



174 Brookvale Road

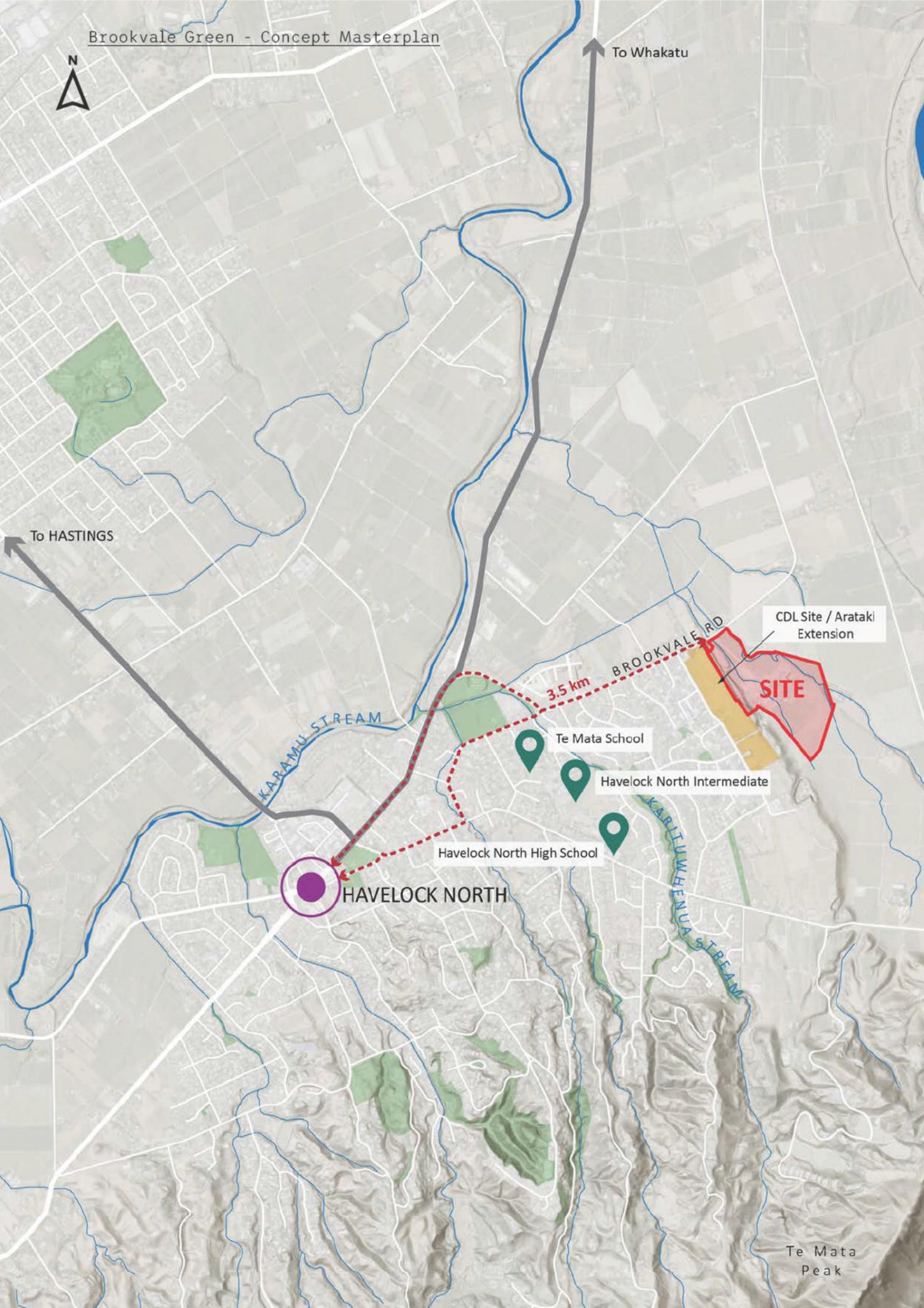
176 Brookvale Road

August 2025

# BROOKVALE GREEN

## Fast Track Referral Application Masterplan





# 1. WIDER CONTEXT

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

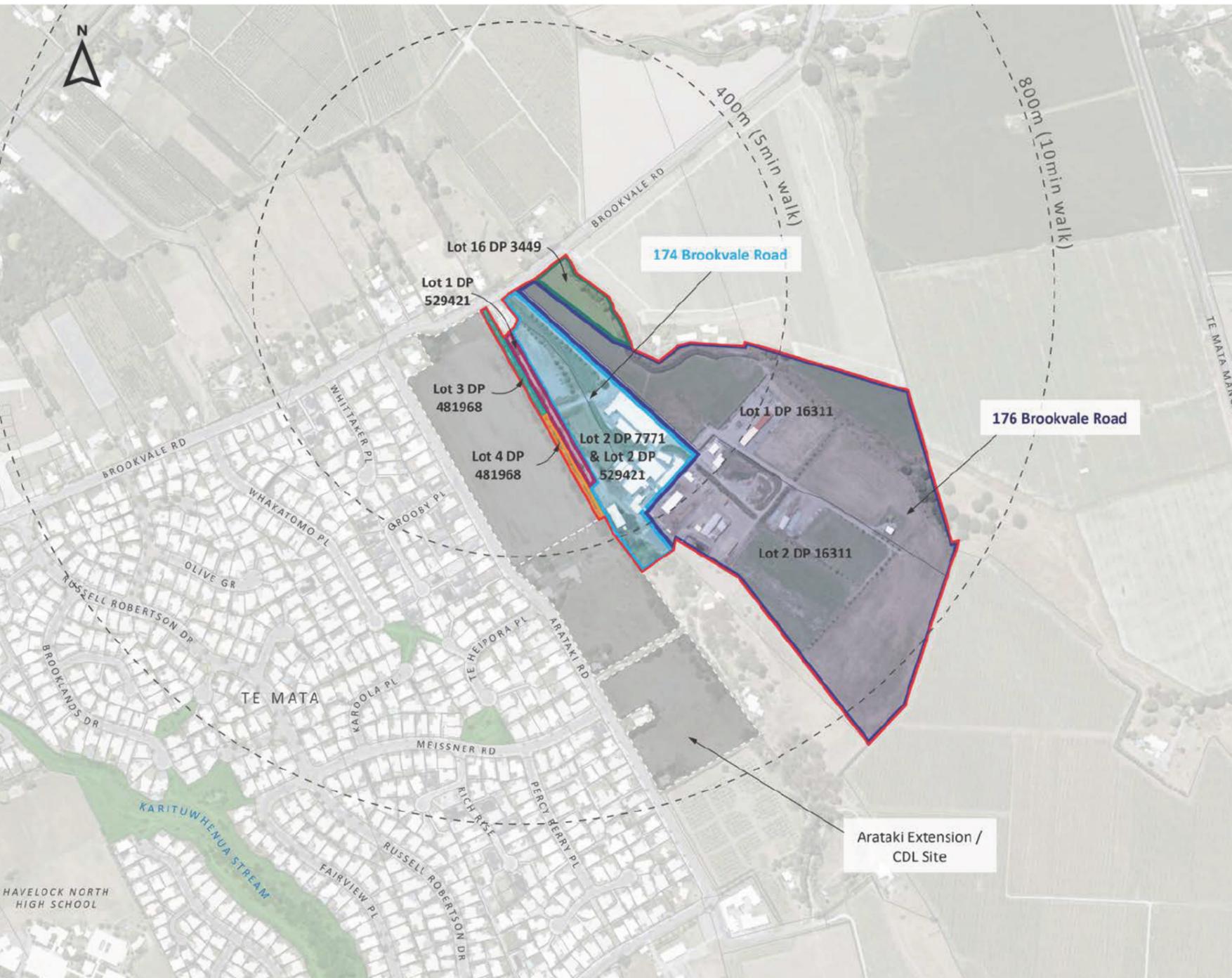
Havelock North is situated at the base of Te Mata Peak, which creates areas of steep topography at the southern edge of the village, including along the south-western edge of the subject site. Two streams which connect to Karamu Stream along Havelock North’s northern boundary are also located within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

The site is situated between existing residential activities to the west, and rural land to the east. It adjoins the Arataki Extension (CDL Site) which is a fast-track listed project which proposed to develop approximately 150 to 200 residential allotments on an 11-hectare site. Nearby community amenities in the surrounding suburb of Te Mata include schools such as Te Mata School, Havelock North Intermediate and Havelock North High School and a network of green spaces and walkways adjoining Karitūwhenua Stream.

### Legend

- Site boundary
- Existing open space/reserves
- Neighbouring Development Site
- Schools / Education
- Streams / Waterbodies

**Figure 1**  
Site in the wider Havelock North context  
Scale: 1:25,000



**Figure 2**  
Site Context within Te Mata neighbourhood, and adjoining properties  
Scale: 1:7,500

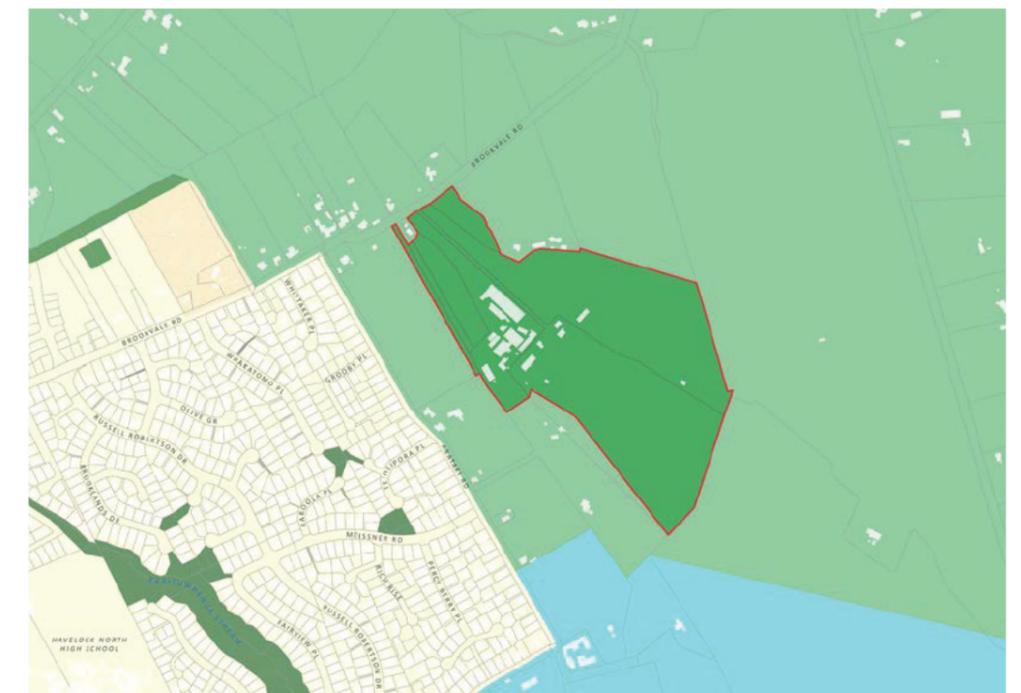
## 2. SUBJECT SITE

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

The subject site contains approximately 8,800m<sup>2</sup> of existing buildings, in the form of disuse spawning and picking sheds, warehousing, packhouses, compost bunkers, implement shedding, office space and staff amenities. Approximately 13,300m<sup>2</sup> of yard space is also located throughout the site in support of the previous activity for storage, vehicle maneuvering, loading and parking, and compost making purposes.

The land is currently situated within the Plains Production Zone.

**Figure 3**  
Zoning Context



Scale: 1:15000 @A3

**Existing Zoning**

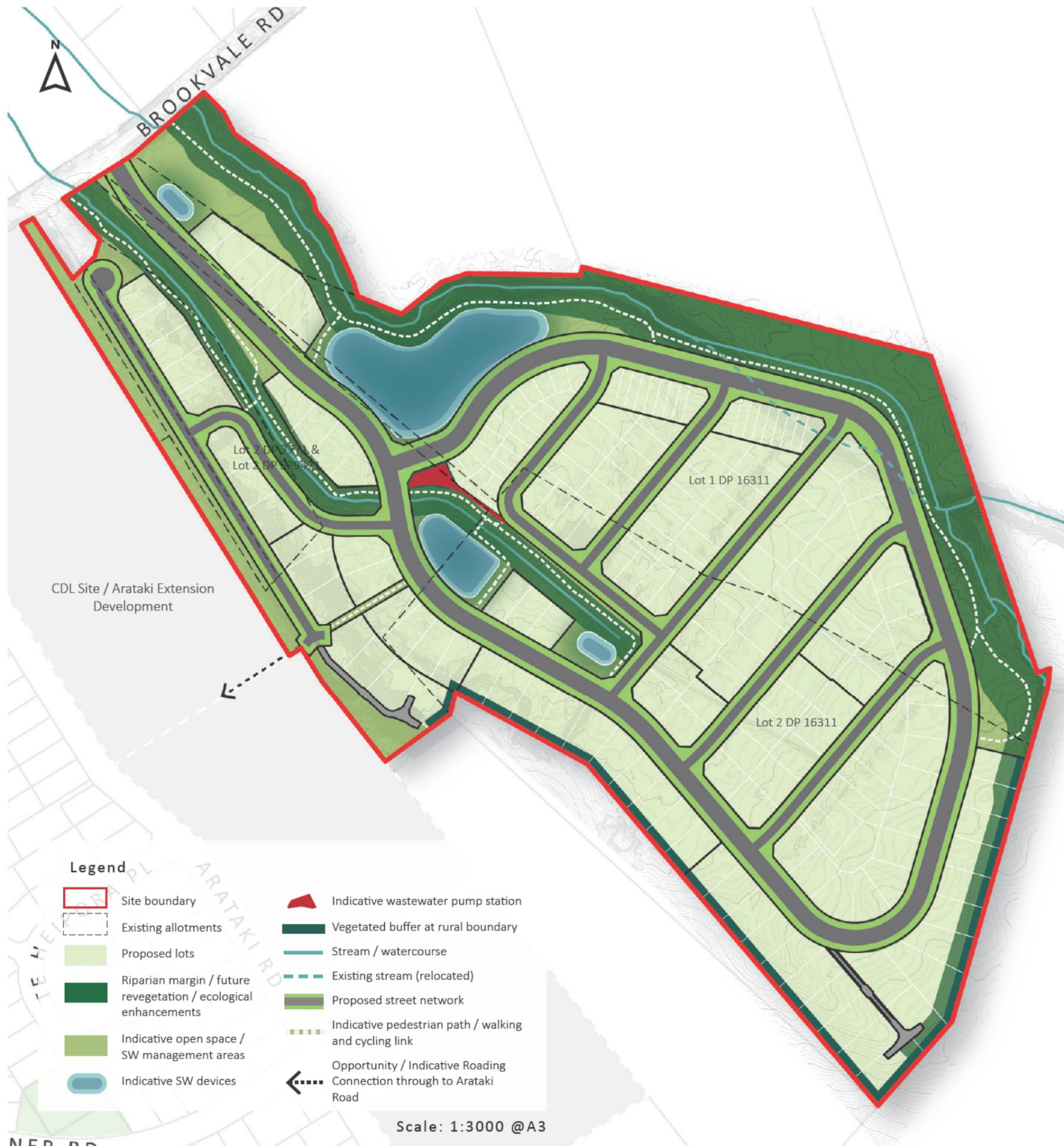
- Plains Production
- Havelock North - General Residential
- Deferred Residential
- Te Mata Special Character
- Open Space



### 3. OPPORTUNITIES AND CONSTRAINTS

- ① Access to the site is limited to Brookvale Road, limiting vehicular connectivity to the wider network.
- ② Steep topography along the western boundary of the site due to the Te Mata Peak ridgeline. This will be a constraint for transport as well as placement of building platforms. As the typography is located to the south west, it will have limited effect on shading.
- ③ Possible opportunity to connect to Arataki Road via future neighbouring development site (Arataki Extension). Discussions with adjoining land landowner required.
- ④ Opportunity to maintain and enhance the streams within the site as multi-purpose green spaces which provide for ecological buffers, stormwater management, passive recreation and visual amenity.
- ⑤ The sites northern streams location along the entirety of the northern boundary provides the opportunity for it to be highly accessible to future residents. It also provides a natural edge to the site and a strong boundary between residential and rural land.
- ⑥ The site is irregular in shape due to landholdings which will limit options when creating a clear grid and a well connected street network.
- ⑦ Opportunity to have larger lots on the south / south-eastern boundary of the site to create a visual buffer between residential lots and rural land. An additional buffer can also be provided through vegetation.
- ⑧ Opportunity to take advantage of the sites northern aspect with east/west orientated blocks creating lots with good sunlight access.

**Figure 4**  
 Brookvale Green site opportunities and constraints map  
 Scale: 1:4,000



# 4. CONCEPTUAL MASTERPLAN

Brookvale Green provides a unique opportunity to deliver a comprehensive residential community comprising of 189 – 215 new homes within a well-connected, high-quality and distinctive living environment.

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



200m<sup>2</sup> lot (terrace house) (image - Wānaka)



500m<sup>2</sup> (detached) (image - Queenstown / Wānaka)



800m<sup>2</sup> (detached) (image - Dunedin / Queenstown)

# 5. LOT LAYOUT AND YIELD STUDY

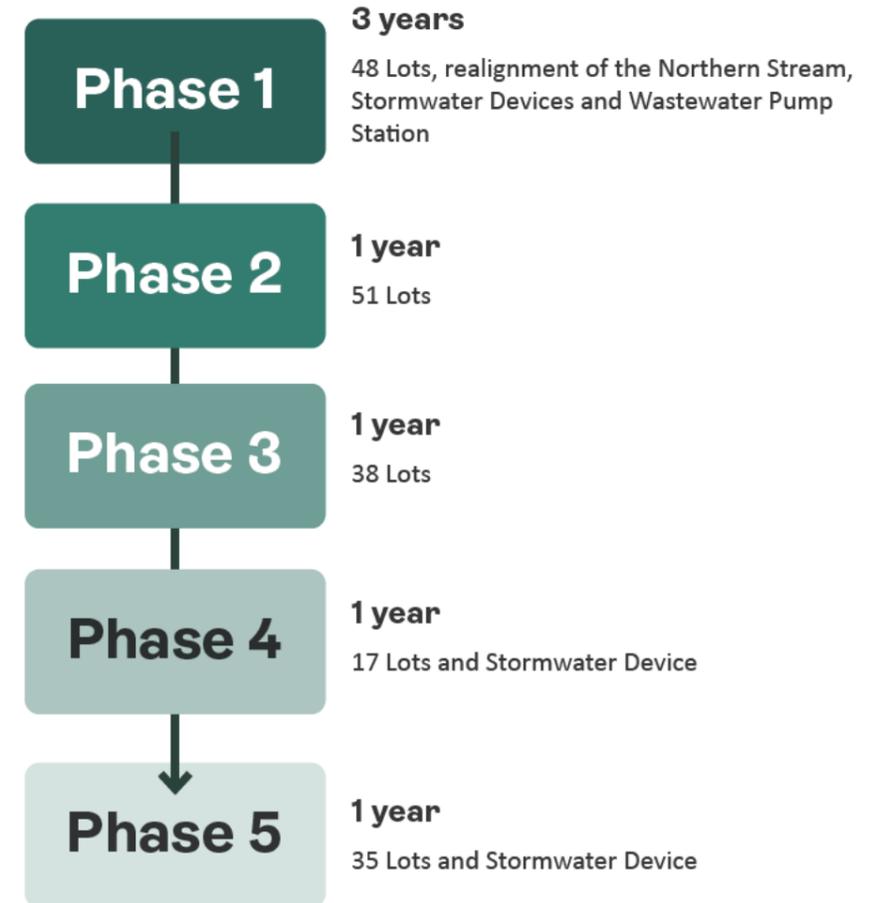
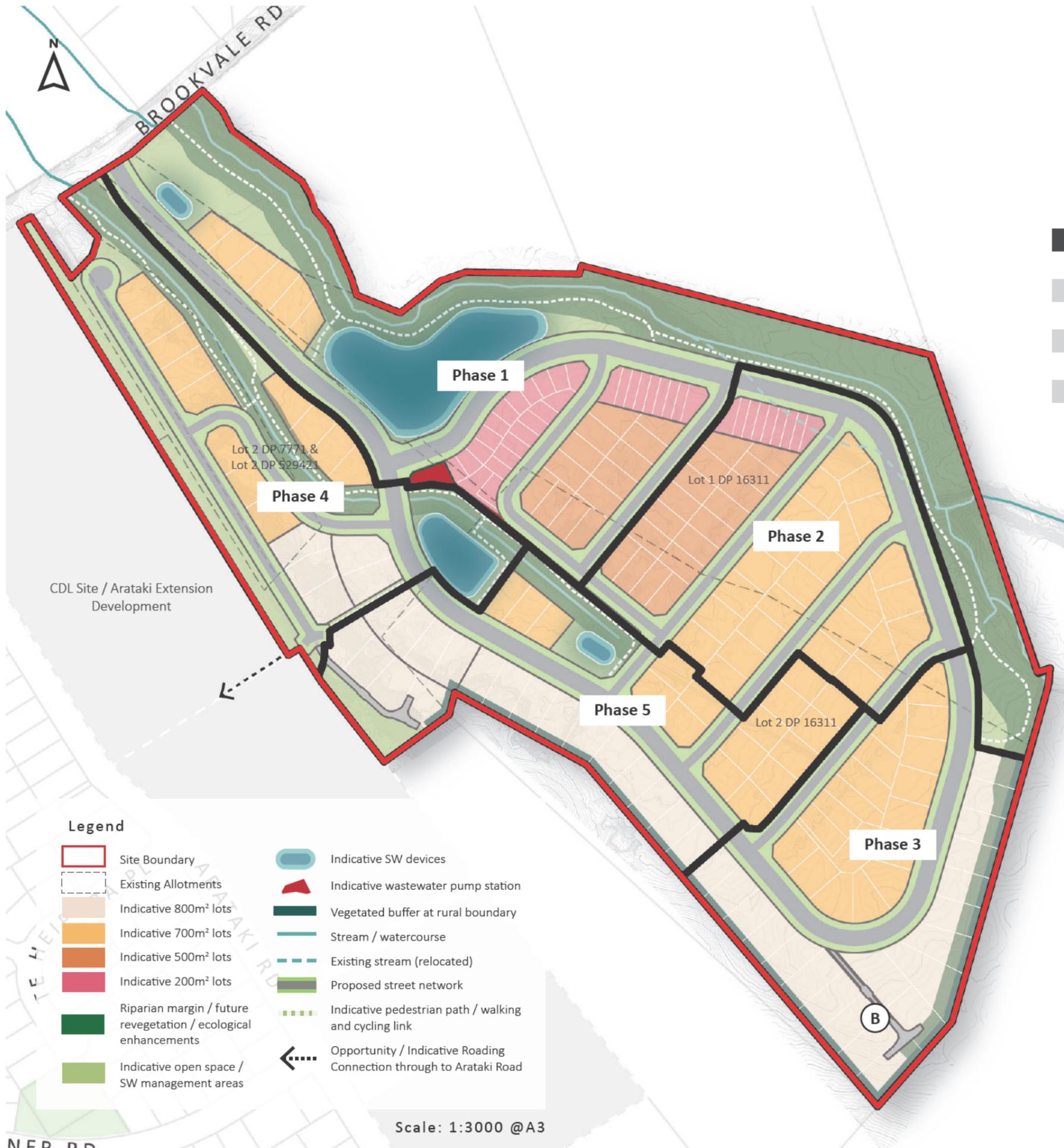


Phase	Block	Area (m <sup>2</sup> )	Approximate Average lot size (m <sup>2</sup> )	Yield (approx.)
1	1	3,617	700	6
	2	4,250	200	20
	3	2,057	200	9
	4	6,365	500	13
2	5	2,025	200	9
	6	8,515	500	17
	7	11,595	700	17
	8	5,685	700	8
3	9	12,425	700	18
	10	18,785	800	20
4	11	3,621	700	5
	12	2,129	700	3
	13	2,793	700	4
	14	2,376	800	3
	15	1,713	800	2
5	16	3,089	800	4
	17	3,095	800	4
	18	1,851	700	3
	19	8,188	800	10
	20	2,746	700	4
	21	6,961	700	10
<b>Yield (lots)</b>				<b>189</b>

- (A) Focus density at the centre of the site close to the open space amenities to the north. Potential to further diversify lots mix.
- (B) Larger 800m<sup>2</sup> lots located along the southern and eastern boundary where there is steeper topography, and where the site adjoins rural land.
- (C) Provision of limited rear lots. Those shown are due to irregular shape of the proposed block.
- (D) Well connected block structure due to proposed central loop road and regular grid. Potential to connect to the Arataki Extension.

# 6. DEVELOPMENT PHASES

Phase	Total Lots	200m <sup>2</sup>	500m <sup>2</sup>	700m <sup>2</sup>	800m <sup>2</sup>
1	48	29	13	6	0
2	51	9	17	25	0
3	38	0	0	18	20
4	17	0	0	12	5
5	35	0	0	17	18
<b>Total (lots/%)</b>	<b>189</b>	<b>38</b>	<b>30</b>	<b>78</b>	<b>43</b>
	<b>100%</b>	<b>20%</b>	<b>16%</b>	<b>41%</b>	<b>23%</b>





**B&A**

**Urban & Environmental**

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