

Attachment 7F

Arataki Road Resident Consultation

[REDACTED]

From: [REDACTED]
Sent: Friday, 8 May 2026 3:36 pm
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Brookvale Green.

Afternoon [REDACTED]

Good to catch up today, and thanks for summarising our discussion.
As agreed, we'll have to agree to disagree on the density. I understand some requirements call for higher density, but I don't believe it needs to be this dense.
There's a middle ground that could satisfy those requirements without going as far as the current plan does, and that remains my position.

That said, what I've seen of the architectural design and landscaping so far looks promising. However as they say, the proof is in the pudding, I'll reserve my full judgement until I see the complete plans.
If everything stacks up, I'm happy to write a letter of support, though I want to be upfront that it will acknowledge my strong opposition to the current density level. I think that's a fair and honest position. Unless you change the plan so its not as dense 😊 !

Thanks again and I look forward to seeing the full plans.

Cheers

[REDACTED]

From: [REDACTED]
Sent: Friday, 8 May 2026 12:34 pm
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Brookvale Green.

Hi [REDACTED]

good to catch up again. As discussed your concerns can be narrowed into three buckets;

1. Architectural Outcomes
2. Landscaping
3. Density

As we agreed we are aligned on the architectural and landscaping outcomes, as we also discussed we are simply not going to agree on the density point.

I'll share the design controls and landscaping plans with you in due course and look forward to your support albeit we are not aligned on the density issue.

Enjoy the weekend

Best

From: [REDACTED]
Date: Wednesday, 29 April 2026 at 1:10 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Brookvale Green.

Hi [REDACTED]

Thanks for sharing this. I wanted to share my initial feedback before we catch up on Monday. As you are well aware the Arataki residents are completely opposed to medium and high density housing in this area. This is not a new position.

Density

We would have significant concerns around the proposed 203 lots on the 23.99 hectare site. This level of density is too high and is not in keeping with the character of the surrounding area. But to be reasonable I think something closer to 150 lots would be far more palatable for the Arataki residents.

Theme

I note the consultation pack does not identify a clear architectural or landscaping theme for the development. My recommendation would be an upmarket English cottage style with a New Zealand twist — quality materials, character architecture, formal streetscaping and a strong sense of place that sets this development apart from everything else in the area. A well defined theme will add real value to every section and attract buyers who are prepared to invest in a quality home.

Section layout and street appeal.

While I note that larger 800m² lots are proposed along the southern and eastern boundaries, I would strongly encourage you to go further and incorporate larger sections, particularly along the key street frontages. This is the calibre of section that attracts quality builds and discerning buyers, and it is what will set this development apart. However my biggest concern with the current layout is that all of the larger sections are tucked away in the corners of the site, completely out of sight from the street. This is the wrong way around. The smaller higher density lots are currently enjoying the best street presence while the premium sections are hidden away at the back. It will not create the quality first impression this development needs.

The larger sections must be brought forward and given prominent street frontage. **Lead with your best product, not your highest density.**

It is also important that some of the larger sections are designed to be wide and shallow rather than narrow and deep. Wide frontages create far better street appeal, allow for more generous home designs facing the street, and give the development a quality feel from the moment you enter it.

Terrace Housing.

I am not opposed to terrace housing provided it is genuinely high quality and upmarket. If it is done well I'll support it. If it is done cheaply it will drag the entire development down and scare everyone off.

Landscaping

This is a critical point. What CDL has planned across the road with native planting alone and fruit trees is going to look like crap in a few years.

We want to see:

- Large deciduous trees along the streetscape that provide real height and seasonal colour. Trees that turn in autumn.
- Formal landscaping with structure — schist pillars/fencing, stone posts, proper garden design and lighting.

The landscaping will define how this subdivision is perceived for generations. Please get it right.

Cheers.

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 29 April 2026 8:53 am
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Brookvale Green.

Hi [REDACTED]

see attached. How about Monday 4th at 10am ?

Best

[REDACTED]

From: [REDACTED]
Date: Wednesday, 22 April 2026 at 3:52 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Brookvale Green.

Hello [REDACTED]

I'd be very keen to see your plans. The 4th works perfectly for me.

Looking forward to catching up.

Thanks for keeping me in the loop on this.

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 22 April 2026 10:10 am
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Brookvale Green.

Hi [REDACTED]

I hope you are well and surviving the wet weather. I am in the process of finalising the masterplan and consultation package for Brookvale Green along with various technical reports, all of which I would like to share with you.

I am very happy with the on street parking solutions, road operating speeds, streetscaping, and overall urban design.

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

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

Best

[REDACTED]

From: [REDACTED]
Date: Thursday, 19 February 2026 at 11:57 AM
To: [REDACTED]
Subject: Re: Brookvale Green.
Thanks [REDACTED]

I agree there needs to be adequate on street parking. I'll share some cross sections with you once we have them.

In the meantime think about the outcomes we are all seeking. We want emergency vehicles to get through and we want good on street parking.

We also want vehicles to be forced to slow down, to make it safer, more pedestrian, cycle friendly. One of the ways we can do this is by thoughtfully placing car parking in locations that makes road users stop and give way. That's a good thing, particularly on internal roads where higher numbers of pedestrians are present. There are other measures such as islands, speed reduction devices and landscaping that can help managing the way traffic moves and creates character and amenity that we all seek.

I think you should look at traffic capacity on Arataki road and what the additional traffic movements additional subdivision will bring acknowledging that not all users will leave at the same time of day and be travelling to the same destination.

Best

[REDACTED]
Managing Director
[REDACTED]

On 19 Feb 2026, at 11:12 AM, [REDACTED] wrote:

Yes, ideally no one wants streets dominated by vehicles, but some roads simply don't have that option. Arataki Road is a key corridor with multiple roads feeding into it, and it carries constant heavy vehicle traffic. During bee season, bee trucks and other commercial trucks are travelling up and down that road day and night, it literally doesn't stop.

With CDL connecting another 200+ houses onto Arataki Road, that will add a significant number of extra vehicles. Most households will have two cars, so we are realistically looking at hundreds more cars using that road daily. For that reason, the main corridor (Arataki Road) needs to be 12m wide.

<image003.png>

[REDACTED] | Managing Director | Parklink Ltd | + [REDACTED]

From: [REDACTED]

Sent: Thursday, 12 February 2026 3:51 pm

To: [REDACTED]

Cc: [REDACTED]

Subject: Re: Brookvale Green.

Hi [REDACTED]

thanks for the letter, its a neat summary of you and your neighbours concerns. Please do pass my details on to the 15 families you mentioned and please make sure they let me know you have referred them.

Thanks for the information on the aerating fountains which I think may be worth considering once we figure out how the ponds are going to function. I will pass the information along to the [REDACTED]

In reference to the issues raised in the letter, I respond as follows;

1. Overdevelopment and infrastructure Capacity

The traffic engineer we have engaged has confirmed we achieve a service level B which is well within the acceptable limits.

1. Section Sizes and Community Character

2. As discussed we are seeking strong design outcomes, carefully thought out streetscaping and landscaping as well as high levels of connectivity and amenity. It is my belief that ultimately these levers when pulled correctly will improve the character of the location and the enjoyment of those who occupy it. Hawke's Bay Property Pulse survey, shows that purchasers are increasingly willing to consider smaller sites when these are paired with strong design, high-quality construction, and a desirable location.

3. Opposition to Kainga Ora (social) housing

4. At this point we are not considering Social Housing nor have we been approached by Kainga Ora.

5. Opposition to Medium -Density Housing

6. As we have previously discussed the National Policy Statement Urban development requires that we provide a range of typologies and the we consider 'new ways of living'. There is a need for medium density town homes and terrace houses in Havelock North and our research shows that. There are number of families who have two working parents who do not wish to have a large section to look after and want a 'lock and leave' proposition. We also know as per the example you provided that there are empty nesters that wish to downsize and do not want any maintenance obligations. They may have health issues, want to be close to family or have lost a partner. Ensuring that future generations can continue to live in Havelock North is important and offering a broader mix of housing options is central to achieving that outcome. Our focus is on delivering this responsibly and to a high

standard and we believe good design, rather than size alone, is what creates enduring, attractive, and functional communities.

7. Road Width and On Street Parking

8. As discussed we are very focused on providing on street parking and maintaining the width of roads. I agree this is an issue that hasn't been adequately addressed in some subdivisions.
9. Public Safety and Antisocial Behaviour Risks
10. I don't think you can make a direct correlation between anti social behaviour and medium density housing. We all want to feel safe in our homes and we have a collective responsibility in achieving that.

I am happy to keep talking with you [REDACTED] and would love you and your neighbours to support us, we ultimately want to be holding hands with our neighbours as we go through this process and I hope we can achieve that. Having considered your letter 12 May 2025 I think we are aligned on most issues.

Best

[REDACTED]

From: [REDACTED]

Date: Tuesday, 10 February 2026 at 8:42 AM

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: Brookvale Green.

Thanks Ed,

Good to catch up.

Please see the attached Arataki resident's subdivision letter that was submitted through Fast Track for CDL. I hope this gives you a clear sense of how Arataki residents feel about the new subdivision that will be happening down Arataki Road. Everyone we spoke to along Arataki Road was in full agreement with the points raised in the attached letter. Based on these discussions, it's fair to say that most if not all residents are unanimously aligned with the views expressed. This feedback reflects genuine, on-the-ground market sentiment from local families. I'm happy to inform the 15 families about your subdivision if they're not already aware, and they can make contact themselves if they wish.

As discussed, stormwater ponds can deteriorate rapidly when water becomes stagnant, often leading to unpleasant odours, algae blooms, and water quality issues. This is where Parklink adds value.

We provide proven aeration and circulation solutions that actively improve water quality, control odour, and manage algae, cyanobacteria, and aquatic weeds before they become a problem. Our approach helps protect the visual appeal, environmental performance, and long-term compliance of stormwater assets and lakes. Parklink delivers these solutions throughout New Zealand and Australia, and internationally across Dubai, South Africa, the French Polynesian Islands, Fiji, Malaysia, and Singapore.

These are some of your fountain options for your stormwater ponds.

1. [Aerating Fountains](#)
2. [Decorative Fountains](#)

See lighting video <https://www.youtube.com/watch?v=kz8JgVCjMuw>

A 5HP decorative fountain, particularly when paired with feature lighting, would truly set your development apart. It would create a strong visual statement and serve as a central focal point, enhancing both the appeal and perceived value of the development.

Beyond a fountain, we can also provide expert guidance along with proven biological and chemical treatments to ensure the ponds remain clean, healthy, and visually impressive long term.

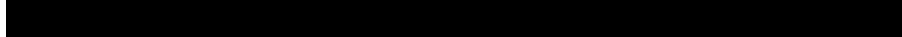
Thanks.

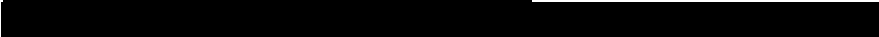
Kind regards,


Managing Director

<image004.jpg>

<image005.png>

tel 

From: 
Sent: Monday, 9 February 2026 10:21 am
To: 
Cc: 
Subject: Re: Brookvale Green.

Hi 

great to meet you and thanks for your time. As discussed the subdivisions has been designed based on market feedback. We are looking to achieve strong design outcomes and create high levels of amenity. We believe that the terrace house/ town house typology will cater to downsizes and professional families who have little appetite or time for maintenance and want a high quality home in Havelock North.

As discussed please provide side me with the details of the 15 families you mentioned and we can include them in any future market research we conduct. In the meantime please send though the examples of the water features we discussed and I will include them in the landscaping workshops. They could be a really good addition.

Looking forward to your continued support as we move through the fast track process.

Best



From: [REDACTED]

Date: Friday, 23 January 2026 at 2:46 PM

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: Brookvale Green.

Sounds good, where would you like to meet? In Havelock?

Thanks.

[REDACTED]

From: [REDACTED]

Sent: Friday, 23 January 2026 9:41 am

To: [REDACTED]

Cc: [REDACTED]

Subject: Re: Brookvale Green.

Hi [REDACTED]

I could do Monday 9th Feb at 10am if that works. We will be conducting some focus groups later on in the year, in anticipation of that would be great if you could supply the details of the 15 families that you are aware of so we can include them in that process.

Best

[REDACTED]

From: [REDACTED]

Date: Friday, 23 January 2026 at 8:42 AM

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: Brookvale Green.

Good morning [REDACTED]

Thank you for your email.

It would be great to catch up and talk through what the Havelock North community is really looking for. From my own experience and conversations, there appears to be a strong demand for larger residential sections, and at present that demand isn't being met.

Even within my own circle of friends, I know many families who are actively seeking flat sections of 1,400 m² or larger so they can build a reasonably sized home (around 350–550 m²). They're not looking for large lifestyle blocks, due to the ongoing upkeep, but they do want enough space to build a good-sized house and enjoy a sense of openness and privacy. At the moment, most new subdivisions in Havelock tend to offer much smaller sections, which doesn't align with what many people are actually looking for.

I'm aware of at least 15 families in this situation alone, which suggests there's a genuine gap between what's being supplied and what a portion of the community is actually seeking.

Please let me know a date and time that suits you to meet and discuss this further.

Thanks.

[REDACTED]

From: [REDACTED]

Sent: Thursday, 15 January 2026 10:06 am

To: [REDACTED]

Cc: [REDACTED]

Subject: Re: Brookvale Green.

Dear [REDACTED]

Many thanks for your email, we are always keen to hear from interested members of the community.

The 200m² sites you refer to are allocated for terrace houses and duplexes/ town houses over two levels of up to ~180m². Based on the market research we have conducted we believe there is strong latent demand for terrace houses and town houses in Havelock North. The National Policy Statement Urban Development requires that we provide varying typologies as well as 'new ways of living' and we are required to follow that central government direction. I also believe in those propositions and that markets as well as the way we live on and occupy land will change over time.

The opportunity exists to design and construct medium density living that has strong design outcomes, high levels of utility and that are affordable (on a relative basis).

We are very excited about the project and believe it will set a new standard for street scaping, landscaping, and urban design in Havelock North. I understand that everyone has an opinion and a view and are entitled it, that makes the world a richer place.

Ultimately if the market doesn't want the product it won't get the project off the ground as we won't be able to sell them. If we can of course I think you'll be very impressed with what we are proposing, and that it's success will improve all nearby property values and publicity of the value in living in the location you have grown to love.

I'm unavailable until the week commencing 2nd Feb but absolutely happy to catch up with you for a coffee and trade ideas.

Best

[REDACTED]

Begin forwarded message:

From: [REDACTED]
Date: 14 January 2026 at 1:23:31 PM NZDT
To: [REDACTED]
Subject: Brookvale Green.

Hello [REDACTED]

I'm sorry, but why on earth are you proposing tiny 200m² sections in Brookvale Green?

Who exactly do you think wants to live on 200m²? I know many older residents in Havelock North, and they are used to space, privacy, and quality living. A lot of old people want to down size, but there is absolutely no way they want to live in a 200m² dog box or even next to one, for that matter.

I live in the area, and I would describe a 500m² section is very small — and I'd say 99% of people would agree with that. What you're proposing will do nothing but lower the housing standard and negatively impact property values in the wider area.

You were quoted in the NZ Herald saying the development would avoid "cookie-cutter sections." Frankly, that is an absolute joke. Proposing 200m² sections is the very definition of cookie-cutter development. If that doesn't qualify, I genuinely don't know what does.

If this development is to have any credibility or long-term value, section sizes should range from 500m² to 1,800m², not be crammed into the smallest footprint possible.

I would like to meet with you to discuss this properly. Are you available next week?

Thanks.
[REDACTED]



Brookvale Green Masterplan

Consultation Pack | Brookvale Road, Havelock North | April 2026



Contents

1.0 Introduction

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

2.0 Design Response

- 2.1 Brookvale Green Masterplan
- 2.2 Project Benefits
- 2.3 Technical Inputs
- 2.4 Lot Layout and Density
- 2.5 Indicative Staging Plan
- 2.6 Fast-Track Substantive Application Process and Timeframes

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

Figure 1 Site within the wider Havelock North Context

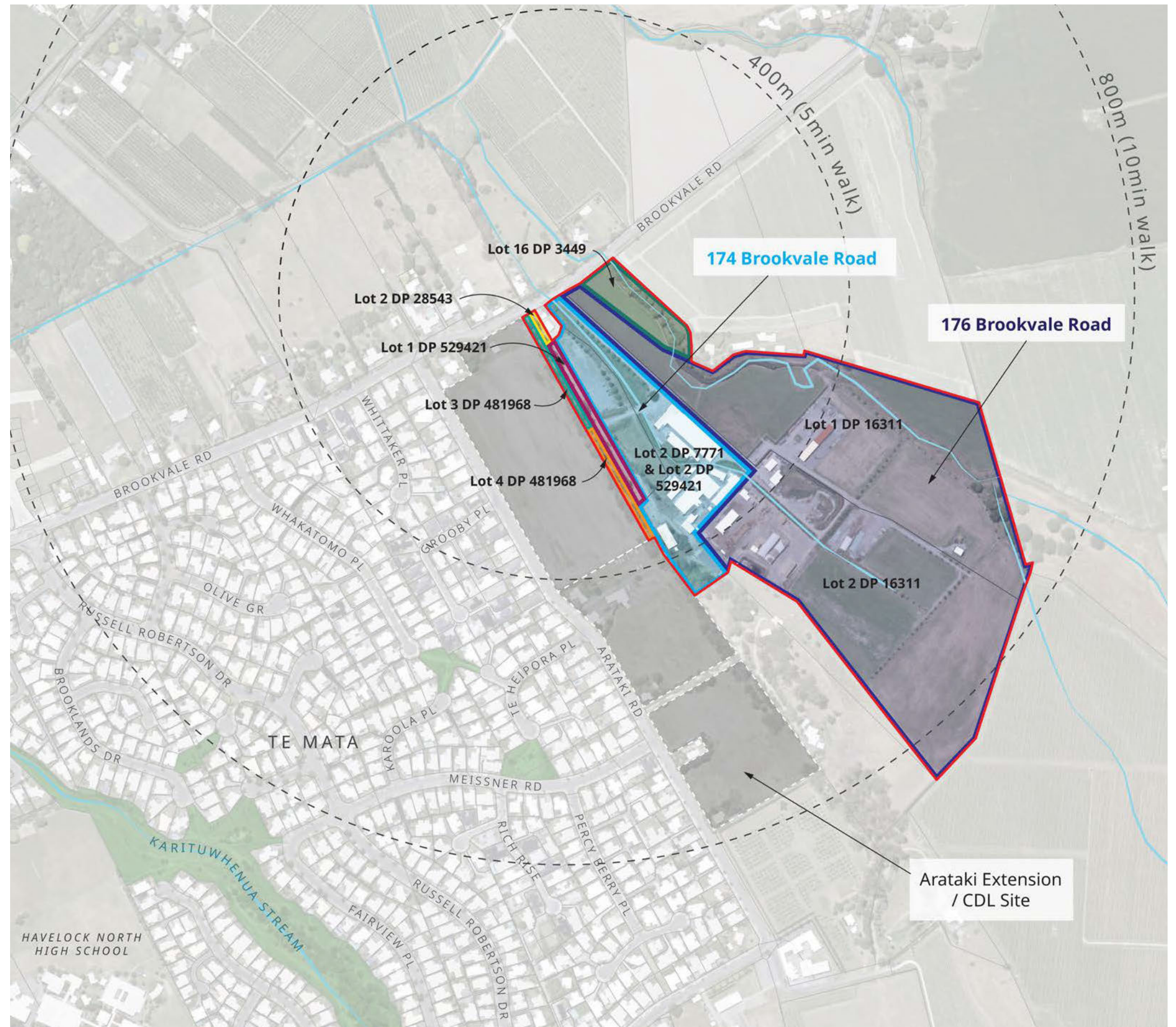


Scale 1:6,000 @ A3

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.





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

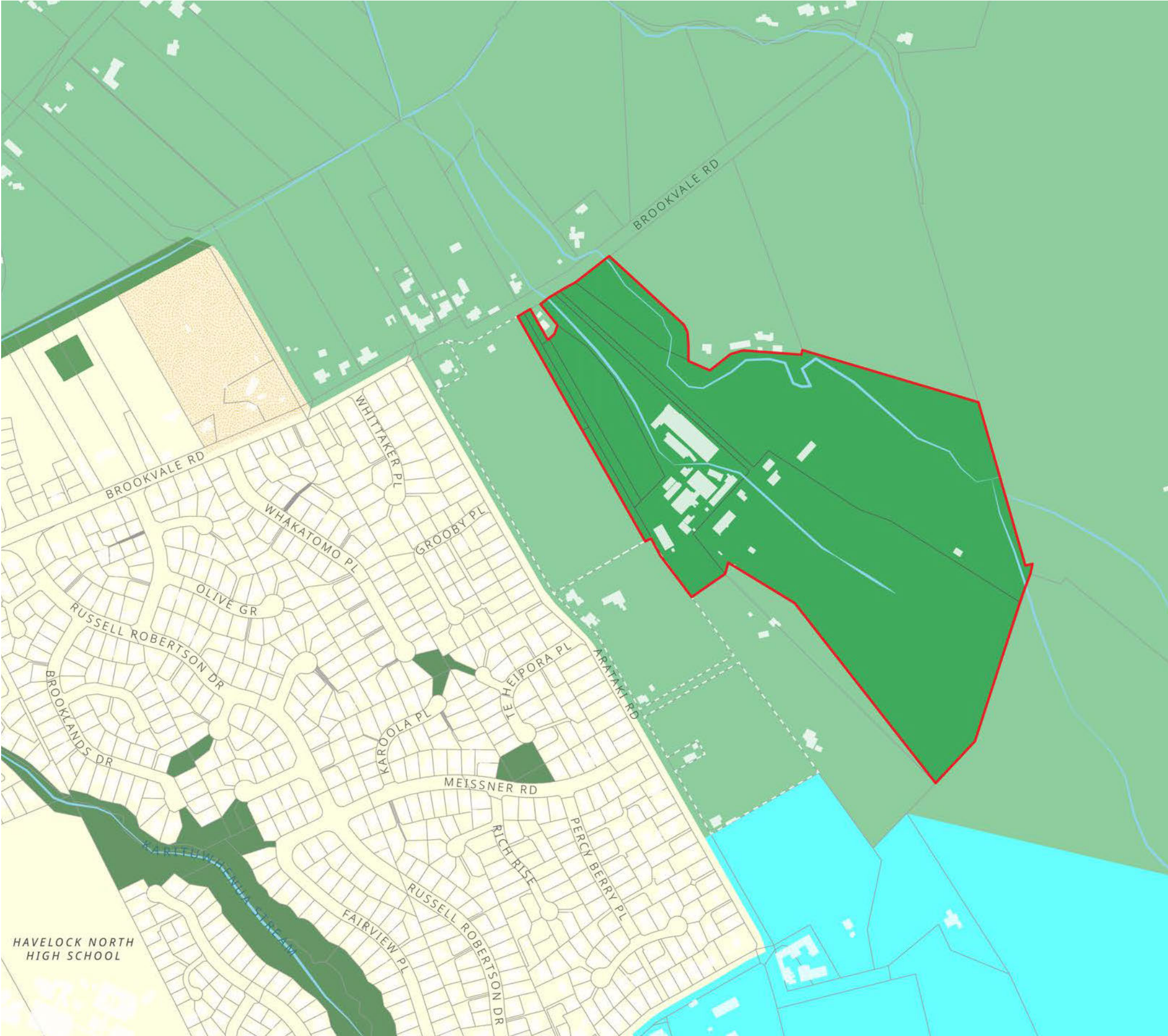


Figure 3 Existing Zoning Context

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

The background of the slide is a dark, teal-tinted photograph of a rural landscape. In the foreground, there is a grassy field. A wooden fence runs across the middle ground. Behind the fence, there are several trees of varying heights and densities. The overall scene is dimly lit, with the teal color giving it a moody, atmospheric feel.

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

1.

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

2.

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

3.

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

4.

Deliver significant economic benefits to the Hawkes Bay Region including:

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

5.

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

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

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

6.

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

7.

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



Figure 6 Brookvale Green Masterplan



Scale 1:3,000 @ A3

2.3 Technical Inputs

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

2.4 Brookvale Green Lot Layout and Density



Scale 1:3,000 @ A3

Block	Area (m²)	Approximate Average lot size (m²)	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



Figure 7 Brookvale Green Lot Layouts and Yield Study

- 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.

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