

Attachment 3

Attachment 3 – HDC Minutes

Meeting Minutes

Project: Brookvale Green Fast Track – 174 and 176 Brookvale Road, Havelock North

Date: 18 February 2026

Time: 11:00am – 12:15pm

Location: In person - Hastings District Council offices

Apologies: [REDACTED] (Hastings District Council); [REDACTED] (Barker & Associates).

Attendees:

Name	Role/Organisation
[REDACTED]	Applicant – Vermont Street Partners No 4. Ltd (VSP)
[REDACTED]	Planning Consultant – Barker & Associates (B&A)
[REDACTED]	Policy Team Leader – Hastings District Council (HDC)
[REDACTED]	Policy Planning Manager – Hastings District Council (HDC)
[REDACTED]	Principal Planner - Hastings District Council (HDC)

Item	Detail
1	Introductions & Purpose: (a) [REDACTED] restated the intention for the Brookvale Green development to create a unique development in Havelock North. Reaffirmed a keenness to work with HDC to identify issues, risks and opportunities early so they can be proactively addressed within the substantive application, rather than raised later during the application process, noting the tight timeframes that apply and examples of other Fast Tracks around the country. Also expressed a request that early identification of peer review requirements and close management of consultant costs during the process. (b) [REDACTED] outlined the approach – early engagement with HDC and other stakeholders, prior to lodgement (currently targeted for end of May 2025). This is the first high level catch up, with more opportunities for feedback to be provided prior to lodgement – outlined further below. (c) General agreement expressed from [REDACTED] that this is the right approach to take. Peer reviews would be identified once technical assessments are received and reviewed to identify any issues, noting that this has been the general approach taken to other fast track applications (including under the old Covid Fast Track legislation).
2	Referral Decision: (a) [REDACTED] talked through the masterplan at a high level, noting the request from MfE to provide an alternative development scenario should the use of the public reserve from HDC not be able to be negotiated. (b) [REDACTED] talked to the approach to the development, with the inclusion of higher density town / terraced houses centrally within the site. Also a high quality built environment with slower speed environments, landscaping and design controls volunteered by the Applicant.
3	CDL Substantive Application and Draft Decision:

Item	Detail
	(a) [REDACTED] highlighted that he and VSP have been closely watching the substantive application process for the CDL Arataki extension site, noting the comments from the Applicant on the draft conditions from Monday 16 February. (b) [REDACTED] noted that reverse sensitivity has been a key focus, particularly on the Shaggy Range Doggy Daycare located between CDL Arataki extension site and the Brookvale Green Site. Also noted the comments provided as part of the referral including source water, land ownership and defensible boundaries. (c) [REDACTED] and [REDACTED] noted that this has already been identified as a key focus, with a similar approach (e.g., 10m setback, landscaped buffer) being proposed for Brookvale Green and the provision of accompanying reverse sensitivity technical assessments – see point 5 below. VSP have also proactively made contact with the owners of Shaggy Range – see point 7 below.
4	New / Amended National Direction: (a) NPS-Highly Productive Land: (i) [REDACTED] briefly highlighted the changes to the NPS-HPL and in particular clause 3.5(7)(iii). This has the affect of removing the LUC-3 issue for Brookvale Green as a resource consent (in this case a Fast Track Substantive Application) will be lodged. David confirmed that this will be addressed in the application via a planning assessment, noting that no further LUC assessment from a soil expert will be provided. (ii) There was agreement on this point, with [REDACTED] highlighting the reference to “rural lifestyle” in the clause does not apply as urban development is being sought for Brookvale Green. The application will also need to address the well functioning urban environment requirements. (b) NPS-Natural Hazards: (i) [REDACTED] highlighted awareness of the new NPS, and in particular the risk matrix / assessment requirement. (ii) [REDACTED] questioned how this will be addressed. [REDACTED] said it will be addressed in the Application Report, with direct reference to the Maven assessments on flooding and stormwater – see point 5 below.
5	Brookvale Green Substantive - Key technical evidence / assessments: (a) Economics (Insight Economics – [REDACTED]) (i) [REDACTED] indicated that an updated and more detailed assessment from Insight Economics would be provided. Ed and David also identified a preference not to relitigate regional economic and social benefits assessment, given that this has already been confirmed at Referral Stage. (ii) [REDACTED] also referred to recent announcements regarding other developments being further delayed or no longer pursued (e.g., Tamatea Pokai Whenua Flaxmere development). VSP is a highly experienced developer with a strong track record of development, and Brookvale Green can provide further housing supply and typology diversity (noting inclusion of medium density town / terraced houses) to address any shortfall created by these developments being delayed or no longer occurring. (iii) [REDACTED] noted that compatibility with Flaxmere will need to be considered. Losing housing in that area is different and not necessarily a like for like replacement. There is a lot of development being pursued in Havelock North – referencing CDL Arataki site, Metlifecare private plan change and the Middle Road site which CDL have announced is going to apply for a fast track referral. (iv) [REDACTED] responded that no approval for the Middle Road site has yet been lodged, and that the Brookvale Green site needs to be addressed on it's own merits. An over-

Item	Detail
	supply of housing in Havelock is not an issue in their opinion, with this being a matter of supply and demand and investment risk. Irrespective of this, the assessment from Insight Economics will drill in the numbers in more detail, and when ready, will be provided to HDC for review. It is further noted that the Middle Road site is excluded from the FDS, and not included within the housing numbers. (v) [REDACTED] agreed that having the economics assessment available for review prior to lodgement would be useful, HDC would not be able to make an indicative decisions on peer review until the report provided. (b) Engineering (Maven – [REDACTED]): (i) [REDACTED] noted that a lot of detailed work has been undertaken by Maven on stormwater and flooding solutions. [REDACTED] noted that there is concern expressed by neighbouring properties to the north of Brookvale Green, suggesting that HDC and HRBC are not doing enough to manage existing stormwater / flooding concerns. There is an opportunity through Brookvale Green to address these issues and ensure that existing flooding and stormwater issues are at least no worse, and actually likely to be better given interventions on the Brookvale Green Site. (ii) [REDACTED] noted that the TANK plan change and aquifer / water source matters will need to be addressed. This may require geo-hydrological assessment. (iii) [REDACTED] noted that a meeting with HBRC is scheduled for Wed 25/2 where this matter will be specifically discussed. Also suggested that circulation of the Maven engineering assessment would be useful, with opportunity for more direct conversation with HDC 3 Waters Team. (iv) Anna, Craig and Liam agreed that circulation of the report and further discussion will be helpful. Kelly Nikora and Andre Magdich from the HDC will still be the right person to talk to re this. (c) Transport (East Cape Consulting – [REDACTED]): (i) [REDACTED] noted that a more detailed transport assessment will be provided. (ii) [REDACTED] highlighted that having one entrance in and out from a resilience perspective will need to be addressed. (iii) [REDACTED] noted this, and highlighted that provision had been shown for future connection to CDL land, but also to the south. This will be addressed in the application report and Maven report. (iv) [REDACTED] highlighted that [REDACTED] would still be the key contact from the HDC transport team. (d) Ecology (Wild Ecology – [REDACTED]) (e) Landscape (LA4 Landscape Architects – [REDACTED]) (f) Urban Design (B&A – [REDACTED]) (i) [REDACTED] briefly highlighted that there will be overlap between the landscape, urban design and transport assessments regarding road cross sections, landscaping details and urban design controls. (g) Geotech – (Hawkes Bay Geotech) (i) [REDACTED] highlighted that no Geotech issues have currently been identified. (ii) [REDACTED] referred to the retrospective earthworks consent on the site. This will need to be addressed. (iii) [REDACTED] confirmed that this will be addressed in the engineering assessment. (h) Noise / Reverse sensitivity (i) Noise – Styles Group (ii) Spray Drift – Fruition

Item	Detail
6	Iwi / hapu Engagement – Tamatea Pokai Whenua + entities listed in referral letter: (a) [REDACTED] briefly summarised the existing engagement from the referral and that early contact has already been made with these entities. (b) [REDACTED] said that HDC can assist with contact details if any issues arise with this. [REDACTED] can provide details of groups to consult with.
7	Other Stakeholder Engagement: (a) Adjoining and adjacent properties: (i) [REDACTED] highlighted that a proactive approach to engagement has been taken, with Ed leading contact to flush out any issues early. A record of consultation is being kept to include in the Application. (b) General public: (i) [REDACTED] has been receiving and responding to feedback from the general public. Again a record of this is being kept for the Application.
8	Referral Feedback from HDC and any other issues to address in Substantive (a) HDC Open space Reserve: (i) [REDACTED] highlighted that the preference would be to utilise the existing reserve strip, but that this is subject to discussions with HDC. Also keen to talk to Parks Department re park design, playgrounds etc, noting feedback in the referral comments. (ii) [REDACTED] can share contact details of relevant members in the Parks Department as needed. (b) NES-CS Assessments: (i) Already prepared for the referral with soil testing provided. (c) TANK Plan Change (i) Will be addressed further noting meeting with HRBC. (d) FDS: (e) Urban Edge / defendable urban boundary (i) Already assessed by VSP in the FDS submission and hearing and again in the Substantive Application noting stream edge, landscaped buffer and intention expressed for as of right rural life style subdivision on the Hutton land. (f) Parks comments – see above. (g) 3 Waters – see above. (h) Transport – see above. (i) Anything else? (i) [REDACTED] highlighted that an archaeological assessment has been provided by CDL for the Arataki fast track. (ii) It was confirmed that no archaeology was found in the CDL assessment and [REDACTED] highlighted that nothing was signalled in the CIA, noting that the site is already highly modified. A suitably worded ADP can also be applied at the time of development. On this basis, no archaeological assessment would be sought or provided. (iii) There was agreement from [REDACTED] that this was a reasonable approach. (iv) [REDACTED] also highlighted the approach from CDL in the revised resource consent conditions – to utilise standard Council zones. [REDACTED] confirmed that there is no intention to reinvent the wheel, and this approach would also be adopted for Brookvale Green, with consent notices and or land covenants proposed to help achieve specific design outcomes.

Item	Detail
9	Next Steps and Timeframes (a) Working towards end of May 2026 for lodgement. (b) Putting in a placeholder for a further meeting in April to discuss preliminary findings of technical reports. Additional targeted catch ups with Parks, 3 Waters Team and Transport as outlined above will also be scheduled in the meantime.
10	Any other matters (a) None raised.

Meeting Agenda

Project: Brookvale Green Fast Track – 174 and 176 Brookvale Road, Havelock North

Date: 10 March 2026

Time: 1:00pm – 2:00pm

Location: Virtual

Apologies:

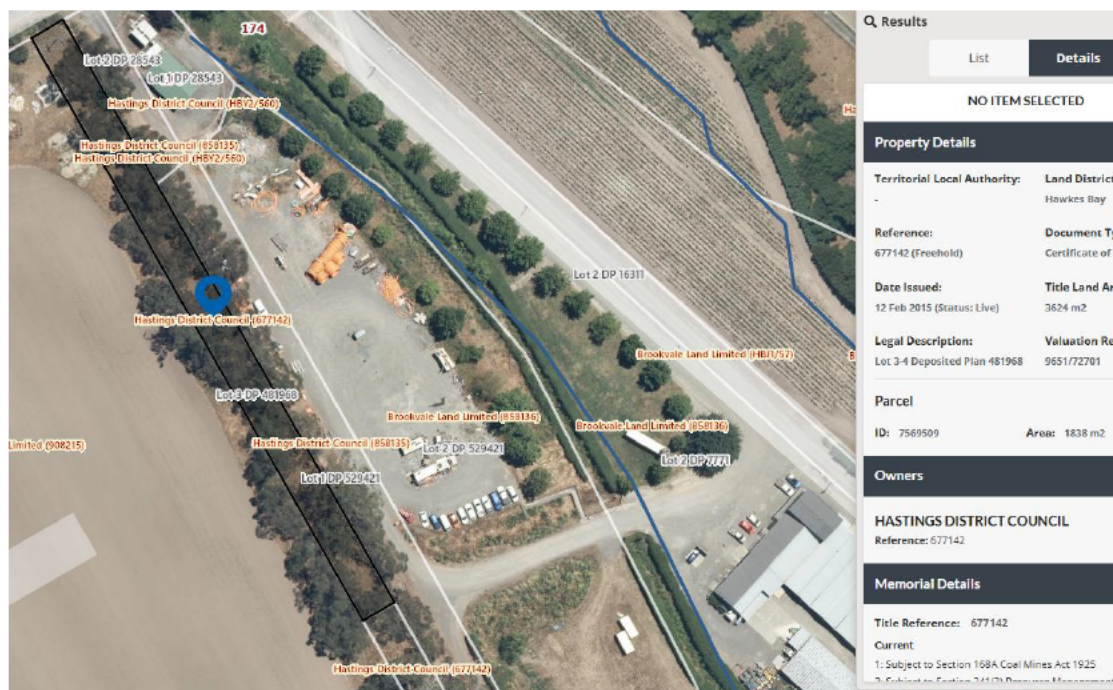
Attendees:

Name	Role/Organisation
██████████	Applicant – Vermont Street Partners No 4. Ltd (VSP) – Joined at 1:15pm – Left at 1:40pm
██████████	Planning Consultant – Barker & Associates (B&A)
██████████	Principal – Maven & Associates Joined at 1:35pm
██████████	Public Spaces Policy Planner – Hastings District Council – left at 1:35pm
██████████	Public Spaces Planning Manager - Hastings District Council left at 1:35pm
██████████	3 Waters Growth and Development Manager – Hastings District Council

Item	Detail
1	Introductions & Purpose: (a) ██████████ introduced themselves. (b) ██████ explained the purpose of the meeting was to discuss use of the HDC owned land along the western boundary of the Brookvale Green Site for a road for the development but also a roading connection onto Brookvale Road to improve connectivity and resilience in severe weather events.
2	Referral Decision: (a) ██████ briefly discussed the referral decision and masterplan. Work is underway to revise the Masterplan. Sara was involved providing feedback from the Parks Department.
3	Use of Local Purpose Reserve: (a) ██████ confirmed that lot 3 and 4 DP 481968 is a Local Purpose Reserve – see below snip. (b) ██████ outlined that there is no current proposal from VSP to utilise this local purpose reserve. (c) ██████ noted that this is the primary interest of the HDC Parks team in this part of the site and that HDC are contemplating removing the Gum Trees along this reserve given the change in land use on the CDL Arataki extension land to the west.

Item Detail

- (d) [REDACTED] noted that if these trees are removed, there could be a good opportunity to utilise it as a pedestrian walkway to improve connectivity to Brookvale Road but also between the CDL and Brookvale Green sites.



4 Provision of Parks and Open Space in the development

- (a) [REDACTED] outlined that there are opportunities for the provision of parks and open space within the Brookvale Green development.
- (b) [REDACTED] also talked about VSP's desire to develop the site in a different way to the usual cookie cutter type of development, with slowed streetscapes, walkways and connectivity throughout the site. He asked whether HDC would be interested in the vesting of any parks or reserve land (once that it had been developed by VSP as part of the Brookvale Green development).
- (c) [REDACTED] clearly confirmed that there was generally no desire for HDC vesting of additional park and reserve land in Brookvale Green. [REDACTED] referred to the Brookvale Structure Plan, and that analysis had identified that there was sufficient existing open space within the catchment, noting that CDL had relied on the Meissner Road Park – utilising the 500m pedestrian shed circles.

Item Detail



- (d) [redacted] queried whether that was 500m as the crow flies – see image above. [redacted] confirmed that it was. [redacted] noted that in actual terms in terms of access via existing roads and connections that Meissner Road would be closer to 1.5km away from Brookvale Green.
- (e) [redacted] queried whether the existing calculations for the provision of open space would be impacted by the Brookvale Green substantive application. The development anticipates 189 – 215 homes, which will increase demand and may mean that park(s) or reserve(s) in this area may be necessary.
- (f) [redacted] noted that a park(s) or reserve(s) in Brookvale Green would largely benefit Brookvale Green lot owners, and not the wider public outside the development, and that HDC were concerned about ongoing maintenance costs of acquiring new reserves via vesting.
- (g) [redacted] noted that a reserve in Brookvale Green may be beneficial to CDL who could travel down the slope to utilise a playground or park.
- (h) [redacted] said they will come back with more information on the Brookvale Structure plan calculations and accounting for Brookvale Green and 500m pedestrian shed and how that works.

5 Alternative Access to Brookvale Green – [redacted] left the meeting at this point. :

- (a) [redacted] confirmed that:
 - (i) Lot 1 DP 28542 is an emergency Water Pump station managed by HDC Water Team.
 - (ii) Lot 2 DP28543 is HDC Fee Simple title that is used for access to this pump station
 - (iii) Lot 1 DP 529421 is a HDC Fee Simple title that is set aside for drainage.

Item Detail



- (b) [REDACTED] shared a plan (refer attached) which shows the proposed access arrangement, being a two way entry, narrowing to one lane then joining the road in Brookvale Green shown on Lot 1 DP 529421.
- (c) [REDACTED] confirmed that, in principle, he understood and generally supported a roading connection in this location, noting that there seems to be limited utility of Lot 1 DP 529421 for HDC for drainage provisions. Once the plan and some justification for the connection is provided in written, he will take it to his water asset manager for confirmation.

6 Any other matters:

- (a) [REDACTED] took the opportunity to see if [REDACTED] wanted to discuss anything with [REDACTED]
- (b) Stormwater / Flooding Update – [REDACTED] gave a high level update on the additional work being done by Maven since the referral.
- (c) Wastewater / Water – still no issues being identified based on what was outlined in the referral.
- (d) [REDACTED] suggested that once Maven reporting and design is further progressed, a further meeting with [REDACTED] and any of his team is held to identify any red flags.

7 Next steps:

- (a) [REDACTED] – confirm details on Brookvale Structure Plan and send through details on the 500m pedestrian shed and how it relates to Brookvale Green.
- (b) [REDACTED] – send through plan and justification for additional connection to Brookvale Road to [REDACTED].
- (c) [REDACTED] – seek input from water asset manager re roading connection and upgrade adjacent to Water Pump Station.
- (d) [REDACTED] - once Maven reporting and design is further progressed, set up a further meeting with Kelly and any of his team is held to identify any infrastructure or servicing “red flags.”

Project: Brookvale Green FT – HDC Transport Design Meeting

Date: 29 April 2026

Time: 3:30pm -4:15pm

Location: Online

Attendees:

Name	Role/Organisation
Hastings District Council	
██████████	Transport Manager / HDC
██████████	Environmental Consents – Policy Planner
Applicant Team	
██████████	Transport Engineer / East Cape Consulting
██████████	Civil Engineer / Maven
██████████	Planning Consultant / B&A

Item	Detail	Action
1	Project overview: The development includes one main loop road, with access from Brookvale Road. A secondary access is proposed near the HDC water bore for resilience, emergency access, and walking / cycling connections. Flood and stream constraints have influenced the design.	Noted
	Brookvale Road	
2	Main access: Discussion focused on the Brookvale Road threshold treatment, kerb extents, and urbanisation to support a 50 km/h environment and discourage unsafe manoeuvres. Kerbing is proposed on both sides, with flush medians to visually narrow the road. BC confirmed the proposed kerbing extent and width is acceptable.	████ and █████ to lock down design.
3	Secondary access: - The secondary access near the water bore will provide network resilience and a shorter route for some lots, but is not expected to operate as a shortcut. A one-way arrangement may be considered to keep the access narrow and avoid queuing onto Brookvale Road. ████ noted that right-turn visibility into the secondary access may be compromised due to the S-bends on the western section of Brookvale Road. A one-way in or one-way out arrangement may	████ to check sightlines and right-turn movements at the secondary Brookvale Road access, and confirm whether any changes (e.g. one-way operation only) are required to manage rear-end crash risk.

	assist. The main entrance is acceptable from a visibility perspective. The secondary access sits higher than the primary access and may assist with emergency access. Flooding of approximately 200mm and H2 flow conditions were discussed. The proposal is not expected to worsen existing flood effects during a storm event.	
4	Brookvale Road footpath: ■ confirmed that the road triangle outside 160 Arataki Road is to be vested as road reserve through the CDL Arataki fast-track substantive application, comprising approximately 19m².	Noted
Internal Road Design		
5	Internal speed environment: Seven crossing points are proposed on the primary road. Crossing treatments and surface treatments intended to assist with speed reduction. ■ confirmed support for crossing point design to support a lower operating speed (around 40 km/h), and recommended that good visibility and lighting is achieved at these points.	■ to revisit design of crossing points to ensure appropriate sightlines, lighting and landscaping in place.
6	Street trees and lighting: Larger trees need to be carefully located to avoid visibility issues, particularly near crossings and intersections. The lighting design also needs to avoid conflicts with street trees.	■ to sense check plan sets with landscaping overlay
7	Road cross sections: ■ confirmed that car parks can adjoin footpaths without a berm between them.	■ to finalise design.
8	No-stopping lines: BC noted the design should be self-explanatory and rely on good design outcomes rather than signs and markings where possible. Vehicle tracking: Tracking for 8m and 11m rigid vehicles should be reviewed, including for waste management and emergency access. The applicant team noted that 12.5m tracking works. Parking and corners: Parking on both sides of the road may narrow the carriageway on corners. Yellow lines may be required in some locations to allow trucks and emergency vehicles to pass safely.	■ ■ ■ to review detailed design to consider these matters.
9	ROWS will be private. Design included in civil drawing package. Lighting should be practical and respond to pedestrian needs.	Noted
General		
10	Plan coordination: Transport, civil, and landscape plans need to be coordinated over the next few weeks, particularly to resolve conflicts between trees, sightlines, lighting, intersections, and crossings.	■ to coordinate transport, civil, and landscape plan sets.

11	ITA: The Integrated Transport Assessment has not yet been provided to HDC, as the applicant team wished to receive initial feedback first. Review of the draft ITA would be helpful for [REDACTED] to fully understand the design.	[REDACTED] to issue BC draft ITA for consideration. Confirm release with applicant [REDACTED].
12	Overall layout: [REDACTED] confirmed he is generally comfortable with the proposed layout, subject to resolving detailed design matters noted during meeting and review of the ITA.	Noted

Project: Brookvale Green Fast Track – Substantive Application Update

Date: 7 May 2026

Time: 10:30am – 12:00pm

Location: HDC Offices & Online Teams

Attendees:

Name	Role/Organisation
Applicant	
██████████	Vermont Street Partners No 4. Ltd (VSP)
██████████	Planning Consultant / Barker & Associates (B&A)
██████████	Planning Consultant / B&A (online)
██████████	Urban Designer / B&A (online)
HDC	
██████████	Policy Team Leader / Hastings District Council (HDC)
██████████	Public Spaces Manager / HDC
██████████	Environmental Planner - Policy / HDC
██████████	Senior Consents Planner / HDC

Item	Detail	Actions
1	Project Overview	
1.1	The project team provided an update on the Brookvale Green Fast Track substantive application. The current masterplan provides for 203 lots.	Noted
1.2	Collaboration HDC and VSP acknowledged the constructive direction of the project and the benefit of continuing to work collaboratively ahead of lodgement.	Noted
1.3	Draft Reports & Drawings B&A to upload draft reports and plans to OneDrive asap for HDC review ahead of lodgement.	HDC to review documents by 29 May 2026
2	Urban Design	
2.1	Masterplan The updated masterplan was presented. The scheme includes Paddington-style terraces with rear laneways and internal courtyards on Blocks 4, 5, 8 and 10; smaller standalone lots on Blocks 3 and 7; and larger lots transitioning south toward the rural interface.	B&A to finalise the masterplan, visualisations, lot testing and cross-sections.

Item	Detail	Actions
	HDC was generally comfortable with the direction of the masterplan and the use of terraced housing where it fronts the stream corridor, reserve areas and public realm. Will assess the detail of the project more fully once reports and plans provided for review.	
2.2	Connectivity Road layout and connectivity were discussed, including the second northern access and cross-sections. HDC was generally comfortable with the connectivity approach, subject to review of the final drawing package.	B&A to include the full road typology and cross-section package in the draft material.
2.3	Lot Sizes Minimum lot sizes for Blocks 3 and 7 were discussed which are smaller than the HDP 350 m ² minimum. HDC was generally comfortable with a mix of lot sizes, subject to the final planning framework and urban design assessment.	B&A to confirm the final lot-size controls and terrace block extents through development of the planning framework.
3	Landscape Design	
3.1	Open Space The open space network was discussed, including stream corridors, drainage areas, the dry basin, attenuation pond, play nodes and interface treatments. HDC was generally comfortable with the open space approach, subject to confirmation of vesting, maintenance and asset ownership and more comprehensive review of the plans.	B&A to provide copy of plans for review. █ to confirm proposed vesting arrangements for open space, drainage and reserve areas.
3.2	Play Along the Way Play nodes are proposed along the stream corridor / Hoggin path at approximately 50 m intervals as “play along the way” features. HDC was supportive in principle of distributed play nodes, subject to confirming number, location, budget allowance and asset ownership.	B&A to provide copy of plans for review. █ to review play-node count and locations with Kirsty and provide feedback to B&A. AS to confirm if play nodes vested in road or reserve.
3.3	Dry Basin The dry basin and attenuation pond are proposed as grass-only areas. HDC was generally comfortable with the grass-only approach, subject to confirmation that the contours can be maintained by mowing.	B&A to provide copy of plans for review. █ to confirm acceptability of basin contours and the grass-only maintenance approach.
3.4	Council Reserve (western interface / gum trees) The western reserve interface was discussed, including the footpath alignment and gum trees. A battered solution is proposed over a hard	█ to send █ a refined Reserves Act question regarding inclusion of

Item	Detail	Actions
	retaining wall and the footpath will sit within the SW drainage reserve (access road) rather than the buffer reserve. The latter has been discussed and agreed with [REDACTED] (HDC 3 Waters). Noted that large number of gum trees in situ within the Reserve. Some of these fall within the Buffer strip and some within the SW reserve. Ideally, it would be good to provide a walking connection through to the Arataki drainage reserve through the buffer strip. Connectivity is proposed via Brookvale Road footpath, so connection through to the reserve is a nice to have. Potential for this to be included in the application scope is to be agreed with AS following further investigation on the below. AS needs to work through the Tree Removal Policy and advise whether the Reserves Act 1977 process is triggered. Decision to be made either by operations or taken to councillors. B&A keen to understand how this will fit with the substantive application and implications of any HDC approvals processes regarding use of the Reserve. Overall, HDC is generally comfortable with the design of the interface and works in the Reserve, subject to confirming boundaries, three-waters assets and the tree removal process.	land in the substantive application and approvals process. [REDACTED] to confirm boundary / asset position following the CDL meeting and discussion with [REDACTED]
3.5	Ecology Noted that HDC Parks are interested in ecology report findings given that stream corridors are vested. HDC have an inhouse ecologist that can provide review comments. POST MEETING NOTE: Further meeting with HBRC today - [REDACTED] will contact [REDACTED] to confirm ecology review approach to ensure efficiencies in council review comments.	HDC and HBRC to make contact with each other to discuss extent of ecology review for the project. B&A to provide FMP and Ecology Report to [REDACTED]
3.6	Fencing Interface treatments and fencing were discussed. HDC was generally comfortable with using design controls / consent notices to manage reserve-facing and public-facing interfaces. B&A agreed to use HDC public interface fencing wherever practical.	B&A to provide fencing plan to HDC for review once complete.
4	Planning	
4.1	Planning Framework The proposed planning framework was discussed. The General Residential Zone provisions are proposed as the base framework across most of the site, with MDRS / NPS-UD provisions applied to the smaller sites / terrace blocks. Similar approach to the Arataki Fast Track project. HDC agreed with the proposed approach in principle, subject to review of the draft planning framework and design controls.	B&A to prepare the planning framework and confirm any bespoke controls or consent notices.

Item	Detail	Actions
4.2	Terrace Blocks Terrace blocks are proposed to be consented as restricted discretionary activities against design guidelines, rather than fixed architectural plans. HDC is generally comfortable with the design guideline approach, subject to review of the proposed provisions.	B&A to prepare design guidelines.
4.3	Reverse sensitivity Reverse sensitivity matters were discussed, including noise, frost fans and spray drift. The adjacent Hutton landholdings proposal for rural subdivision development were noted as relevant context. A number of expert reports have been prepared to address reverse sensitivity effects. B&A recommended that HDC prepare a position on the reverse sensitivity and statutory context as part of prelodgement engagement advice that can be included with the substantive application.	B&A to provide expert reports for review ahead of lodgement. HDC to prepare feedback on reverse sensitivity / statutory context as part of prelodgement feedback.
4.4	Conditions NA has provided HDC's standard greenfield subdivision conditions as the base for the Fast Track application. NA to involve HDC's senior subdivision officer in review of any conditions. HDC preference is to simplify the conditions set as the Arataki FT application conditions with cumbersome.	B&A to prepare the draft conditions package and issue to HDC prior to lodgement for review.
4.5	Groundwater / Source Protection Discussed the matter of the Brookvale bore and potential impacts on groundwater. Reporting has confirmed that no risk to the source protection zone. This matter will also be looked at by HBRC.	Noted
4.6	Economics HPL changes has positively impacted how LUC3 class land is dealt with on the site. Noted that the FDS does not include the site. Economics assessment prepared in support of the application. Appreciated that HDC may have a different view on supply in the short term. B&A recommended that HDC prepare position paper / obs/pols assessment as part of their feedback on the application to be provided to the Panel.	HDC / [REDACTED] to prepare feedback on economics / FDS position on the project for inclusion with consultation material on the project.
5	Stakeholder engagement update	
5.1	Neighbours Engagement is continuing with [REDACTED] and properties on the northern side of Brookvale Rd adjacent to the stream. Conversations have been constructive.	Noted
5.2	Mana Whenua	[REDACTED] to assist [REDACTED] with re-engaging [REDACTED]

Item	Detail	Actions
	██████████ will be re-engaged for cultural input and street naming as per previous discussions held during drafting of the CVA for the referral application. A further consultation update package has been provided to Tamatea Pōkai Whenua this week for review and feedback.	for road naming later on in the project.
5.3	Other Agencies HBRC meeting to be held 7/5/2026. DOC to be provided with draft FMP, Ecology Report and Masterplan and meeting to be held next week.	Noted
6	Timeframes	
6.1	Draft reports and plans will be provided to HDC for review via OneDrive tomorrow. HDC agreed in principle to review advanced drafts ahead of lodgement to reduce RFI risk.	HDC to provide feedback by 29 May 2026.
6.2	A follow-up workshop is proposed for 4 June 2026 to resolve any remaining matters.	Meeting invite sent for 4 June 2026 at 10:30am.
6.3	Target lodgement is around 12 June 2026.	Noted

Project: Brookvale Green Fast Track – Substantive Application Feedback

Date: 4 June 2026

Time: 10:30am – 12:40pm

Location: HDC Offices & Online Teams

Attendees:

Name	Role/Organisation
Applicant	
[REDACTED]	Vermont Street Partners No 4. Ltd (VSP)
[REDACTED]	Planning Consultant / Barker & Associates (B&A)
[REDACTED]	Planning Consultant / B&A (online)
[REDACTED]	Urban Designer / B&A (online)
[REDACTED]	Transport Engineer / ECC
[REDACTED]	Civil Engineer / Maven (online)
[REDACTED]	Principal Land Development / Maven (online)
[REDACTED]	Acoustic Engineer / Styles Group (online during Noise discussion only)
Hastings District Council	
[REDACTED]	Policy Team Leader / HDC
[REDACTED]	Environmental Policy Manager / HDC
[REDACTED]	Environmental Planning Team Leader / HDC
[REDACTED]	Public Spaces Manager / HDC
[REDACTED]	Urban Designer / HDC
[REDACTED]	Transport Manager / HDC
[REDACTED]	3 Waters Manager / HDC
[REDACTED]	Development Engineer / HDC
[REDACTED]	Principal Advisor Relationships / HDC

Item	Detail	Action
1	Meeting Purpose The Applicant outlined that the purpose of the workshop was to work through outstanding technical matters prior to lodgement and, where possible, narrow the issues requiring determination by the Fast-track Panel.	HDC – review attached table with initial feedback response.

Item	Detail	Action
	Council confirmed its role is to objectively assess the application and associated effects, and to provide technical feedback to inform the Fast-track process. <i>Post Meeting note: Supplementary draft feedback table attached to address some of the points raised in the meeting more fully. Final response table to be provided as part of lodgement documentation.</i>	
2	Acoustic Assessment Discussed HDC comments re noise loggers and permitted uses. [REDACTED] confirmed the assessment methodology approach and provided additional justification for the modelling approach adopted. • Modelling based on measured frost fan and bird scarer emissions is more robust than field monitoring for sources that operate only a small number of mornings per year. • Permitted baseline assessment has been worked through with Jo Sunde and non-fanciful activities have been considered given the site context and provisions of the District Plan. • Separate consideration has been given to the Shaggy Range Dog Day Care facility in the assessment and confirms that development is acceptable. • Overall, given experience working on multiple Fast track applications, Jon is satisfied that the assessment is sound. [REDACTED] raised the practical challenge of ongoing noise complaints from nearby rural activities, noting this occurs and is something that Council is required to deal with. Applicant noted Council's concern.	None identified
3	Rural Interface and Shelterbelt Treatment Council raised concern about the 2 m setback in the Fruition report and the inconsistency with the 5 m shown on landscape plans. Also raised concern about species type, HDP Plains Production Zone shelterbelt setback rule, and long term maintenance. [REDACTED] noted that the documentation provided were working drafts, and that some alignment across reports and plans had not been made clear. [REDACTED] noted that shelterbelt rule had not been identified to date. Fortunately, the subdivision design allows for flexibility in the landscaping placement. The Applicant will reconsider the buffer interface landscaping in this regard. Building setback At the meeting it was confirmed building setback will be minimum 10 m south and southwest boundaries. 10m was requested by Shaggy Range. Fruition Report talks to 2m and 10m setbacks for spray drift. 10m agreed approach to address reverse sensitivity and provide for landscaping.	Applicant team - All documentation will be made consistent. LA4 - Provide buffer interface landscaping cross sections to council for review. HDC – review and provide comment on updated landscaping / rural interface approach.

Item	Detail	Action
	The underlying 15 m rural yard standard from the HDP was discussed; the Applicant noted this is a rule standard that does not apply directly under the FTAA, where the test is effects management. Planting Pittosporum-based planting with tiered planting either side was discussed. This species has been advised by the Applicant's agricultural consultant Fruition. [REDACTED] acknowledged that Pittosporum is an accepted shelter plant provided the correct variety is used. [REDACTED] manager has also confirmed species is appropriate. Intention is to provide a planting mix that requires no maintenance and establishes a permanent landscape strip for these boundaries. Agreed that the Applicant team will provide species-selection / cross sections plans and a maintenance approach for Council's review.	
4	Overland Flow Path Through Private Lots Council reviewed the proposed overland flow path through Lots 131-140 and raised concerns regarding future ownership, conveyance protection, maintenance and liability. Concerns expressed by Council staff about having such features on private property and landowners illegally constructing buildings (e.g., garden sheds) or planting vegetation that obstruct the flow of stormwater leading to flooding issues during storms. The Applicant confirmed the feature is an overland flow path rather than a permanent watercourse. It is currently an artificial drain. The intention is to secure flow conveyance and maintenance obligations through appropriately worded consent notices, easements and legal mechanisms – a typical approach applied for land development across the country for such features. [REDACTED] also noted that compliance with a legal mechanism must be assumed, and that future land owners not complying with those measures is a compliance and monitoring issue to be addressed, with suitable tools and mechanism available to address potential non-compliance as it arises. Applicant agreed to provide additional information regarding design treatment, maintenance responsibilities, planting and fencing.	B&A and LA4 to review landscaping and fencing through this section and confirm acceptability for its function. B&A to prepare consent conditions to secure obligations. HDC to comment on updated landscaping plans and consent conditions.
5	Water Supply The day prior to the meeting, Council advised that water supply capacity and water conservation measures are now a concern for the project following recent change in circumstances to the capacity of the aquifer. Council acknowledged this and apologised for this late change in position, however confirmed that further discussion is required regarding water conservation measures and confirmation of available allocation. The Applicant noted previous correspondence from Council staff for both the referral and previous engagement on the substantive	B&A to arrange follow-up meeting with HBRC and HDC staff and investigate water rights transfer. Maven to investigate water sensitive design options.

Item	Detail	Action
	application clearly confirming water availability and sought clarification on Council's current position. Council noted that the issue relates to allocation as per HDC's consent from HBRC. HDC are nearing their maximum allowance under this consent and could breach this with the development proposed in the District, especially those that are not identified within the FDS. Therefore, HDC are asking developers to consider water conservation measures so that we stay within our allocation allowance. The existing water takes applying to the site were discussed at a high level, along with the possibility of transferring these to HDC as part of the application. It was agreed that a joint discussion be held with HBRC in this regard.	
6	SW Vesting and Ownership Discussion occurred regarding ownership, vesting and ongoing management responsibilities for the realigned watercourses and stormwater infrastructure to be vested in HDC. Particular focus was placed on discharge consent responsibilities, asset ownership and the location of the discharge point, particularly as the network responsibilities is 'disjointed' in this part of Havelock North. The Applicant reinforced its willingness to work with both HDC and HBRC on this matter. Ultimately it was agreed that vesting to one of the councils is required, and further discussions are required between HDC, HBRC and the Applicant team to confirm responsibilities and consenting pathways.	B&A to arrange meeting with HBRC and HDC to confirm approach for the application.
7	Flooding Assessment HDC reviewed the flood modelling and downstream effects assessment. Discussion focused on localised flood level increases within some channel sections and on adjacent properties to the north, downstream flood resilience, culvert upgrades and the broader flood management strategy. HDC requested further explanation of modelling assumptions and outcomes. The Applicant confirmed that while some localised increases in flood levels occur, the overall proposal improves flood resilience and reduces flood effects on neighbouring properties. Ed Sundstrum has undertaken extensive consultation with these neighbours to achieve a better flood conveyance outcome through their sites, and confirmed signed letters of support from these downstream properties. Further clarification will be provided on how the flood model has been developed.	Maven - Provide additional flood assessment information in the report. B&A - Arrange meeting with Maven and HDC engineers to review and confirm modelling assumptions.
8	Reserve Interface Works	B&A – issue updated Geotech information to

Item	Detail	Action
	Discussed the proposed retaining wall, reserve interface and associated earthworks. The discussion was closely linked to the unresolved reserve land issue and potential alternative design solutions. Noted that [REDACTED] was unable to meet with the mayor this week given Kings Birthday holiday. The reserve issue continues to influence finalisation of the adjacent road, retaining wall and earthworks design and is critical path. The Applicant confirmed that Hawkes Bay Geotech have provided initial slope stability advice for works within the Reserve land interface. There are no fundamental engineering issues with doing the works in the reserve that are proposed.	HDC once this is available. HDC – Confirm reserve land approval pathway and Council position
9	Road Network HDC reviewed comments relating to visibility splays, road alignment, boundary interfaces, road grades, berm treatments and associated plan references. Several matters required clarification or minor refinement. The majority of issues appear capable of resolution through updated plans and clarification of the engineering design.	Maven – address comments and revise design as necessary. HDC – review and confirm whether Maven responses address concerns.
10	Wastewater HDC reviewed wastewater infrastructure comments relating to pipe gradients, self-cleansing velocities, infrastructure location and future maintenance considerations. Discussion included the balance between operational efficiency and long-term maintenance requirements.	Maven - address comments and revise design as necessary. HDC – review and confirm whether Maven responses address concerns.
11	Urban Design The urban design assessment remains in preparation and several supporting design documents are yet to be provided to HDC. Further, the Applicant's urban designer [REDACTED] was away sick for the meeting. As a result, attendees were unable to have a detailed conversation around the urban design feedback raised in HDC's feedback memo. The Applicant noted that urban design advice relating to wholesale masterplan changes was unable to occur at this late stage in the lodgement programme. Nevertheless, confirmation was provided that the [REDACTED] has been involved since the referral stage providing detailed urban design advice related to the opportunities and constraints of the site. Some of the feedback was briefly discussed with reference to plans and information to be provided as part of the urban design assessment and associated drawings and information. As a pathway forward, agreed that:	B&A - Provide final urban design assessment, lot testing outputs and updated design information Friday 12 June 2026 – refer to Section 13 for updated programme / lodgement date. Arrange meeting with Alicia Lawrie and Anna Wood the following week to discuss.

Item	Detail	Action
	• [REDACTED] to provide [REDACTED] with draft UD report next week. • [REDACTED] to have 1 week to review documentation and provide feedback. • [REDACTED] and [REDACTED] to meet with [REDACTED] to discuss urban design feedback.	
12	Other matters [REDACTED] asked if there was any other feedback from HDC on the information provided and application in general. Council staff confirmed no further feedback, but did note that it would be challenging to review additional information provided ahead of the stated 12 June lodgement date. Council would typically require a week with the additional information to provide meaningful feedback. This was acknowledged, and the Applicant team agreed to revisit the programme in light of feedback received and meeting discussion. There was agreement that the provision of information would potentially narrow the areas of disagreement and clarification during the substantive post-lodgement process which would ultimately be of assistance to the Panel. <i>Post Meeting Note: The Applicant has agreed to extend out the lodgement date to allow the provision of additional information and further feedback outlined above. This is reflected in the updated programme.</i>	Applicant to advise of updated programme – refer to attached
13	Next Steps • [REDACTED] to advise on Reserve Land inclusion decision. • Applicant team to work through HDC feedback comments and incorporate updates into design work. • Separate meetings to be arranged to resolve outstanding matters, including with HBRC. • Applicant to provide updated programme to HDC once confirmed next week.	See tasks above

Minutes

Project: Brookvale Green FT Substantive Application

Date: 10 June 2026

Time: 1pm

Location: Online

Purpose: Discuss cross jurisdiction HDC & HBRC matters relating to water supply for the Brookvale Green development and source water protection in light of sensitivity of the nearby municipal water supply.

Attendees: Note: Actions in **bold**

Name	Role/Organisation
Applicant Team	
██████████	Applicant / Vermont Street Partners No.4 Ltd
██████████	Civil Engineer / Maven
██████████	Principal / Maven
██████████	Water Resource Scientist / Land Water People
██████████	Planner / Barker & Associates
Hawkes Bay Regional Council	
██████████	Senior Consents Planner
██████████	Team Leader Consents
██████████er	Team Leader - Hydrology and Groundwater Science
Hastings District Council	
██████████	Drinking Water Manager
██████████	Team Leader Environmental Policy

Item	Detail	Action
1	Meeting Purpose / Overview: - Discuss groundwater/source water protection matters associated with the Brookvale Green development - Identify a pathway forward regarding water supply capacity constraints. ██████████ provided an overview of the Brookvale Green Fast-track application provided by the Applicant team, including the location of the site on the eastern edge of Havelock North, the former Te Mata Mushrooms operation, the proposed residential development for 203 dwellings, and the associated stream	Noted – no action required

	realignment works. Plans were shared to provide context for the discussion.	
2	Groundwater and Source Water Protection ██████████ outlined HBRC's concerns regarding source water protection and provided background on the Havelock North drinking water contamination event. ██████████ noted the vulnerability of the aquifer system in parts of the Heretaunga Plains due to thin confining layers and potential pathways for contaminants to enter groundwater via surface water features and poorly constructed bores. - This context was reiterated by ██████████ (HDC). ██████████ noted that a preventative risk management approach is required, having regard to the vulnerability of the municipal well, potential effects on downstream users, the wider risks associated with earthworks, stormwater and wastewater infrastructure, and the need to avoid any increase in bacteriological or chemical contamination risk given the site's documented vulnerabilities. ██████████ discussed the hydrogeological setting and modelling undertaken to date for Brookvale Green. It was agreed that existing knowledge of the site indicates potential hydraulic connectivity between the stream corridor and the municipal water supply well. - Technical experts from all parties acknowledged the importance of ensuring that stream realignment and development activities do not create contamination risks. - The group discussed potential mitigation measures, including installation of an engineered liner within the realigned stream channel, stream design measures to prevent ponding and infiltration, construction quality assurance requirements, and ongoing monitoring and maintenance provisions. Also discussed conditions being a key mitigation factor for the application. ██████████ emphasised the importance of taking a practical and collaborative risk-management approach. ██████████ advised that HBRC had developed an initial risk matrix and list of key questions to assist in identifying and managing potential risks. Agreed that these would be circulated to the applicant team to inform updated hydrogeological assessment. ██████████ acknowledged that all development activities have the potential to present water quality risks, but noted that such risks can be appropriately managed through engineering design, construction methodologies, and long-term asset management. Brydon advised that it would be useful to review ██████████ detailed comments against the proposed consent conditions and engineering responses to determine whether the identified	██████████ to circulate draft consent conditions addressing source water protection matters to HDC and HBRC for review. ██████████ to provide the source water protection risk matrix and associated questions to the project team. ██████████ to coordinate any updates to construction methodology and engineering design. ██████████ to update Hydrogeology Assessment once risk matrix information received from Simon. HBRC and HDC officers to review proposed conditions and provide feedback to applicant team.

	concerns, including those relating to the stream realignment and wider site infrastructure, have been adequately addressed. • [REDACTED] advised that draft consent conditions had been prepared to address source water protection matters and would be circulated for review by both councils this week. • Overall, the group agreed that source water protection issues appear capable of being appropriately addressed through a combination of engineering design, construction controls and consent conditions.	
3	Water Supply Capacity • [REDACTED] introduced the discussion regarding water supply capacity following recent advice from HDC that available municipal supply capacity in Havelock North is constrained. • HDC's [REDACTED] and [REDACTED] discussed the constraints on water allocation in the district and the need for water efficiency measures to now be considered in development. The legal letter outlining this position was sent to the applicant during the meeting. • Noted that HDC currently have an active global consent currently being processed by HBRC for the municipal water supply. • The group discussed two potential pathways to address the issue: (i) Transfer of existing groundwater take allocations associated with the Brookvale Land Limited's water applications to HDC for municipal supply purposes. (ii) Incorporation of water demand management measures within the development, including bulk water metering, water-efficient fixtures and fittings, and consideration of lower-pressure servicing approaches. • [REDACTED] outlined the process for obtaining approval for a transfer of groundwater allocation and the associated assessment requirements. Noted that: ○ [REDACTED] has provided via email background information of the consent status of the Brookvale Land Limited water take applications. ○ The site benefits from an existing groundwater allocation associated with the former Te Mata Mushrooms operation. The current consent framework comprises historic groundwater take consents, a replacement consent application (APP-127296), and two interim permits, with a potential pathway available under the TANK framework to transfer an assessed ARU volume to HDC's municipal supply network, subject to approval.	Applicant team to prepare and lodge a groundwater allocation transfer application with HBRC as soon as practicable. HBRC to provide guidance on information requirements associated with the transfer application where required. HDC to advise consenting pathway to transfer allocation to global consent. Maven to consider options for water demand management measures as part of detailed design.

	○ Need to understand what consenting pathway will apply in relation to the global consent – will a s127 be required for the current HDC global water consent or can it be wrapped up in to the current application as it stands. • [REDACTED] [REDACTED] advised that preliminary water demand calculations indicate that the existing allocation associated with the site should be sufficient to service the proposed development if transferred. Water demand management can be considered as part of future engineering approvals phase. • The group agreed that a transfer application should be progressed as soon as practicable to provide greater certainty around servicing capacity. The applicant team to get underway with consent application and engage water take specialist. • Representatives from both councils indicated a willingness to work collaboratively with the applicant team to identify a practical and workable solution. It was acknowledged that both servicing pathways may need to be outlined within the Fast-track application, with the final servicing solution dependent on the outcome of the transfer process.	
4	Programme and Next Steps • The meeting concluded with agreement that ongoing collaboration between the applicant team, HDC and HBRC will be important to resolving both source water protection and water supply matters ahead of lodgement and through the subsequent assessment process.	[REDACTED] [REDACTED] to coordinate circulation of draft conditions. [REDACTED] to provide risk assessment information to applicant team. Applicant team to revisit groundwater source protection considering meeting discussion points today. Applicant team to progress water allocation transfer consent application.

Project: Brookvale Green Substantive Application – SW Asset / Discharge Meeting

Date: 11 June 2026

Time: 10am-10:45am

Location: Online

Purpose: Discuss asset consent holder, vesting, regulatory, and monitoring / maintenance responsibilities for the Brookvale Green stormwater management system with both HBRC & HDC given cross boundary jurisdiction.

Attendees:

Name	Role/Organisation
Applicant Team	
[REDACTED]	Planner / B&A
[REDACTED]	Civil Engineer / Maven
[REDACTED]	Principal / Maven
Hastings District Council	
[REDACTED]	3 Waters Manager
[REDACTED]	Development Engineer
[REDACTED]	Acting Team Leader Environmental Consents
[REDACTED]	Team Leader Environmental Policy
[REDACTED]	Stormwater & Wastewater Asset Manager
Hawkes Bay Regional Council	
[REDACTED]	Senior Consents Planner
[REDACTED]	Team Leader Consents
[REDACTED]	Senior Civil Engineer
[REDACTED]	Regional Assets Manager
[REDACTED]	Strategic Assets Planner

Item	Detail	Action
1	Project Overview: The applicant team presented the Brookvale Green development proposal comprising 203 residential lots. The site contains two existing dry channel systems that currently convey stormwater during rainfall events. The proposal includes retaining the internal stream corridor and realigning the	No action required.

	northern stream around the site boundary to facilitate development while maintaining stormwater function. • Maven outlined the proposed stormwater management approach, including rain gardens, a treatment wetland, upgraded culverts beneath Brookvale Road, and a detention basin adjacent to Brookvale Road. The detention basin is intended to provide 1% AEP (100-year) flood attenuation rather than water quality treatment. Stormwater will be treated through rain gardens and wetlands before discharging to the receiving stream network	
2	Discharge Consent Requirements: • [REDACTED] confirmed that a regional stormwater discharge consent will be required from Hawke's Bay Regional Council (HBRC) under TANK provisions. • Discussion focused on the nature/location of the discharge points, the receiving environment, and the regulatory basis for the consent. • HBRC officers confirmed the affected stream corridors are privately managed watercourses rather than part of a Regional Council river control scheme. • Noted that Hastings District Council (HDC) local network discharge consent is lodged with HBRC and is awaiting approval. The site is not currently in the authorised local network area. • HDC noted that, following a successful proving period, the intention would likely be for the stormwater assets and associated discharge consent responsibilities to transfer to HDC and ultimately be incorporated into HDC's wider stormwater consent framework. It was acknowledged that this would be subject to future discussions between HDC and HBRC but was considered consistent with the approach taken for other council-managed stormwater infrastructure.	Applicant team to ensure discharge consent application and draft conditions clearly describes discharge locations, receiving environments, and management framework.
3	Vesting and Ownership Arrangements: • The proposal is for stormwater infrastructure to ultimately vest in Hastings District Council (HDC), with the applicant initially holding the discharge consent. • A two-year proving and maintenance period was discussed, during which the applicant would remain responsible for system performance before vesting occurs. • The applicant proposes to achieve clear ownership and operational responsibilities through robust conditions around transfer of ownership, vesting requirements, etc. • The applicant is willing to work with HDC on an appropriate time period and conditions to achieve the above.	[REDACTED] to provide draft consent conditions to HDC and HBRC for review. HDC and HBRC to provide comments back on draft conditions relating to ownership, consent transfer, monitoring and maintenance.

4	Monitoring and Maintenance: • HDC raised concerns regarding future accountability for water quality and the need to distinguish stormwater effects generated by the development from any existing upstream contaminants which passes through rural land. HDC emphasised the need to ensure any future monitoring regime assesses stormwater generated by the development itself and does not capture contaminants originating from the wider upstream catchment which is rural. • The parties discussed locating monitoring points at the outlet of treatment devices, at the site boundary where Watercourse 1 first enters the site and development discharge points to demonstrate the performance of the Brookvale Green stormwater system independently of upstream influences. • HDC raised questions regarding future maintenance access to both sides of the stream corridors, noting that access is currently more readily available from the road side than from adjoining private land. Discussion also covered how future vegetation establishment may influence channel performance and maintenance requirements. • HDC requested further information on the hydraulic modelling assumptions, including channel roughness coefficients and how the proposed planting regime has been accounted for.	Applicant team to work with [REDACTED] to identify appropriate monitoring and discharge locations. Applicant team to consider proposed corridor vegetation and future maintenance requirements in light of comments made at the meeting.
5	Jurisdiction and Regulatory Responsibilities: • HBRC confirmed that the streams affected by the proposal are not part of any HBRC-maintained drainage scheme and are currently under private ownership and management. HDC queried why a discharge consent from HBRC was required in these circumstances. • While HBRC does not own or maintain the watercourses, it remains the regulatory authority responsible for administering the relevant TANK provisions and assessing stormwater discharge consents. • Discussion also acknowledged that any future transfer of the discharge consent into HDC's wider stormwater consent framework would be a separate process. • The need for clear delineation of responsibilities was acknowledged to ensure efficient consent implementation and long-term management. The stream passes through rural land at the top of the catchment, then through the future urbanised Brookvale Green land, then through private rural land at 163 Brookvale Road, and on to the Taco and Crombie drains. • The need for a clear long-term management solution was acknowledged. This would need to be driven by HDC and HBRC	HDC and HBRC to continue discussions regarding regulatory and operational responsibilities related to wider network separate from Brookvale Green application.

	and considered separate from the Brookvale Green application as part of the wider changes to the HDC network discharge consent that is currently processing.	
7	Downstream Effects: - HDC noted that the proposed culvert upgrades would increase conveyance capacity beneath Brookvale Road and could alter flooding patterns downstream. While modelling indicates an overall reduction in flood risk for downstream properties, some localised increases in flood depth or extent may occur. Maven confirmed these matters are being assessed and that engagement has occurred with affected landowners. - Maven noted owners of 163 and 185 Brookvale Road would likely want to engage with HDC and HBRC regarding any potential improvements to the stream system through their sites. They are motivated to assist with a coordinated solution to water flow through this area.	HDC / HBRC to consult with neighbours at 163 & 185 Brookvale Rd regarding any proposed changes to stormwater management north of Brookvale Road in the future.
9	Summary of Key Actions Maven to work with [REDACTED] (HDC) to identify monitoring and discharge locations. Maven to revisit engineering design to reflect comments made during meeting regarding vegetation and maintenance access. [REDACTED] to ensure proposed draft conditions contain robust conditions to set out the stormwater system, vesting arrangements, monitoring framework, and proving period. [REDACTED] to confirm vesting boundaries with [REDACTED]. HDC / HBRC are encouraged to engage with the owners of 163 Brookvale Road regarding future ownership and management of downstream stream corridors in the future.	

Minutes – HDC Urban Design

Project: Brookvale Green FT Substantive Application

Date: 16 June 2026

Time: 1-2pm

Location: Online

Purpose: Discuss initial HDC urban design feedback on the Brookvale Green urban design package

Attendees: [REDACTED] – HDC Urban Designer; [REDACTED] – HDC Acting Team Leader Consents (planner); [REDACTED] – B&A Planner; [REDACTED] – B&A Urban Designer

#	Detail	Action
1	Meeting Overview • Purpose: Review of the lot testing and urban design package submitted Friday 12 June to assist HDC review of the development design. • Noted AW only received information on Friday. Today's meeting provided good guidance from HDC for the applicant to reassess key design areas and undertake additional documentation to support the application. • AW will review full package of information and issue final design comments to JS/AL next week.	Noted AW to review design package and provide feedback next week.
2	Lot Typology & Master Plan • The planning framework seeks to cross reference the existing Hastings District Plan provisions so as to apply tested zoning and development framework to the site in lieu of residential zoning. • The master plan / scheme plan sets the individual lot sizes which won't change. • General Residential zone rules to sites over 400m2 (Lot Type 1), and Medium Density zone rules to sites under 400m2 (Lot Type 2 and 3). • In addition, Lot Type 3 will also have a set of design guidelines to direct development. Specific designs will not be provided as part of the application. The design guidelines will be set to inform the bulk and location of the future built development which will be assessed by council. Further discussion on design guidelines below in Item 6. • The typology plan shows where the individual lot types apply. Noted that the plan title needs to be amended. • A breakdown table showing where different HDP standards apply to each typology was presented by AL at the meeting and will be circulated post-meeting.	AL to update typology plan title and reissue to HDC. [REDACTED] to send zoning standards table assessment to HDC. Design Guidelines to be drafted by AL and submitted to HDC.

#	Detail	Action
3	Topography & Cross-Sections █ requested the masterplan be overlaid on topography, with blocks colour-coded by their relationship to road level (at grade, above, below). Noted that some blocks have dual conditions along edges. - New cross-sections running across the site are needed, extending existing landscape sections to property boundaries; indicative building platforms should be shown as simple boxes. █ agreed and will provide as part of the application documentation. - Cross-sections are expected to demonstrate there are no topography issues and will also help address retaining wall queries. Key areas of interest shown in image below: 	█ to prepare cross sections for the development. █ to prepare topology plan
4	Retaining Walls - Retaining walls are not shown on UD drawings. █ advised they should be more clearly indicated, including on the masterplan. All agreed that the fencing plan is considered the best place to clearly annotate retaining walls for future lot owners, as it will be referenced in consent notices and can be viewed in context of proposed fencing - Discussion about whether retaining walls sit solely on engineering drawings to avoid inconsistencies at RFI stage; consensus that significantly large walls — particularly near lot 19 — must be shown on urban design drawings given their impact on private lots - Retaining wall materials are not yet specified; █ to liaise with engineers on council expectations, especially for any walls supporting road surcharge.	█ to include retaining walls on the fencing plan. █ to consider engineering retaining wall plan with HDC engineers and advise if any amendments required.
5	Fencing Plan <i>General Fencing</i> Retaining walls on lots should be annotated on the fencing plan for clarity	AL to annotate retaining walls on fencing plan.

#	Detail	Action
	█ to mark up specific locations of interest on the fencing plan and send through to AL for consideration. - Block 1 (triangular lot): concern that the 1.2m fence runs the full eastern boundary, leaving outdoor space exposed to the street. AW recommended that this be reconsidered. <i>Swale Boundary Fencing</i> - Lots adjacent to the swale require open (pool-type) fencing within the swale easement area to allow water passage. - Discussed solid closed-board side boundary fencing up to the planted easement boundary, then open fencing beyond — this protects privacy for the usable backyard while keeping the swale clear for water flow. Fencing plan to be updated to reflect amendment. - Rural boundary will have a post-and-wire fence; substantial planting within the buffer means minimal visibility into backyards from the vineyard.	█ to send through mark ups of fencing plan queries / recommendations █ to reconsider fencing typologies once AW advice received. █ to amend fencing on swale lot side boundaries. █ to ensure conditions capture fencing requirements for the swale lots.
6	Superlots & Design Guidelines <i>Design Guidelines</i> - Design guidelines will apply to the superlots. These will cover medium density zone standards as baseline for bulk and location with remainder of guidelines based off Hastings intensification guidelines. █ suggested referencing existing council criteria (intensification design guides) directly rather than █ writing new bespoke guidelines for the development. All parties agree with this approach in principle. - Noted council will be involved in approving future built form through consent notice approvals pathway. - Draft design guidelines will be provided to █ later this week. <i>Superlot Design & Built Form</i> - Two superlot design typologies are anticipated in the lot testing: north-facing (outdoor living on northern interface to open space) and an internal courtyard approach - Key concern from █ privacy treatment of superlots with outdoor living spaces at street frontages — options include tiered fencing heights, level changes to raise living areas above street, or a combination. █ to consider this outcome in the design guidelines and understand whether further lot testing or imagery is required to consider how this can be addressed.	█ to prepare design guidelines to align with Hastings HDP and Intensification guidelines and issue to AW asap. █ to reconsider privacy of lots with outdoor living space fronting streets. May need to reconsider fencing plan.

#	Detail	Action
	The applicant is keen to achieve good design aesthetics for this development. The developer will have a separate private covenant/sales agreement requiring stringent design standards for all Lot Typologies, covering materials, letterbox placement, and landscaping requirements, etc.	
7	Shading & Amenity - No shading studies have been done for the western part of the site where significant level changes are proposed (i.e. large retaining walls). - Council's primary concern also centres on Lot Typology 3 lots with potentially high fences and taller buildings adjacent to Lot Typology 1 (i.e. superlots). █ agreed to produce a shading/section study for a worst-case lot based on orientation - Noted for all other lots, General Residential zone (type 1) lots are over 400m², meeting the 350m² minimum site size and typical bulk and location standards of the General Residential Zone will apply, aligning with Hastings District Plan development expectations. Similarly, the MDRZ rules will apply to Lot Type 2 and 3. These controls have been tested through the HDP plan review process and should ensure appropriate amenity outcomes for the sites and neighbouring sites.	█ to provide shading analysis of worst case superlot. █ to consider shading and amenity of Lots adjacent to large retaining wall.
8	Southern Swale Boundary Lots - HDC is concerned that Lots 131 and 132 have constrained development potential enforced by the 18m planted buffer along the southeast boundary - Discussion about whether these lots are economically viable given building constraints. Noted that lot testing still provides for 200m² floor plate and that outdoor living space requirements can comprise the planted area to the rear of the site. Agreed that there are typically the odd lots in a large development which don't necessarily meet the desired norm. - Developer intends to establish all buffer planting in stage one to allow an establishment period before private lots are developed - Lot 141: the wider overland flow path/swale does not extend into this corner of the site (water sheets from the southeast across the rural vineyard and the type of engineered swale provided to the northeast is not required in this corner). Therefore a 5m landscaping buffer and 10m building setback is sufficient for screening from adjacent rural properties, enabling a more developable lot area. - Noted that the Masterplan for Lot 141 is not yet updated to reflect the revised right-of-way shape altered last week. Updated plan will include.	█ to ensure consent conditions require buffer planting in stage 1. █ to update the masterplan to show altered ROW design.
9	Development Timeline Fast-track consent requires construction to commence quickly post-approval.	Noted

#	Detail	Action
	• The total development period is expected to be 7 years, across 5 stages. • Council noted this information is useful for long-term plan infrastructure scheduling.	