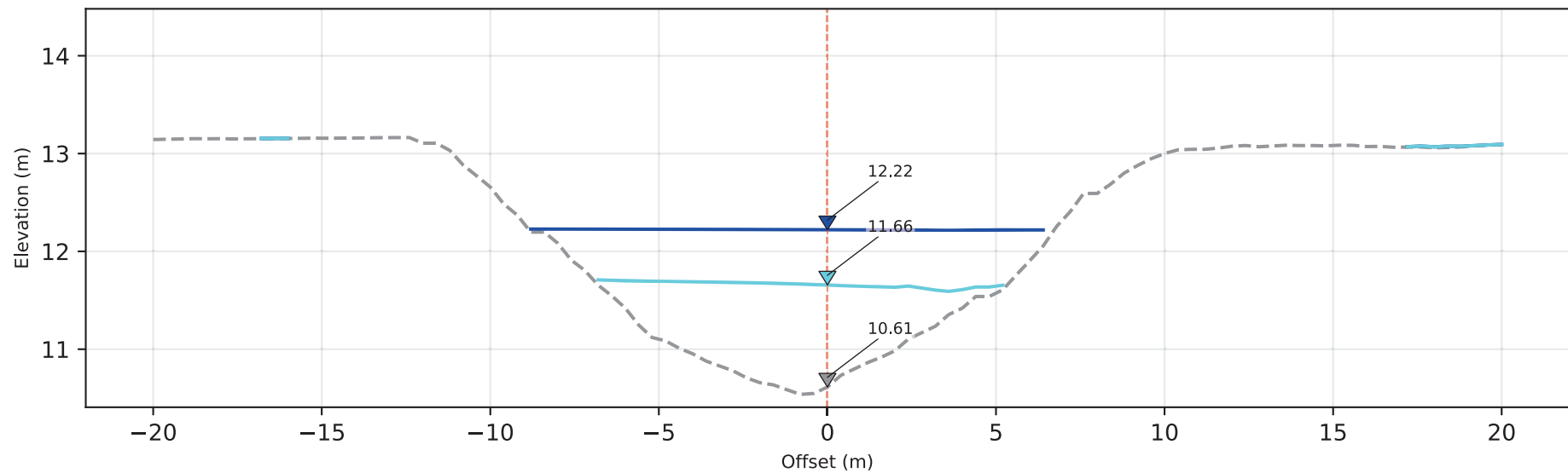
Waiwera Place - 100yr no CC Blocked — Cross Sections



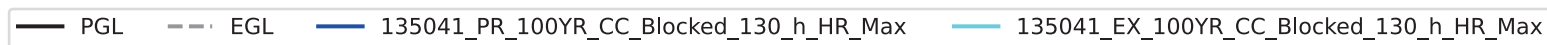
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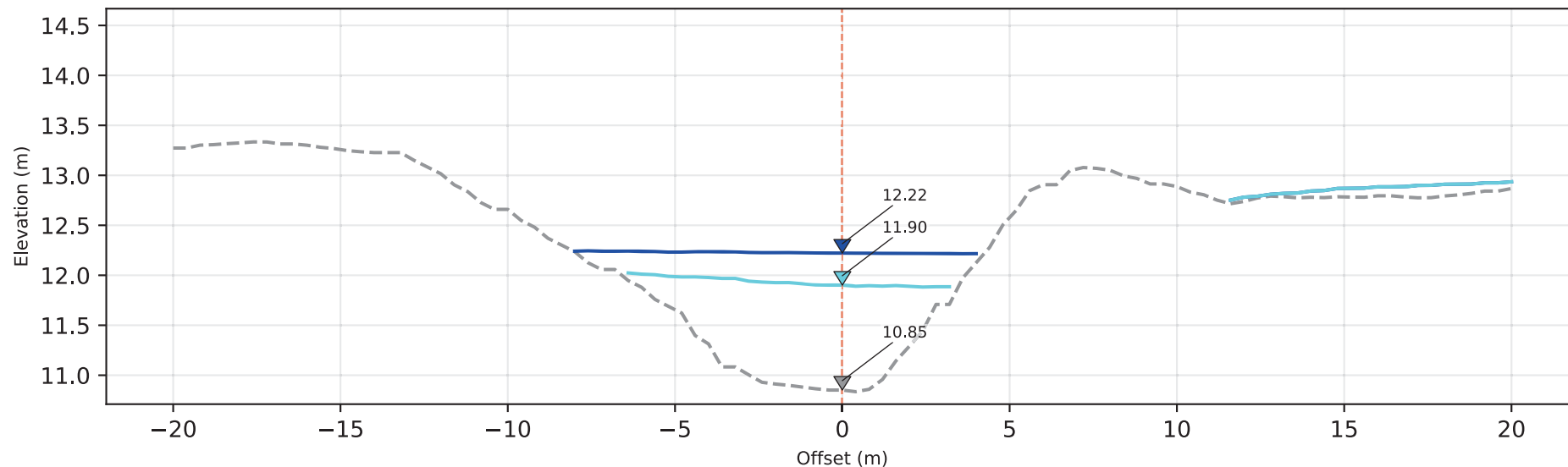
Cross Section - Chainage: 100.0 m



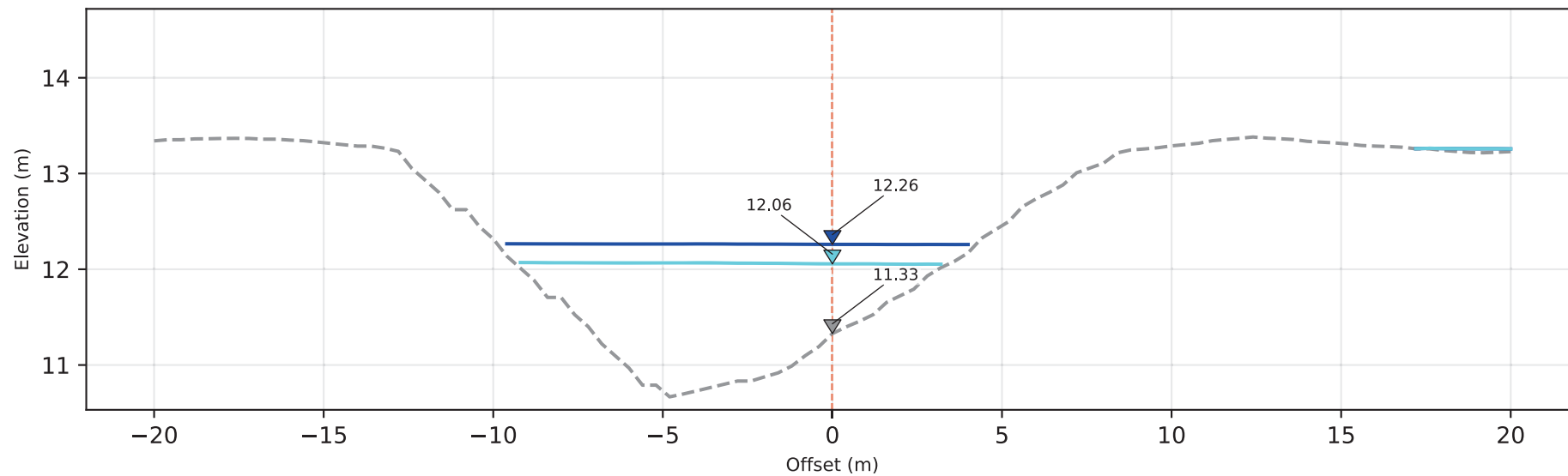
Waiwera Place - 100yr no CC Blocked — Cross Sections



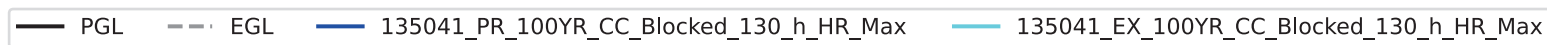
Cross Section - Chainage: 120.0 m



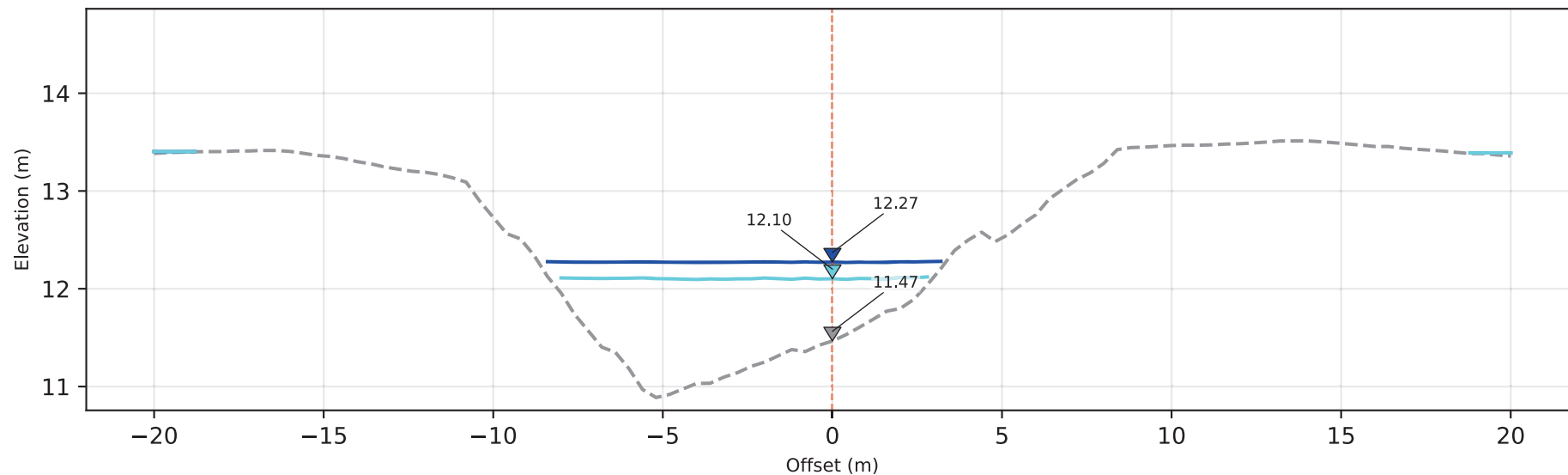
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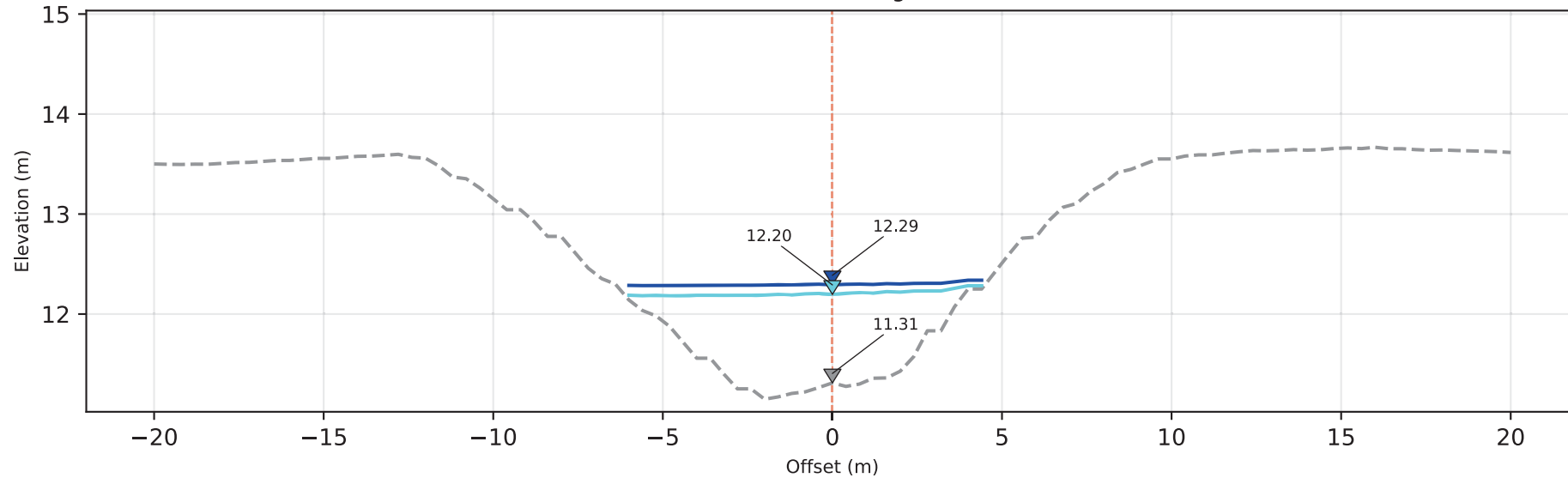
Waiwera Place - 100yr no CC Blocked — Cross Sections



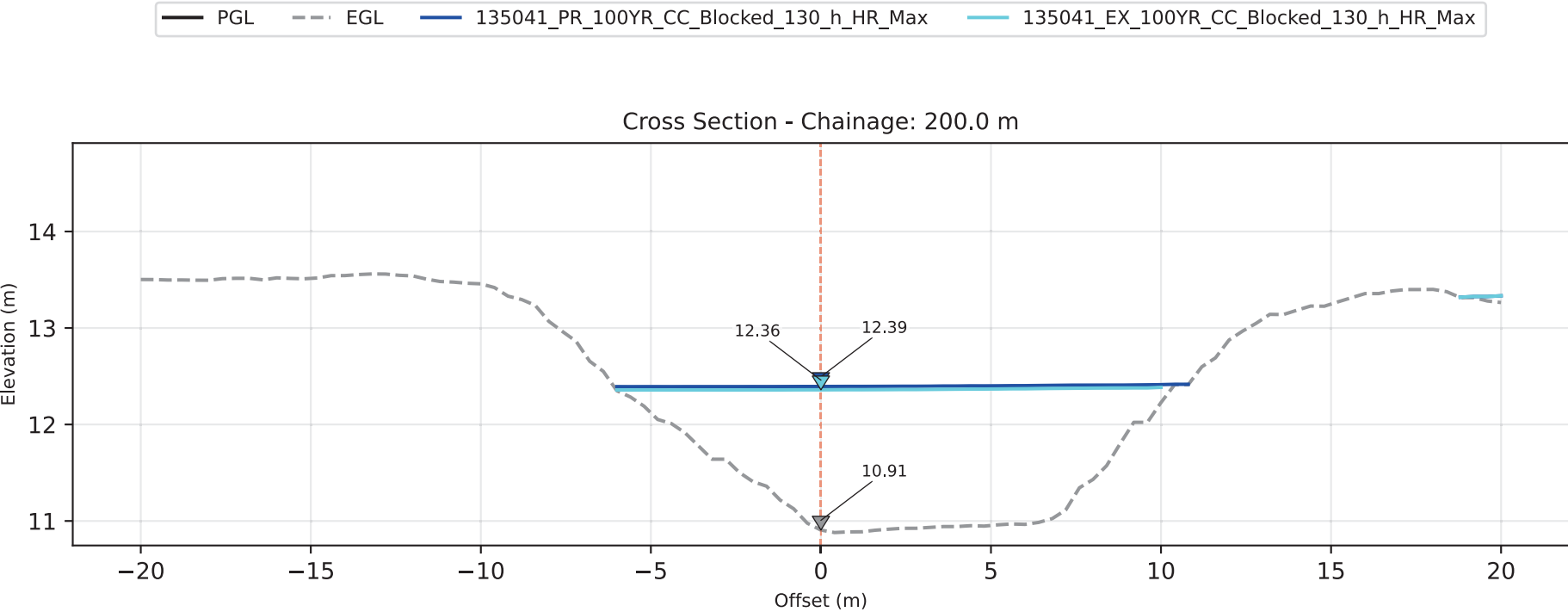
Cross Section - Chainage: 160.0 m



Cross Section - Chainage: 180.0 m



Waiwera Place - 100yr no CC Blocked — Cross Sections





12 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 174, 176 & 184 Brookvale Road 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]
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.

Signature: [Redacted]

Date: 15/5/2026 [Redacted]

Contact details (optional):

[REDACTED]

From: [REDACTED]
Sent: Monday, 4 May 2026 11:39 am
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Brookvale Green
Attachments: DRAFT Letter to Neighbours_April 2026.docx

Hi [REDACTED]

good to meet up this morning, always enjoyable. As discussed please see attached draft proposed letter of support. Please let me know if you have any changes and then I will issue to you in final form.

Best

[REDACTED]

From: [REDACTED]
Date: Wednesday, 29 April 2026 at 9:00 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Brookvale Green

Hi [REDACTED],

please see attached. As per text messages will see you Sunday at 10am. I'll send an invite for [REDACTED]

Best

[REDACTED]

From: [REDACTED]
Date: Wednesday, 22 April 2026 at 10:02 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Brookvale Green

Hi [REDACTED]

Good to chat with you and [REDACTED] last week. As discussed 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 think they will give you comfort that we have taken a real 'belts and braces' approach to the application and dealing with any potential affects on the environment.

I will send you a copy of the package today or tomorrow and [REDACTED] and I can come and see you, [REDACTED] and [REDACTED] over the coming long weekend if that still suits.

The Fast track process is new, and [REDACTED] will be best to advise us on how our interests can be protected in this. We suggest our letter of support will be helpful to you and equally should not waive our rights to be involved in the consenting process should we wish or if we are able.

For the mutual benefit of both parties, we suspect the best time for Temata to work alongside Brookvale, is at the beginning of the process. But in our view, we should have a requirement around no complaint's covenants and potentially a no objection covenants around future activities temata may wish to do.

We don't think any of the above should have a negative affect on your future sales. And bearing in mind that once your development is done and dusted and you are long gone- will be left with a lot of new neighbours

Look forward to seeing how you can weave this in so we can run past [REDACTED] soon as received for his approval which I believe will be forthcoming

From: [REDACTED]

Sent: Friday, 29 August 2025 11:08 am

To: [REDACTED]

Cc: [REDACTED]

Subject: Re: Brookvale Green

Thanks [REDACTED]

We havent presented anything on behalf of [REDACTED] at this stage. But I mentioned on the phone to [REDACTED] about reverse sensitivity and requiring their support in the future.

And I asked [REDACTED] to ring [REDACTED] in regards to density size which he did. I think he gave her some comfort on that as the sections are actually 750m2 he said?

[REDACTED]

Regards

Sent from my iPhone

On 28 Aug 2025, at 6:33 AM, [REDACTED]
[REDACTED] > wrote:

Yes, under section 11 they are not required to consult with you.

From: [REDACTED]

Sent: Wednesday, August 27, 2025 10:57:12 AM

To: [REDACTED]

Cc: [REDACTED]

Subject: Fwd: Brookvale Green

Further to our discussion a little earlier [REDACTED].

As I mentioned and cc'd to you below, [REDACTED] is assisting [REDACTED] with our own planning matters.

Unfortunately I was unable to contact either of them since we spoke re your request to sign the neighbour's letter of support. [REDACTED] [REDACTED] [REDACTED]
[REDACTED]

And as mentioned, [REDACTED] and I need some professional advice as there are bound to be some issues which affect us? Things like reverse sensitivities and undertakings from yourselves that you will support [REDACTED] and my own future plans assuming they are reasonable? Whatever they might be?

It is very short notice- but if we can't do anything by Friday, we are still going to be notified by the panel as we are obviously neighbours affected by your plan. So we can demonstrate our support in a more measured way then?

In the meantime, can you answer why you have gone for a comprehensive subdivision of such small lots? Only 400m2 average I believe. Is there a danger that this may create a rather low cost housing area which might impact unfavourably on our own land.

Look forward to hearing from you
Cheers

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: 27 August 2025 at 9:19:19 AM NZST

To: [REDACTED]

Cc: [REDACTED]
[REDACTED]

Subject: Fwd: Brookvale Green

Hi [REDACTED]
Re the below we have discussed. [REDACTED] just called and would like us to sign the neighbours undertaking he attached as he wants to attach it to their fast track application being submitted on Friday.

I told [REDACTED] you and I had discussed an amendment to protect our own interests for anything we may wish to do in the future. Nothing unreasonable of course.

He is going to amend his letter for our consideration. Can we do something without prejudice ?

[REDACTED]

[REDACTED] will be in contact
Regards

From: [REDACTED]
[REDACTED]
Date: 22 August 2025 at
9:08:34 AM NZST
To: [REDACTED]
Cc: [REDACTED]
Subject: Brookvale Green

Hi [REDACTED]

Good to catch up last week.
Please see attached draft letter of support drafted by our planners, you may wish to wish to make some changes. As discussed we are happy and will be registering non complaint covenants on the proposed titles in order to mitigate any reverse sensitivity issues with yours and other horticultural/ agricultural land and associated activities. You can rely on this email.

We are hoping to lodge the fast track referral on the 29th August so would be useful to have something back from you mid next week if at all possible.

Best

[REDACTED]

[REDACTED] |
Managing Director
[REDACTED]



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