

Attachment 4

Mana Whenua Consultation

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 7 July 2026 8:19 am
To: [REDACTED]
Subject: FW: Brookvale Green - FTA Substantive Application
Attachments: img-3ed2d512-deaf-49cc-9fe6-e60093b48c4d

Ngā mihi | Kind regards,



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

From: [REDACTED]
Sent: Friday, 15 May 2026 5:16 pm
To: [REDACTED]
Cc: [REDACTED]; [REDACTED]; [REDACTED]
Subject: Re: Brookvale Green - FTA Substantive Application

[REDACTED] - have a great weekend.

[REDACTED]
Managing Director
[REDACTED]

On 15 May 2026, at 4:38 PM, [REDACTED] wrote:

Kia ora [REDACTED]

Aroha mai for the late response. I have circulated the video to our contacts from the groups listed in your original email and will wait and see if we get any feedback from whānau.

Ngā mihi,

<image001.png>

From: [REDACTED]
Date: Wednesday, 6 May 2026 at 4:15 PM
To: [REDACTED] <[\[REDACTED\]@tpw.iwi.nz](#)>; [REDACTED] <[\[REDACTED\]@tpw.iwi.nz](#)>; [REDACTED]
Subject: Re: Brookvale Green - FTA Substantive Application

Hi [REDACTED]

please see link to presentation with voice over as discussed. Look forward to hearing from you on next steps.

Nga Mihi

[REDACTED]

<[img-3ed2d512-deaf-49cc-9fe6-e60093b48c4d](#)>
[Consultation Preso](#)

From: [REDACTED]
Date: Wednesday, 22 April 2026 at 11:03 AM
To: [REDACTED] <[\[REDACTED\]@tpw.iwi.nz](#)>
Cc: [REDACTED]
Subject: Re: Brookvale Green - FTA Substantive Application

Kia ora [REDACTED]

No worries - story of my life 🙄

Sounds great! Talk more when we receive the video and resources.

Ngā mihi,

<image001.png>

From: [REDACTED]
Date: Wednesday, 22 April 2026 at 9:20 AM
To: [REDACTED]

Cc: [REDACTED]

Subject: Re: Brookvale Green - FTA Substantive Application

apologies [REDACTED] - seems my auto correct thinks you are [REDACTED].

From: [REDACTED]

Date: Wednesday, 22 April 2026 at 9:16 AM

To: [REDACTED]

Cc: [REDACTED]

Subject: Re: Brookvale Green - FTA Substantive Application

Hi [REDACTED]

sorry for the slow reply. We have a consultation package we are finalising (essentially 14 power point slides) which I am happy to put on a loop and talk to (so video ish..) which you can then send out to your members.

We will also provide a link to a number of resources and technical assessments including the CVA that Tamatea Pokai Whenua facilitated.

Once your members have had time to process the information happy to organise a Hui on the basis we can get the numbers to attend.

Ngā mihi

[REDACTED]

From: [REDACTED]

Date: Thursday, 2 April 2026 at 10:43 AM

To: [REDACTED]

Subject: Re: Brookvale Green - FTA Substantive Application

Kia ora [REDACTED]

Apologies for the late response. Happy to assist as best I can with mana whenua engagement. Could you please let me know specifically what kind of engagement you were hoping for? As you know, it can be difficult to get all the right people in the room at once, especially when the topic of conversation is unclear on their part.

We have been trialling getting developers to put together a little video summarising the developments etc. and sending it out to relevant mana whenua groups before setting up any sort of in person hui. This way whānau get an idea of what the kaupapa is beforehand without having to navigate a bunch of documents. The hope is that a video is more digestible and this will encourage engagement and whānau can show up to an in-person hui with relevant questions/comments. Is this something you would be interested in doing?

Enjoy the Easter break!

Ngā mihi,
<image001.png>

From: [REDACTED]
Date: Wednesday, 25 March 2026 at 12:14 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Brookvale Green - FTA Substantive Application

Kia Ora [REDACTED]

I hope you are well. Please have a look at the email chain below, do you think you are able to assist us ? I was hoping to either see [REDACTED] or get a response from her prior to her departure to Perth which unfortunately didn't occur.

Look forward to hearing from you

Nga Mihi

[REDACTED]

From: [REDACTED]
Date: Monday, 16 February 2026 at 2:11 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Brookvale Green - FTA Substantive Application

Kia Ora [REDACTED]

Nice to chat. Please see attached link to the referral application and associated material. As discussed we would love to engage on mana whenu and understand relevant issues from Marae representatives. I also understand there may be a lack of appetite on the part of Marae to engage and I understand. We can only try.

<https://www.fasttrack.govt.nz/projects/brookvale-green/referral-application>

As discussed if you cc. me on the emails to Marae and then I can follow up directly.

Could you please make an introduction in terms of hand over and who I should be dealing with moving forward.

I will touch base with you prior to Friday.

Nga Mihi

[REDACTED]

From: [REDACTED]
Date: Monday, 9 February 2026 at 1:03 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Brookvale Green - FTA Substantive Application

Kia Ora [REDACTED]

I Hope you enjoyed the long weekend. I haven't heard from you as yet and I was hoping that you, [REDACTED] could get together for a hui ?

Could you suggest some times that work, Im free this week other than all day Thursday and Friday morning and the same the following week.

I look forward to hearing form you.

Nga Mihi

[REDACTED]

From: [REDACTED]
Date: Wednesday, 4 February 2026 at 9:06 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: Brookvale Green - FTA Substantive Application

Kia Ora [REDACTED]

I hope you and your family had a lovely break and a very happy Christmas. I am sure you are aware that the Brookvale Green was referred by [REDACTED] under the fast track act to proceed to a substantive application. You will see (in the attached letter) that MFE has stipulated that the panel must invite comment from;

- a. Te Taiwhenua o Heretaunga
- b. representatives of Ruahāpia Marae (Ngāti Hāwea, Ngāti Hori)
- c. representatives of Matahiwi Marae (Ngāti Hāwea, Ngāti Kautere)
- d. representatives of Waipatu Marae (Ngāti Hāwea, Ngāti Hori, Ngāti Hinemoa)
- e. representatives of Kohupātiki Marae (Ngāti Hinemoa, Ngāti Hori)

We are of course keen to brief relevant parties and engage on mana whenua prior to any comment being invited by the panel. Perhaps we could meet next week at some point, (assuming [REDACTED] is probably at Waitangi) to best understand path forward and associated costs ?

Best

[REDACTED]

[REDACTED] | Managing Director

[REDACTED]

<image001.png>

www.vermontstreetpartners.co.nz

[REDACTED]

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: Wednesday, 6 May 2026 4:31 pm
To: [REDACTED]
Subject: Re: Brookvale Green - Fast Track Referral Application Att

Good Afternoon,

please see link to consultation presentation for Brookvale Green in Havelock North, we would be delighted to hear from you at your earliest convenience.

Nga Mihi

[REDACTED]

 [Consultation Preso](#)

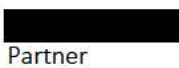
From: [REDACTED]
Date: Thursday, 2 April 2026 at 12:05 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Brookvale Green - Fast Track Referral Application Att

Tena koe,

I am reaching again regarding this Fast Track application. We successfully obtained a referral approval from the Central Government in late December last year – the application documentation and decision can be reviewed here <https://www.fasttrack.govt.nz/projects/brookvale-green/referral-application>

We are currently working on the substantive application working towards lodgement towards the middle of this of this year and have been again directed to reach out to Te Taiwhenua o Heretaunga (Te Rūnanganui o Heretaunga) to see if you would like to comment on the application. If you are interested and would like to know more, please respond to this email and myself and [REDACTED] are happy to jump on a phone call or virtual meeting to talk through this in more detail.

Ngā mihi | Kind regards,

 Partner

barker.co.nz 


Urban & Environmental



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From: [REDACTED]
Sent: Monday, 25 August 2025 1:46 pm
To: [REDACTED]
Cc: [REDACTED]
Subject: Brookvale Green - Fast Track Referral Application Att

Attn: [REDACTED]

Tena koe,

As discussed with [REDACTED] just now, we are working with [REDACTED] on a fast-track referral application for a subdivision and development off Brookvale Road in Havelock North. The latest conception masterplan for the development is attached.

To date, we have been working with Tamatea Pokai Whenua via [REDACTED] who got us in touch with [REDACTED] has prepared a CIA on behalf of Waipatu Marae which is attached. We had feedback from Hastings District Council on Friday which mentioned that Te Taiwhenua o Heretaunga (Te Rūnanganui o Heretaunga) may also be interested.

Please let me know if Te Taiwhenua o Heretaunga would like to comment on this. We are working towards lodging the application at the end of this week, and I am happy to jump on a phone call or virtual meeting to talk through this in more detail.

Ngā mihi | Kind regards,



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Brookvale Green Masterplan

Consultation Pack | Brookvale Road, Havelock North | April 2026



1.0 Introduction

1.1 Wider Context

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

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

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

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

Legend

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

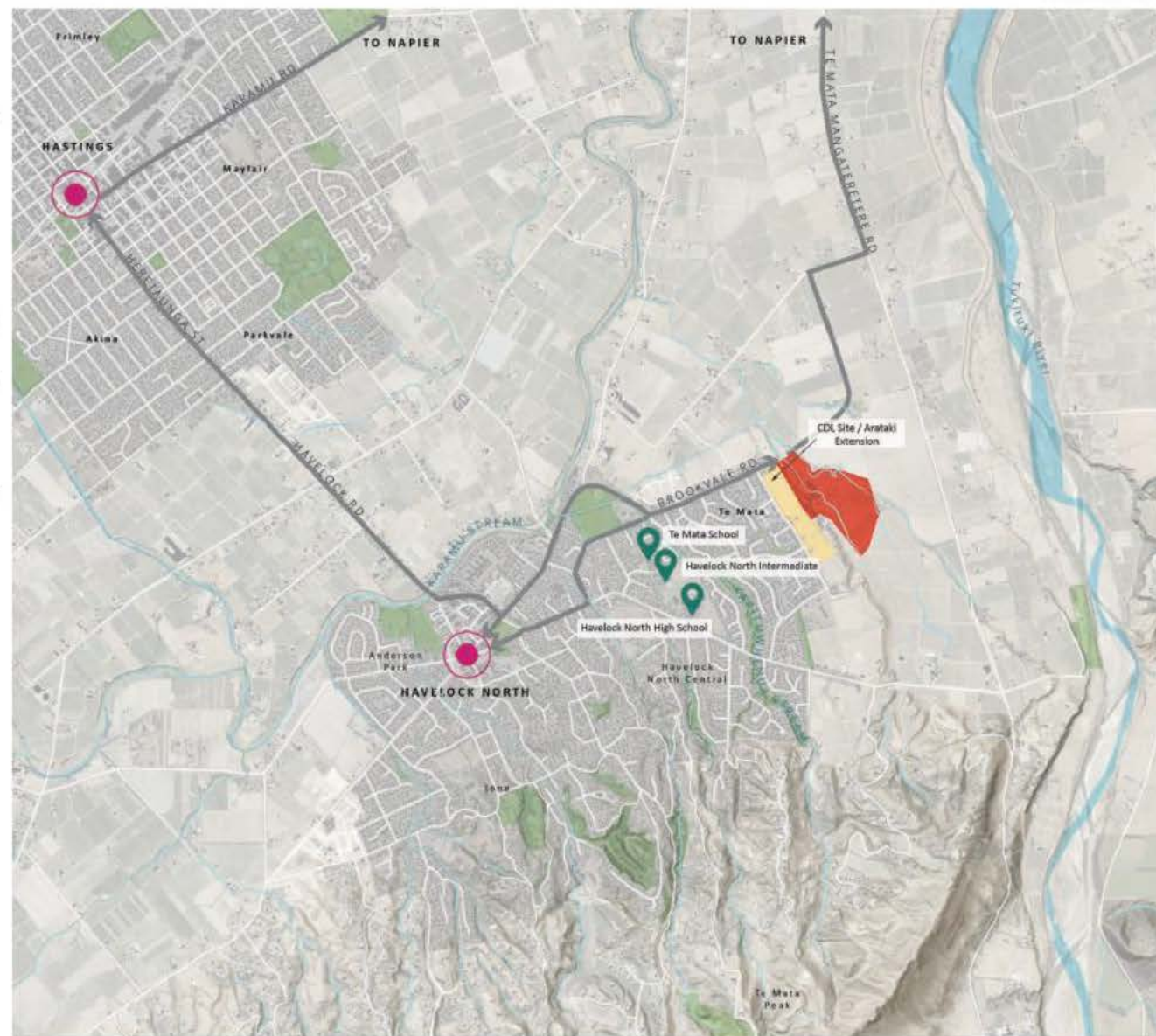


Figure 1 Site within the wider Havelock North Context



Scale 1:6,000 @ A3

1.2 Subject Site

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

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

Legend

- Subject Site
- Existing open space / reserves
- Waterbodies

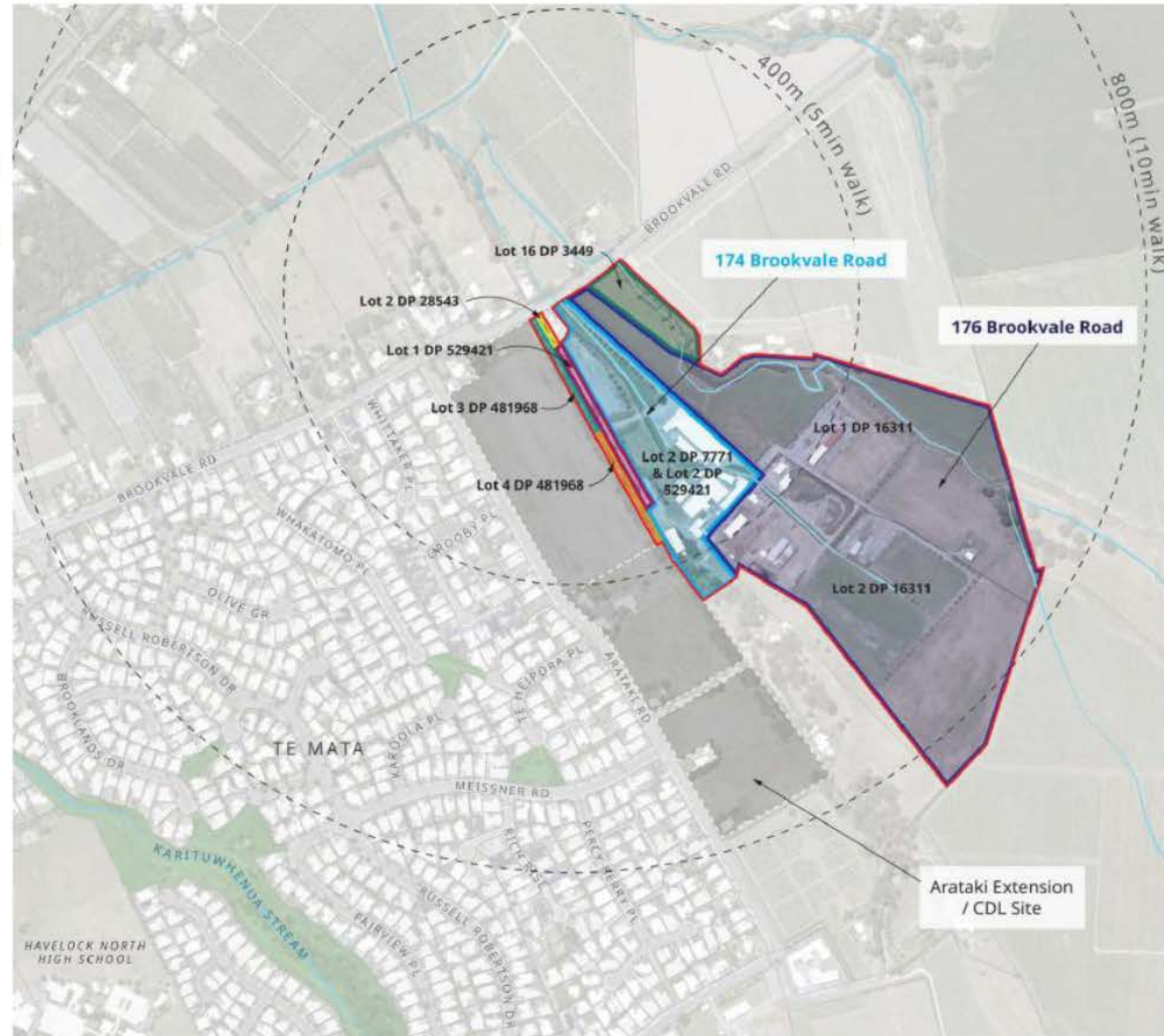


Figure 2 Site Context within Te Mata neighbourhood and adjoining properties





Scale 1:6,000 @ A3

1.3 Planning Context

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

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

Legend

 Subject Site

Existing Zoning

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



Figure 3 Existing Zoning Context



1.4 Opportunities and Constraints

Scale 1:4,000 @ A3

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



Figure 4 Site opportunities and constraints map

2.0 Design Response



2.1 Brookvale Green Masterplan

Scale 1:3,000 @ A3

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

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



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



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



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



Figure 5 Brookvale Green Masterplan

2.2 Project Benefits

Scale 1:3,000 @ A3

1.

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

2.

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

3.

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

4.

Deliver significant economic benefits to the Hawkes Bay Region including:

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

5.

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

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

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

6.

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

7.

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



Figure 6 Brookvale Green Masterplan

2.3 Technical Inputs

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



2.4 Brookvale Green Lot Layout and Density

Scale 1:3,000 @ A3

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

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



Figure 7 Brookvale Green Lot Layouts and Yield Study



2.5 Indicative Staging Plan

Scale 1:3,000 @ A3

Stage 1:

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

Stage 2:

- 43 lots

Stage 3:

- 16 lots
- 1 x stormwater device

Stage 4:

- 44 lots
- 1 x stormwater device

Stage 5:

- 38 Lots



Figure 8 Indicative Staging Plan



2.6 Fast-Track Substantive Application Process and Timeframes

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

1. Preparation of the substantive application

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

2. Application is lodged

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

3. Expert panel is established

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

4. Comments are invited & Applicant responds

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

5. Panel makes its decision

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

Timeframes:

VSP are currently underway with design, preparation of expert reports and stakeholder engagement.

VSP intend to lodge the substantive application with the EPA in July 2026.

Once lodged with the EPA, the approvals process typically takes 6 to 10 months.





B&A

Urban & Environmental

09 375 0900 | admin@barker.co.nz | barker.co.nz

PO Box 1986, Shortland Street, Auckland 1140 | Joll Commons, 17 Joll Road, Havelock North 4130

Kerikeri | Whangārei | Warkworth | Auckland | Hamilton | Cambridge | Tauranga | **Havelock North** |

Wellington | Christchurch | Wānaka & Queenstown



FTAA-2509-1102

BRF-00093

16 December 2025

[REDACTED]

[REDACTED]

Barker & Associates Limited

email: [REDACTED]

Dear Sir / Madam

Notice of Decisions on application for referral of the Brookvale Green project under the Fast-track Approvals Act 2024

This notice of decisions is for an application received from Vermont Street Partners No.4 Limited for referral of the Brookvale Green project (project) under the Fast-track Approvals Act 2024 (the Act) that has been accepted by the Minister for Infrastructure (the Minister) under section 21 and referred under section 26.

The project is described as being to subdivide and develop land to establish a residential community on approximately 24 hectares of land off Brookvale Road, located on the eastern edge of Havelock North's urban residential boundary. The project will include works within the Brookvale Road reserve.

The project will include:

- (a) subdivision to create approximately 189-215 allotments and construction of approximately 189-215 residential units
- (b) landscaping and ecological enhancement, including approximately 4.3 hectares of native planting and pest control, and integration with existing and proposed walking and cycling trails
- (c) associated infrastructure, including for three waters services and transport (including external site works).

The project will require the proposed approvals:

- (a) resource consents under the Resource Management Act 1991
- (b) permits under the Wildlife Act 1953.

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Ministry for the Environment | PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

The project can only be accepted if the Minister is satisfied the criteria in section 22 is met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes and is unlikely to materially affect the efficient operation of the fast-track approvals process.

Decision on referral application

The Minister has decided to accept the referral application for the whole project as he is satisfied it meets the criteria in section 22 (s21(1)(c)) and to refer the project to the fast-track approvals process under section 26(2)(a).

Reasons for accepting referral application

The Minister is satisfied the project:

- (a) is an infrastructure or development project that would have significant regional or national benefits; and
- (b) referring the project to the fast-track approvals process –
 - (i) would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
 - (ii) is unlikely to materially affect the efficient operation of the fast-track approvals process.

The Minister is satisfied the project is an infrastructure or development project that would have significant regional or national benefits as it:

- (a) will increase the supply of housing through the construction of 189-215 residential units (s22(2)(a)(iii));
- (b) will deliver significant economic benefits by providing approximately 81 full-time equivalent jobs and contributing approximately \$49 million in wages/salaries over a 7-year delivery period, and contributing approximately \$81 million to GDP (s22(2)(a)(iv)).

The Minister is satisfied there is no reason he must decline the project under section 21(3) of the Act.

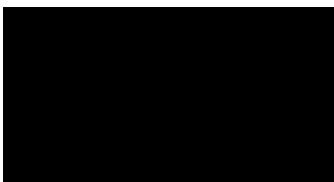
Specified matters for accepted referral application

1. The following person who lodged the referral application is the person authorised to lodge a substantive application for the project (s27(2)): Vermont Street Partners No.4 Limited
2. In relation to a substantive application for the project:

- (a) A deadline for lodging the application applies (s27(3)(b)(i)). The application must be lodged by three years from the date of issue of this letter.
- (b) The following information must be submitted with the application lodged for the project (s27(3)(b)(ii)):
 - (i) an assessment of the effects of the project, both during and post construction, on the underlying groundwater system and surface water, and the potential impacts to source water; and
 - (ii) information on any discussions held, and any agreements made, between the authorised person, Hastings District Council and Hawkes Bay Regional Council on any necessary measures required to ensure the protection of the region's drinking water source
- (c) The persons or groups from whom a panel must invite comments from in addition to any specified in section 53 (s27(3)(b)(iii)):
 - (i) Te Taiwhenua o Heretaunga
 - (ii) representatives of Ruahāpia Marae (Ngāti Hāwea, Ngāti Hori)
 - (iii) representatives of Matahiwi Marae (Ngāti Hāwea, Ngāti Kautere)
 - (iv) representatives of Waipatu Marae (Ngāti Hāwea, Ngāti Hori, Ngāti Hinemoa)
 - (v) representatives of Kohupātiki Marae (Ngāti Hinemoa, Ngāti Hori)

If you have any queries about this notice of decisions, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Jess Hollis or phone 0800 FASTRK (0800 225 537).

Yours sincerely



General Manager, Delivery and Operations

cc: Written notice (s28(1)) for accepted project:

the applicant – Vermont Street Partners No.4 Limited

any person invited to comment (s17(1)):

- relevant local authorities: Hastings District Council and Hawkes Bay Regional Council
- Minister for the Environment and other relevant portfolio Ministers: Associate Minister of Housing

- relevant administering agencies: Ministry for the Environment and Department of Conservation
- Māori groups identified in the list provided to the Minister: Ngāti Kahungunu Iwi Inc, Tamatea Pōkai Whenua, Hawkes Bay Regional Planning Committee, Te Taiwhenua o Heretaunga, representatives of Ruahāpia Marae (Ngāti Hāwea, Ngāti Hori), representatives of Matahiwi Marae (Ngāti Hāwea, Ngāti Kautere), representatives of Waipatu Marae (Ngāti Hāwea, Ngāti Hori, Ngāti Hinemoa) and representatives of Kohupātiki Marae (Ngāti Hinemoa, Ngāti Hori)
- owners of Māori land in the project area: N/A
- any other person: the Minister for Regional Development, the Minister for Economic Growth and the Minister for Climate Change

cc: Written notice where the Minister accepts the application and refers the project (s28(2)):

the Panel Convener (including all the related information received by the Minister)

any iwi authorities or Treaty settlement entities (other than those that must be notified under subsection (1)(b)) that the Minister considers have an interest in the matter: N/A

the EPA (including all the related information received by the Minister)

the relevant administering agencies: Ministry for the Environment and Department of Conservation