

Brookvale Green

Brookvale Green

Residential Subdivision and Development

174 and 176 Brookvale Road, Havelock North

Fast-track Approvals Act 2024 Referral Application Report

1 September 2025

B&A
Urban & Environmental

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Executive Summary

This report is submitted in support of the application by Vermon Street Partners No. 4 Limited (VSP) for referral of the “Brookvale Green” Development at 174 and 176 Brookvale Road, Havelock North, under the Fast-track Approvals Act 2024 (FTAA).

The project is described as a comprehensively planned residential community comprising of 189 – 215 new homes within a well-connected, high-quality and distinctive living environment. Supporting infrastructure includes on-site stormwater management, onsite transportation network and any necessary transport upgrades to the wider transport network. Connection to public reticulated water and wastewater services. The project also includes extensive landscape and ecological enhancement, including approximately 4.3 hectares of native planting and pest control, and integration with existing and proposed walking and cycling trails.

The development is located on an approximately 23.99 hectares on the eastern edge of Havelock North’s urban residential boundary.

This application has been prepared in accordance with the FTAA, which provides a consenting pathway for projects with significant regional or national benefits. The Brookvale Green proposal aligns with this purpose by delivering a range of housing opportunities contributing regionally significant economic, social and environmental benefits. These include:

- The generation of \$80 million increase to Gross Domestic Product and over 565 full-time equivalent years;
- A substantial uplift in housing supply including 189-215 more homes with different typologies;
- Ecological restoration across 4.3 hectares of degraded riparian streams;
- Enhanced public access to recreational trails supporting tourism; and
- Design features that contribute to lower greenhouse gas emissions.

The proposal requires various approvals under the Resource Management Act 1991 including under the Hastings District Plan, Hawkes Bay Regional Plan, National Environmental Standards for Freshwater and incidental approvals such as the surrendering of existing resource consents. While no direct evidence of lizard habitat has been identified on site, a precautionary permit under the Wildlife Act 1953 is also being conservatively sought with an abundance of caution for the relocation of lizards.

Several consent notices and easements are registered on titles within the development area; however, these will be varied separately following fast-track approval. This two-step approach is not uncommon in resource consent processes under the RMA, in which other authorisations are obtained following the issue the resource consent. Any relevant easements and consent notices that may need to be varied as a result of this development are outlined in **Appendix 12**. This is the most efficient way to progress the development and will not materially affect the implementation of the proposed development.

VSP has undertaken pre-application consultation with Hastings District Council, Hawkes Bay Regional Council, relevant iwi authorities, hapū, and Treaty settlement entities, the Department of Conservation, and the Ministry for the Environment in accordance with section 11 of the FTAA.

This consultation has informed the design of the development, servicing strategy, and the scope and detail of supporting technical assessments, which include:

- A landscape and visual assessment that confirms that whilst the Proposal will result in the urbanisation of the site, which will significantly change its current open and rural landscape character, the Proposal includes positive landscape outcomes including enhancement of streams, protection of established trees, vegetated stream corridors with a strong defensible boundary and a lower density of development along the Arataki Extension interface;
- An economic assessment that outlines the significant regional economic benefits of the Proposal, including one-time boost in GDP of \$80 million, over 565 full-time equivalent job years and an \$48 million additional household incomes;
- An ecological assessment that confirms that the Proposal presents opportunities to deliver positive ecological outcomes. These include restoring stream functions that have been lost to past land use, enhancing aquatic and terrestrial habitats through targeted riparian planting, and contributing to broader ecological advocacy through improved amenity, landscape, and social values.
- An infrastructure report that confirms the development can be serviced for three waters, with upgrades to three waters networks as necessary;
- A geotechnical assessment that confirms that the site is geotechnically suitable for the development;
- A soil assessment, including LUC mapping, confirming that the site is geotechnically suitable for the development and exempt from the interim National Policy Statement for Highly Productive Land framework, as any highly productive land is isolated and permanently constrained by slope and topography;
- A contaminated soil detailed site assessment, confirming that the soils within the project area are highly unlikely to pose a risk to human health;
- An urban design assessment confirming that the proposal represents an appropriate urban design response to the opportunities and constraints of the project area, demonstrating the potential to achieve a high degree of on-site and neighbourhood amenity;
- A Cultural impact assessment that concludes no significant cultural barriers have been identified and that the project presents opportunities for mana whenua visibility and positive effects through enhancement of local waterways; and
- A Transport assessment demonstrating that design solutions can accommodate the development, and while off-site upgrades will be required, the traffic effects of the development can be appropriately mitigated and managed.

This Referral Application and accompanying Assessment of Environmental Effects have been prepared in accordance with sections 11, 13 and 22 and Schedule 5 of the FTAA. The application outlines the nature of the project, assesses its alignment with the purpose of the Act, and presents a high-level effects assessment across all key environmental domains.

Overall, the VSP Brookvale Green proposal represents a significant opportunity to deliver much-needed diverse housing investment in the Hastings District, supported by a comprehensive designed approach and a robust suite of technical assessments.



Figure 1: Brookvale Green Masterplan. Source: B&A. (See Appendix 2)

1.0 Introduction

This Referral Application has been prepared on behalf of VSP for their proposed “Brookvale Green” development at 174 and 176 Brookvale Road, Havelock North, in accordance with relevant requirements of the FTAA. It is structured as follows to address the requirements of the FTAA:

- Section 2.0 Site Context – addresses the site and surrounding context in accordance with section 13(4)(d);
- Section 3.0 Description of Project – outlines the details of the proposal pursuant to section 13(4)(a);
- Section 4.0 Proposed Approvals Required – identifies the necessary approvals required in accordance with sections 13(2)(d), 13(3) and 13(4)(t);
- Section 5.0 Development with Significant Regional or National Benefits – outlines how the Brookvale Green development will contribute to significant regional or national benefits pursuant to section 22(1)(a);
- Section 6.0 Timely and Cost-Effective Process – explains how referring the Brookvale Green development will enable it to be processed in a more timely and cost-effective way section 22(1)(b);
- Section 7.0 Assessment of Anticipated and Known Effects Environment – provides a detailed assessment of effects on the environment in accordance with s13(4)(h); and
- Section 8.0 Statutory Documents – provides an assessment of the activity against the relevant provisions and requirements of the relevant statutory documents in accordance with subclause 2(1)(a)(i) – (iii) of Schedule 5; and
- Section 9.0 Consultation Summary – references the Consultation Summary Report in **Appendix 10** prepared to address the consultation requirements in Section 11 of the FTAA.

2.0 Site Context

In accordance with section 13(4)(d) of the FTAA, this section provides a description of the site and its surrounding context.

2.1 Site Description

The site is located at 174 and 176 Brookvale Road, Hawkes Bay, located on the north-eastern periphery of the Havelock North’s urban edge. The site is positioned approximately 3.5km from the centre of Havelock North’s village which contains a range of commercial, retail and community amenities including supermarkets, medical centres and churches.

To assist with orientation, **Figure 2** below provides a broader spatial context of the site in relation to surrounding towns and major transport connections.

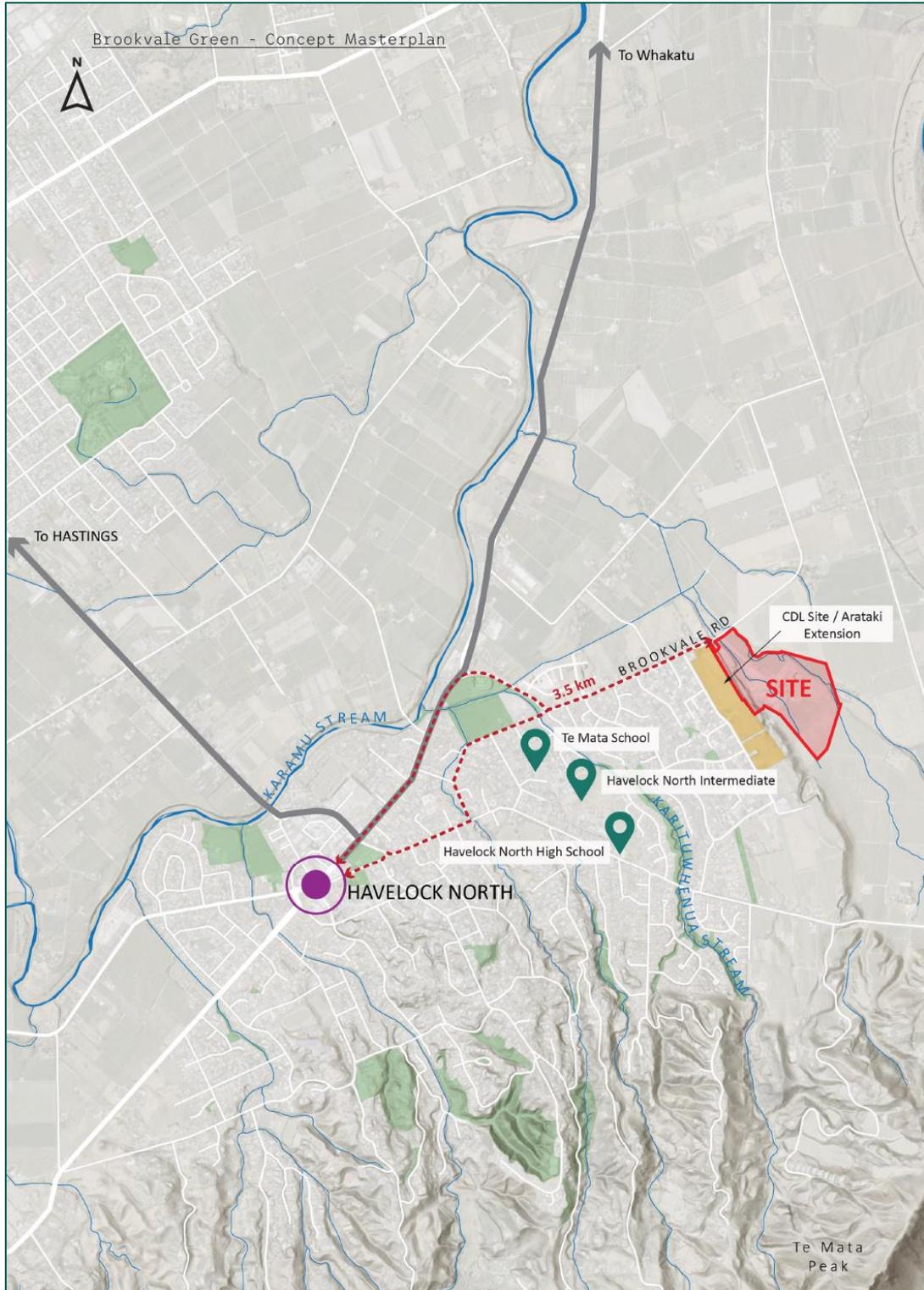


Figure 2: Site location context map. Source: B&A. (See Appendix 2)

The site encompasses approximately 23.99 hectares across three fee simple titles and is accessed via an established vehicle crossing from Brookvale Road. The legal descriptions of the titles are:

- Lot 1 Deposited Plan 16311– 8.9 ha (RT: HBJ1/56);

- Lot 2 Deposited Plan 16311 – 9.4 ha (RT: HBJ1/57); and
- Lot 2 Deposited Plan 7771 and Lot 2 Deposited Plan 529421 – 2.9487 ha (RT: 858136).
- Lot 16 DP 3449 Corner site
- Lot 1 DP 529421 (ROW)
- Lot 3-4 DP 481968

The majority of these titles are held in common ownership, with the exception of Lot 3-4 DP 481968 and Lot 16 DP 3449 (Corner site).

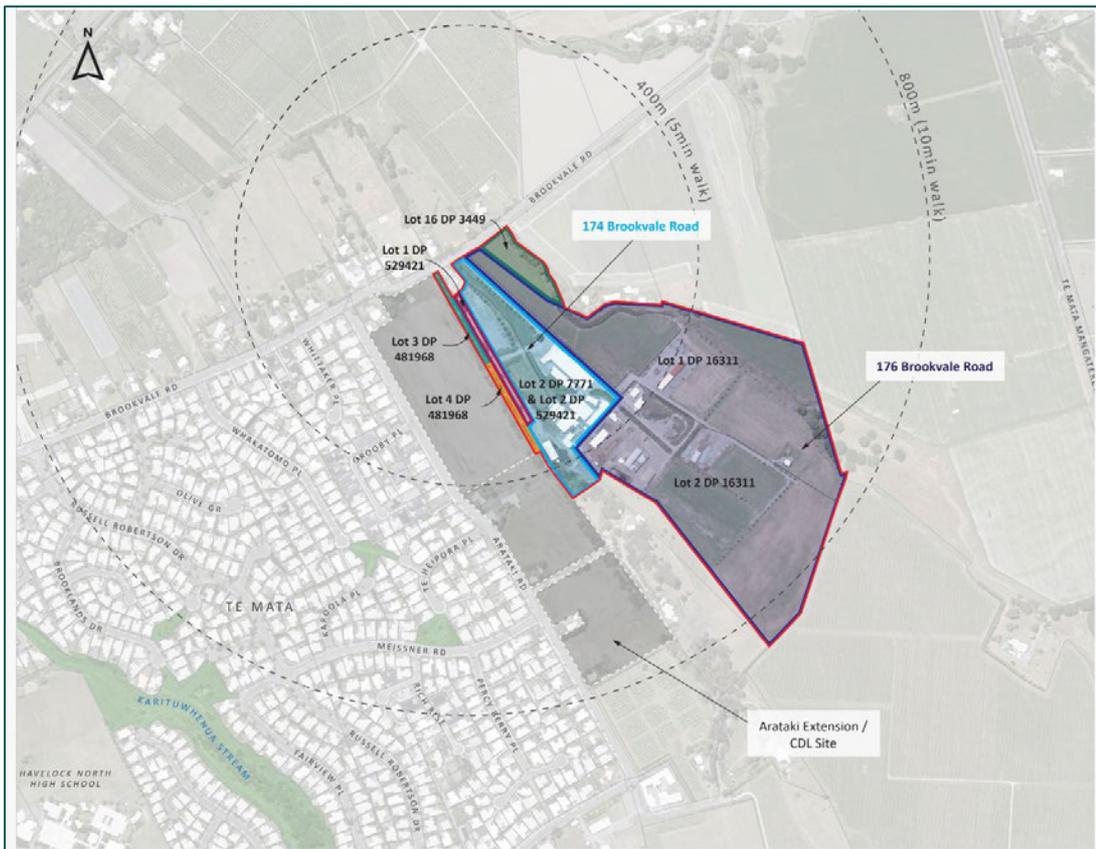


Figure 3: Site locality plan. Source: B&A. (See Appendix 2)

The site has an irregular shape primarily due to the stream located along the sites northern most boundary, as well as the existing landownership patterns to the east and south. The site is wider to the east, tapering to the north-west to form a narrower frontage where it adjoins Brookvale Road. Existing access is provided to the site from Brookvale Road, where it contains a recently upgraded, sealed legal accessway, approximately 10m wide. A secondary legal accessway adjoins the sites western most boundary. This is located outside the site (Lot 2 DP 28543 & Lot 1 DP 529421) on land owned by Hastings District Council, and provides additional informal access to the site from Brookvale Road.

As noted, two streams traverse through the site, one to the north (referred to as Stream B) and one through the sites centre (referred to as Stream A) before they converge and drain into Karamu Stream located beyond the site, to the north west of Brookvale Road. The site has significant

contours along its western boundary, which rises approximately 14m. The remainder of the site is generally flat with a gentle fall towards the sites northern most stream.

The site is currently 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 when the site was previously surrounded by pastoral land uses. The facilities on the subject site were progressively developed over the following five decades as production levels grew.

The 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 including storage, vehicle manoeuvring, loading, parking and compost making areas are also located throughout the site in support of the previous activities undertaken on the site.

Under the Operative Hastings District Plan (ODP), the Site is zoned Plains Production Zone, with a Scheduled Activity S37 Te Mata Mushroom. It is also subject to the Plains Strategic Management Area and partially identified as subject to Liquefaction (Appendix 57) overlays. The Site is identified as an Area of Interest Statutory Acknowledgement Area.

The site is predominantly surrounded by rural and rural residential land to the north, south and east. The adjoining rural land ranges in size from 7.6ha – 60ha and are primarily made up of open, flat paddocks, vineyards and agricultural land, accessible from Brookvale Road and Te Mata Mangatere Road. While the land directly adjoining the Site is zoned Plains Production, laned zoned Te Mata Special Character Area is located further to the south of the site along Te Mata Road.

The adjoining properties to the south west range from 0.9ha – 5.2ha and contain rural residential activities and commercial businesses (Shaggy Range). Directly to the west, the site adjoins the Arataki Extension site (or CDL Land New Zealand Limited site) which is situated between the subject site and existing urban edge of Havelock North at Arataki Road (approximately 150m from the site). The Arataki Extension site is a listed fast-track project which proposes to develop approximately 150 to 200 residential allotments on an 11-hectare site.

A portion of the site’s western boundary is also adjoined by a council reserve which runs parallel to the site boundary along the embankment and contains a stand of mature gum trees.

3.0 Description of Project

In accordance with section 13(4)(a) of the FTAA, this section provides a description of the project and the activities it involves.

3.1 Overview

The project proposes to deliver between 189 – 215 new homes and sections within a well-connected, high-quality and distinctive living environment guided by a clear masterplan.

The Economic Assessment undertaken by Insight Economics (refer to **Appendix 4**), highlights the significant economic benefits that a master planned urban development in this location could deliver to the Hawkes Bay region. The economic benefits include:

- A one time boost in GDP of approximately \$81 million in economic activity generated within the Hawkes Bay Region over the seven-year construction period;
- A total of 565 FTEs-years (or 81 people employed full time for 7 years) will be engaged over a seven-year construction period;
- Additional household incomes of \$49 million;
- An increase in the supply of housing with an increase in residential capacity of approximately 189 – 215 dwellings to the region;
- Increased and diversified choice of housing location and price point, including a significant contribution to much needed diverse housing stock; and
- Delivering housing capacity with greater certainty.

Brookvale Green has been designed with expert input from LA4 (landscape), Wild Ecology (ecology), Maven Associates, East Cape Consulting Limited (transport), and urban design and planning input from Barker and Associates. These assessments have been pivotal to developing a coherent proposed masterplan for the subject site, that harnesses its existing ecological and landscape characteristics to deliver a well-functioning and distinctive urban environment to Havelock North.

The key elements of the Brookvale Green development are outlined within the Masterplan (refer **Appendix 2**), and reports accompanying the application. Brookvale Green includes the following key components:

- Subdivision of the land to provide an integrated housing development including approximately 189 – 215 standalone residential units and terraced housing;
- Development of open space areas, parks, trails, and urban amenities as shown in the Masterplan (refer Error! Reference source not found.2);
- Significant restoration planting, riparian enhancement and pest control initiatives as outlined in the Ecological Assessment (refer **Appendix 55**); and
- Development of supporting infrastructure including roading improvements and stormwater treatment infrastructure.

3.2 Detailed Proposal

3.2.1 Housing and integrated residential development

The proposal seeks to improve housing supply by responding to a need for a range of typologies by offering low to medium density residential development (including future typologies such as terrace housing) on the periphery of the existing Havelock North urban centre. As Havelock North moves through the urban lifecycle Brookvale Green will provide a carefully considered well integrated neighbourhood with a diverse with a diverse range of lot sizes and building forms that respond to the sites topography, constraints and natural landscape features. Larger lots have been intentionally located on the outer edges of the development to further integrate the development

with the surrounding rural environment. The built form will be high quality and respond to the lot context. The development of design controls and urban design guidelines will ensure good on-site amenity and integration with the surrounding environment.

The Masterplan (refer **Appendix 2**) illustrates the range of housing typologies proposed for the proposed 189 lots, with the lot sizes outlined as follows:

- 78 lots 700m²
- 38 lots 200m²
- 30 lots 500m²
- 43 lots of 800m²

The development layout promotes walkability, with particular emphasis on pedestrian pathways connecting residents to the stream corridors located and proposed multi-purpose green spaces within the site. Additional pedestrian and cycle connection through the adjoining CDL residential development provides opportunity to further enhance connectivity with the Arataki residential area.

3.2.2 Landscaping and Ecological Restoration

Landscaping

The design principles for the development centre on delivering a liveable, connected and green environment, with enhanced public open spaces and diverse housing options. The two stream corridors within the site provided the landscape framework to which the development has been shaped, including layout of streets, lots, and open spaces.

The landscape strategy includes:

- Removal of existing exotic shelterbelts;
- Retaining mature exotic trees on site where possible;
- enhancement of the streams including noxious weed removal, stream protection, riparian planting and ecological and walkway connections;
- Vegetated open space corridor along the northern stream;
- Vegetated buffer at south-western (rural) boundary; and
- the provision of public access to and along the stream corridors.

Ecological Restoration

From the outset, the Masterplan has integrated the sites two existing watercourses as central elements in its design and layout so as to avoid or minimise ecological degradation. Watercourse 1 flows from the northwest to the southeast through the centre of the site. Watercourse 2 flows along the site's northern boundary. Significant ecological restoration is planned, including revegetation and the establishment of ecological buffers along both watercourses.

The proposed works involve the realignment of a section of Watercourse 1, including the temporary removal of wetlands located within the existing channel. These works will result in a re-established stream channel that continues to provide water conveyance and drainage functions and wetland margins which are extended through targeted revegetation plantings. Overall, the

realigned stream habitat will have higher ecological value, diversity and structural complexity than currently exists. Watercourse 2 will be similarly restored through targeted revegetation planting, resulting in a total area of approximately 4.3ha of indigenous species revegetation of riparian margins. These areas will be managed through ongoing pest plant and animal control.

The onsite stormwater infrastructure, including treatment and detention measures are expected to support the achievement of water quality objectives by reducing contaminant loads and maintaining hydrological balance. Drainage corridors will discharge into the two watercourses to ensure base flows are retained.

The Ecological Assessment (refer **Appendix 5**) concludes that overall, the proposal is expected to deliver a net ecological gain through the restoration and enhancement of onsite watercourses and their surrounding margins.

3.2.3 Infrastructure

3.2.3.1 Roading and Access

The proposed roading and access arrangement is set out within the Transport Assessment (refer **Appendix 7**). In summary, the proposal includes the following key roading arrangements:

- Access to the site is achieved off Brookvale Road, as shown in the Masterplan (**Appendix 2**);
- A new urban standard T-intersection on Brookvale Road;
- Urbanisation of the southern side of Brookvale Road, including a footpath, from the site access to Arataki Road;
- Indicative connection from the site through the CDL site to Arataki Road; and
- Internally, the development is served by a central loop road, supported by local streets and pedestrian and cycle connections.

These measures are anticipated to mitigate the effects of the proposal and integrate it with the surrounding transport network.

Continued residential development in this area could support more frequent and direct public transport services. Future bus access along Brookvale Road, or into the northern part of the subdivision could be viable.

3.2.3.2 Three Waters

The proposed three-water strategy for the Site is set out in the Infrastructure Assessment (refer **Appendix 6**) prepared by Maven Consultants. By way of summary, the following strategies are proposed.

Stormwater

The site is not currently connected to a public stormwater network. A new stormwater network will service the site, designed to contain up to a 1 in 5-year ARI rain event within the pipes. The layout of drainage corridors will follow the proposed road alignments and will discharge into the two Watercourses on site.

There are no known downstream constraints for the discharge of stormwater and no work is proposed to the existing culverts under Brookvale Road.

On-site stormwater attenuation and treatment will be via constructed wetland(s) before being discharged to the streams onsite. The wetlands will be designed to ensure the post development discharge to be no greater than the pre-development flow in the 2 and 10-yr ARI event and up to 80% of the predevelopment flow in a 100yr event.

Water supply

Existing public water pipes are located in the road reserve of Brookvale Road, it is proposed to connect to the existing water main network and extend a public water main into the site.

The potable water demand and firefighting supply is proposed to be supplied by connecting to the west of the water supply pump station on Brookvale Road via a new water main extended to the intersection of Brookvale Road and the entry to the site. Correspondence with Hastings District Council indicates there are no supply constraints with this approach.

Wastewater

The site is not currently serviced by a public wastewater connection and it is proposed to be serviced by a new wastewater gravity network pumped from the site via a new public line to connect into the existing public wastewater infrastructure. A new rising main will be installed and connected to a new stilling manhole located near the intersection of Brookvale and Arataki Road.

The wastewater network will be designed with sufficient capacity to cater for the design wet weather flow generated from the proposed development. There are no known capacity constraints within the existing network and it is able to accommodate the modelled wastewater flow from the proposal.

3.2.3.3 Power and Telecommunication

Details of any network extension or alteration for telecommunications, power and gas supply will be agreed with the Private Utility Operator as part of the substantive application, should the application be accepted for referral.

3.2.3.4 Earthworks & Development Phasing:

The Brookvale Green development will be delivered as a single comprehensive development under one substantive fast-track application. While construction will occur progressively over approximately seven years, it is not divided into formally defined stages for the purposes of consenting.

The development will be sequenced to prioritise infrastructure and housing delivery early in the programme. The development will be constructed in five development phases. The phasing and sequencing are shown in the Masterplan (**Appendix 2**) and are summarised as follows:

- **Development Phase 1** – 3-year period including 48 lots, realignment of the Northern Stream, Construction of Stormwater Devices and Wastewater Pump Station;
- **Development Phase 2** – 1 year period, including 51 lots
- **Development Phase 3** – 1 year period, including 38 lots
- **Development Phase 4** – 1 year period, including 17 lots and Stormwater Device
- **Development Phase 5** – 1 year period, including 25 lots and Stormwater Device.

The development phasing follows a logical sequence of construction, ensuring an efficient rollout of infrastructure and ecological restoration.

Construction will require an estimated earthworks volume of 100,000m³ cut to fill across an area of approximately 21.5ha, including:

- Construction of stormwater management devices to improve overland flow channels
- Filling to create suitable building platforms;
- Improvement of overland flow channels; and
- Construction of a 2m – 2.5m retaining wall near the western boundary to provide acceptable road grades.

Appropriate sediment, erosion and dust controls will be implemented during earthwork activities.

4.0 Proposed Approvals Required

In accordance with sections 13(2)(d), 13(3) and 13(4)(t) of the FTAA, this section outlines the approvals likely required under the Resource Management Act 1991 (**RMA**), the Wildlife Act 1953 and other potential approvals to enable the Brookvale Green development.

4.1 Resource Management Act 1991

Resource consents that would otherwise be applied for under Section 104 of the RMA are likely to be required to enable the development.

A list of possible consents is outlined below, and it is noted that these will be finalised through the FTAA substantive application process, should the project be successfully referred.

No prohibited activities are required to be sought.

4.1.1 Rules Assessment - Operative Hastings District Plan

The site is zoned Plains Production Zone under the ODP with a Scheduled Activity S37 Te Mata Mushroom. It is also subject to the Plains Strategic Management Area and partially identified as subject to Liquefaction (Appendix 57) overlays. The Site is identified as an Area of Interest Statutory Acknowledgement Area.

The ODP is subject to two active plan changes that are not directly relevant to the Project:

- Plan Change 5 – Right Homes, Right Place, which sought to change the ODP to make it easier to build more houses on a site and assist with the provision for a greater range of housing types and affordable housing options in its Medium Density and General Residential Zones. Plan Change 5 subject to appeal.
- Private Plan Change 7 – Hastings Golf Course, seeks to rezone land situated at 1523 Maraekākaho Road, Bridge Pā. Hearing for Private Plan Change 7 has been postponed.

The likely consents sought are as detailed below:

Plains Production Zone – Chapter 6.2

- Rule PP39 - Any activity which is not provided for as a Permitted, Controlled, Restricted Discretionary activity shall be a Non-Complying Activity. The proposal may result in more than one residential dwelling per site prior to subdivision which does not meet the permitted residential activity rule PP2.
- Rule PP24 - Any Permitted or Controlled activity not meeting one or more of the General performance Standards and Terms in Section 6.2.5 and Specific Performance Standards and Terms in Section 6.2.6C(b) and 6.2.6C(d), 6.2.6D(2), 6.2.6H, 6.2.6I (excluding 'Winemaking and associated bottling, storage and packaging'), 6.2.6J, 6.2.6K, 6.2.6L and 6.2.6P. The proposal may result in residential dwellings post subdivision which do not comply with one or more of the standards.
 - 6.2.5B Yards – As a result of proposed allotment size, residential development post subdivision will infringe the permitted yard standards of 7.5m setback from front yard and 15m from all other boundaries. Accessory buildings post subdivision will infringe the permitted yard standard of 7.5m setback from the front yard and 5m from all other boundaries.
 - 6.2.5C Protection of Flood Channels – The proposal will result in activities near rivers within a land drainage or flood control scheme.
 - 6.2.5F Traffic Sightlines, Parking, Access and Loading - The proposal will not comply with the relevant rural transport standards.
 - 6.2.5H Shading of Land, Buildings and Road, 1. Trees on Boundaries, 2. Trees on Public Roads and 3. Buildings on Sites Adjoining Residentially Zoned Land – The proposal may infringe the permitted standards as landscaping is proposed within 20m of the rear boundary of the site and within 5m of the road. Buildings may be established in proximity to the boundary of residentially zoned site (CDL site subject to fast track and subsequent zoning).
 - 6.2.5J Total Building Coverage (including hardstand and sealed areas) - The proposal will infringe the maximum building coverage. Proposed coverage will reflect intended development shown in Masterplan.

6.2.6B Residential Buildings – The proposal will result in more than one residential unit per site which have minimum areas less than 2500m². Transport and Parking – 26.1

- Rule 26.1.5 -TP2 – The Parking, Loading and Access associated with an activity that does not meet one or more of the General or Specific Performance Standards and Terms in [Section 26.1.6](#) and [26.1.7](#) - The proposal will establish parking and access to an urban standard and will not comply with the following standards:
 - 26.1.6A Access, 1. Access to Property – Access is required to comply with the minimum legal widths specified in table 26.1.6.1 - The proposal will not comply with the rural minimum legal width requirements.
 - 26.1.6D(3) Parking Spaces for People with Disabilities – Sets minimum number of disabled carparks required where parking spaces are provided, the proposal may not comply with this standard.

- 26.1.6D(5)a Design and Construction of Parking area. – Sets minimum parking space dimensions – The proposal may not comply with the minimum requirements.

Earthworks, Mineral Aggregate and Hydrocarbon Extraction – 27.1-

- Rule 27.1.5 - EM11 - The proposal may result in the removal offsite of more than the permitted volume of 25m³ topsoil, sand, gravel, metal or earth from any site in the Plains Production Zone.

Subdivision and Land Development – Chapter 30.1

- Rule 30.1.5 – SLD25 Any subdivision (unless specifically provided for under Rules SLD1 through to and including SLD24a above) which is unable to comply with one or more of the relevant Subdivision Site Standards and Terms in section 30.1.6, including any unzoned land. The proposal will not comply with the following standards:
 - 30.1.6A.10 Plains Production – minimum lot size of 12ha, a range of lot sizes from 400m² – 800m² are proposed.
 - 30.1.7A Building Platforms – post subdivision, each allotment may not be able to accommodate a building platform of 30m x 30m.
 - 30.1.7E Property Access – the proposal will not comply with the relevant rural transport standards.

If the proposal were assessed under the ODP, its overall activity status is likely to be a **non-complying activity**.

4.1.2 Hawkes Bay Regional Resource Management Plan (HBRP)

The HBRP is subject to the TANK Plan Change, purpose of the TANK Plan change is to ensure integrated management of land and water resources in the Tūtaekurī, Ahuriri, Ngaruroro and Karamū (TANK) catchments. The TANK Plan change introduces new objectives, policies and rules to apply to the use of land and waterways in the TANK catchments. The TANK Plan Change is subject to Environment Court Appeals.

The following consents are likely required under the HBRP:

6.3.3 Vegetation Clearance and Soil Disturbance Activities

- Rule 7 – Vegetation clearance and soil disturbance – The proposal may result in the clearance of vegetation within the permitted activity limit of 5m of a river.
- Rule 8 - Vegetation clearance and soil disturbance activities that do not meet the conditions of rule 7.

6.6.2 Drainage Water – Discharges to Land/Water

- Rule 32 - The diversion and discharge of drainage water into water or onto or into land, from a gravity flow system (without pumping). – The proposal may result in discharge of water to land. Any discharge to land or water that does not comply with permitted activity condition is a non-complying activity under rule 52.

6.7.2 Diversion of Water

- Rule 59 – Diversions that cannot comply with rules 56 to 58. The proposal seeks to divert a stream at the northern extent of the project area which may not comply with these rules.

6.8.2 Erection & Placement of Dams & Other Barrier Structures, & Damming of Water

- Rule 67 Dams, weirs and other barrier structures in rivers, lakes and artificial water courses. The proposal seeks to undertake minor upgrades to the existing structure over Stream 2 which may require consent under rule 69.
- Rule 69 River and lake bed activities that are not expressly regulated by other rules - Any activity which cannot comply with any of the rules in section 6.8 of this Plan and which is not expressly regulated by other rules in this Plan. The proposal may require consent under rule 69.

6.8.3 River Control & Drainage Works & Structures

- Rule 71 Any activity affecting river control and drainage schemes is a discretionary activity, the proposal will divert a stream at the northern extent of the project area.

6.8.4 Erection & Placement of Other Structures (Including Access Structures)

- 72 Erection & placement of other structures, including bridges, culverts & other access structures. The proposal seeks to undertake minor upgrades to the existing structure over Stream 2 which may require consent under rule 69.

6.8.6 Other Disturbances of River & Lake Beds

- Rule 75 Any other disturbances of river and lake beds. The proposal will divert a stream at the northern extent of the project area, disturbing more than 5m² of the river bed which may require consent under rule 69.

If the proposal were assessed under the HBRP its overall activity status is likely to be a **Non-complying activity**.

The following consents are likely required under the TANK Plan Change 9:

- Rule TANK 21 – small scale stormwater diversion and discharges – The proposal will result in discharge from a property containing more than 1000m² of impervious area. Where a proposal does not comply with TANK 21 – TANK 25 the diversion and discharge of stormwater into water, or onto land where it may enter water applies.

If the proposal were assessed under the TANK its overall activity status is likely to be a **Discretionary activity**.

4.1.3 National Environmental Standards for Freshwater

Resource consent is required under the provisions of the NES-F as the proposed work will result in the proposed realignment of the watercourse located in the northern extent of the site and will involve the temporary removal of wetland areas (refer to Ecological Assessment Memorandum for more detail). As this activity will result in vegetation clearance and earthworks within or within 10m of a natural inland wetland, and the diversion of water within or within 100m of a wetland

and my require consent in accordance with Regulation 54. The reclamation of realignment the riverbed may also require consent in accordance with Regulation 57.

If the proposal were assessed under the NES-F the overall activity status is likely to be a **non-complying activity**.

4.1.4 Surrender of Existing Resource Consents

Pursuant to Section 138 of the RMA, approval to surrender existing Resource Consents (including DP160229A) will need to be included as a necessary approval. It is anticipated that the surrender of these existing resource consents would most likely be a condition on any FTAA approval, should the application be accepted for referral and commence through the substantive application process.

4.1.5 Consent Notices and Easements

Several consent notices and easements are registered on titles within the development area; however, these will be varied separately following fast-track approval. Consent notices can be varied by an application pursuant to Section 221(3) and (3A) of the RMA. This two-step approach is not uncommon in resource consent processes under the RMA, in which other authorisations are obtained following the issue the resource consent. Any relevant easements and consent notices that may need to be varied as a result of this development are outlined in **Appendix 12**. This is the most efficient way to progress the development and will not materially affect the implementation of the proposed development.

4.1.6 Other Rules

This application also seeks any other resource consent approvals which may be necessary to implement the project, but which are not detailed above.

4.2 Wildlife Act 1953

Approval under section 53 of the Wildlife Act 1953 is being sought on a conservative and precautionary basis for the handling or incidental harm of indigenous lizards that may be present within the site.

The Ecological Assessment, (refer **Appendix 5**) confirms that habitat assessments for lizards identified a lack of suitable conditions, as the site lacks the structural vegetation and ground cover necessary to support indigenous skink or gecko populations. However, with an abundance of caution, the Ecological Assessment has recommended a Lizard Management Plan be development and implemented due to the possibility of lizard presence even in the low-quality habitats—common in modified environments.

Section 53 approval is therefore required to authorise any activities that involve capturing, handling, or relocating protected wildlife. A fauna management plan and fish management plan will be prepared to guide these actions, including appropriate mitigation measures such as pre-clearance surveys, translocation protocols, and habitat enhancement. These measures are designed to ensure compliance with the Act and minimise adverse effects on indigenous fauna.

As per Section 11 of the FTAA, the Applicant has undertaken pre-lodgement consultation with Department of Conservation (**DoC**) being the relevant administering agency for approvals under the Wildlife Act 1953. Further details of that consultation is contained in **Appendix 10**.

4.3 Heritage New Zealand Pouhere Taonga Act 2014

Careful consideration has been given as to whether approval would be necessary under the Heritage New Zealand Pouhere Taonga Act 2014 (**HNZPTA**). In short, no necessary approvals have been identified on the basis of the following:

- There are no listed or recorded archaeological sites on the proposal site on ArchSite or within Council's records.
- A CIA has been prepared by Ngahiwi Tomoana on behalf of Waipatu Marae in **Appendix 14**. This has identified no specific cultural sites of significance within the Brookvale Green site.

4.4 Approvals by Other Parties

As stated above, consents are required from HDC and HBRC. Approval will also be required from HDC as landowner of Lot 1 DP 529421 and Lot 2 DP 28543 (Record of Title HBY2/531). Approval will be required to give effect to the proposed development; alternatively proposed Road 3 will need to be realigned prior to substantive application.

Additionally, it is anticipated that approval from HDC will be required for the potential utilisation of the Local Purpose (Amenity) Reserve on Lot 3-4 DP 481968, should access to the CDL land be successfully negotiated.

5.0 Significant Regional or National Benefits

In accordance with section 22(1)(a) of the FTAA, this section outlines how the Brookvale Green development will contribute to significant regional or national benefits.

With reference to the matters identified at section 22(2) FTAA, the proposal is a development project that will have significant regional benefits for the following reasons.

As already noted in Section 3.0 above, the Brookvale Green development will be delivered as a single comprehensive development under one substantive fast-track application. While construction will occur progressively over approximately seven years, it is not divided into formally defined stages for the purposes of consenting. The development will be sequenced to prioritise infrastructure and housing delivery early in the programme. The development will be constructed in five anticipated development phases.

5.1 Increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (s 22(2)(a)(iii) FTAA)

The Brookvale Green development will make a significant contribution to the supply of housing in the Hastings District, directly addressing current housing needs. The proposal includes 189 - 215 residential units.

According to the draft Napier-Hastings Future Development Strategy ('**Draft FDS**'), Hastings requires an additional 9,620 dwellings to meet the expected 30 year growth demand¹, whilst

¹ Housing Capacity Assessment completed by Market Economics in May 2024.

facing a current short fall of greenfield development capacity of 330 dwellings². This shortfall of housing availability places increasing pressure in a district with rising housing prices, with average house priced at \$660,000³. The proposal represents a substantial uplift in both capacity and dwelling typology diversity which will assist to resolve majority of the short fall.

As detailed in the Insight Economics' Assessment Memorandum (refer **Appendix 4**), the Brookvale Green development will address the identified shortfall:

*"Brookvale Green offers an unconstrained, fully master-planned development that is ready to proceed, providing a high degree of certainty that the identified shortfall in greenfield capacity can be addressed in a timely manner. It will also help to meet latent demand and reduce the risk of ad hoc or unplanned development elsewhere. The site's location, contiguous with Havelock North's existing urban boundary, makes it well placed to contribute to housing supply in the district while supporting a well-functioning urban environment."*⁴

The proposal supports affordability through the introduction of sections that are considerably smaller than Havelock North's existing housing stock, with an average section size of 600 m² compared to the town average of approximately 1,450 m². Providing a range of smaller and more diverse dwelling typologies to meet the district's rapidly evolving needs. This mix will support long-term affordability by increasing supply elasticity and improving the market's ability to respond to demographic change according to Insight Economics:

*"This supply boost will help the market to be more responsive to growth in demand, thereby reducing the rate at which city house prices grow over time (relative to the status quo)"*⁵

In summary, the Brookvale Green development is expected to make a strategically significant contribution to affordability outcomes in the Hastings District. The proposal introduces scale, speed of delivery, and pricing diversity in a constrained housing market. It is therefore considered to be strongly aligned with national and regional housing objectives under the NPS-UD and the FTAA.

5.2 Economic Benefits (s 22(2)(a)(iv) FTAA)

Based on the findings in the Economic Assessment by Insight Economics (refer **Appendix 4**), the Brookvale Green development will deliver significant economic benefits at a regional level, aligning with the purpose of the FTAA. As confirmed in the Economic Assessment, the development is expected to boost GDP by \$81 million. This value be contributed mainly to the top 10 industries which account for more than three-quarters of all full-time employment generated by the Proposal's development design and construction.

- Future planning/design/consenting will create full-time employment for approximately 2 people over the 7-year development period, generating total wages/salaries of \$2 million;
- Land development (including infrastructure provision and all other civil works) will create full-time work for nearly 14 people, with \$9 million paid in wages/salaries; and

² Draft Napier-Hastings Future Development Strategy 2025. Hastings District Council Meeting, 22 July 2025. Available here: [View Agenda](#).

³ **Appendix 4** Insight Economics Memorandum page 13.

⁴ **Appendix 4** Insight Economics Memorandum page 13.

⁵ **Appendix 4** Insight Economics Memorandum page 16.

- Residential construction will provide full-time work for nearly 65 people, with \$38 million paid in wages and salaries.

The proposed development is estimated to provide full-time work for 81 people for 7 years, generating approximately \$49 million in wages/salaries.

As discussed in section 5.1, the proposal will represent a significant increase in residential development capacity meeting Hastings District's housing needs.

Wider economic effects associated with the proposal include acceleration of a wide range of jobs for local workers and consolidation of future residents creating critical mass to support the ongoing health and viability of the Havelock North town centre being 3km east of the site.

Overall, considering the findings of Insight Economics, it is concluded that the proposed Brookvale Green development will deliver significant regional economic benefits. At a regional level, the project will provide employment opportunities and contribute to the efficient and coordinated delivery of housing, infrastructure and services.

5.3 Greenhouse Gas Emissions (s 22(2)(a)(vii) FTAA)

The proposal will support national climate goals through a reduction of greenhouse gas emissions by providing the opportunity for residential growth and development in close proximity to both existing and planned employment areas and public transport routes. The proposal includes new transport infrastructure including walking and cycling facilities to encourage active transport modes, thereby reducing reliance on and use of cars. This will assist in an overall reduction in greenhouse gas emissions within the region.

The proposal includes opportunity for renewable energy sources for dwellings and extensive enhancement planting. Renewable energy sources such as solar panels will allow future residents to generate clean electricity, reducing reliance on fossil-fuel-based grid power. Distributed renewable generation reduces pressure on the regional energy grid and supports a cleaner, more resilient energy system.

Overall, it is considered that this proposal supports national climate change goals.

5.4 Ecological Protection and Enhancement (s 22(2)(b) FTAA)

The project area has been subject to extensive clearing of native flora and continued horticultural and urban development which has produced a highly modified environment with low ecological diversity and significance. The Brookvale Green development responds directly to these with a strong focus on improving the water courses and wetlands through protection and enhancement.

As outlined in the Ecological Assessment prepared by Wild Ecology (refer **Appendix 5**), the site currently has low terrestrial value, having been cleared for agriculture since the 1950s. The project area contains highly degraded watercourses with minimal biodiversity or habitat value. The project area also contains several small and scattered wetland areas. The proposal offers a valuable opportunity to reverse this trend through a structured and well-supported enhancement programme.

The development has been deliberately designed to restore and enhance ecological features on site in a manner that aligns with a comprehensively master planned community. While constructed

drains and modified channels may be reshaped as part of greenspace design, the project will result in a net ecological gain. As confirmed in the Ecological Assessment:

“The proposed residential development masterplan has been carefully designed to avoid or minimise ecological degradation, particularly concerning watercourses. By integrating ecological features into the overall layout and incorporating mitigation measures—such as ecological restoration, riparian planting, stormwater treatment systems, and stream realignment—the project aims to avoid or reduce potential adverse ecological impacts. Ultimately, it is expected to deliver a net ecological gain through the restoration and enhancement of onsite watercourses and their surrounding margins.”⁶

The ecological enhancement programme includes approximately 4.3-hectares of revegetation along stream edge creating a defined rural/urban boundary while enhancing the site’s natural ecological features.

Overall, Brookvale Green will deliver a well-integrated ecological enhancement programme that addresses known regional environmental issues. Through fauna and fish management, pest control, protection and enhancement of waterways, the proposal is expected to result in a net gain in ecological value. These benefits are considered regionally significant and consistent with higher order national policy direction and local biodiversity goals.

6.0 Timely and Cost-Effective Process

In accordance with section 22(1)(b) of the Fast-track Approvals Act 2024, this section outlines how referring the Brookvale Green development will enable it to be processed in a more timely and cost-effective way.

VSP has undertaken early consultation with HDC on its development plans for Brookvale Green since the end of 2024. This included:

- Seeking that the Brookvale Green land be included in the Draft Future Development Strategy for Napier and Hastings. This is addressed further in Section 2.1 of the Consultation Summary (see **Appendix 10**). Despite VSP presenting a large body of compelling evidence to justify the inclusion of the site within the Draft FDS, it was not recommended for inclusion by the Hearing Panel.
- Following the recommendation of the Hearing’s Panel, VSP held a meeting with HDC representatives to explore the possible approval pathways for enabling the Brookvale Green development. At that meeting, the possibility of a private plan change and fast track approval were discussed with HDC representatives (see a more detailed summary of that consultation in **Appendix 10**). Following that meeting, Anna Summerfield – Environmental Policy Manager provided the following response on 23 June 2025:

“While it is entirely up to you, we think, because of the recent FDS process, the best approach would be to use the fast-track application process pathway for this proposal. However, if you were to lodge a private plan change, we can advise now that we would be unlikely to adopt this as a Council initiated plan change under clause 25 of the RMA even with a supportive economic assessment.”

⁶ **Appendix 5**, Wild Ecology, Ecological Assessment Memorandum page 10.

Since the above comments, the final Napier Hastings Future Development Strategy (**Final FDS**) was adopted on 30 August 2025, noting the complications and uncertainty related to the inclusion or exclusion of 3 specific sites (Riverbend Road – NC4b, Middle Road HN3a and HN3b and Wall Road – H5).

From the above it is clear that HDC would not be supportive of a private plan change application for the Brookvale Green proposal. On this basis, it is also considered highly unlikely that HDC would be supportive of a non-complying activity resource consent application to approve the Brookvale Green development. Under both alternative scenarios, it is likely that it would take 2-3 years to obtain a final decision (including public notification, Council-level hearing and Environment Court Appeal processes), with no guarantee that this would be an approved decision.

Noting the above, VSP consider that a fast-track approval is the most appropriate option, and would clearly facilitate the delivery of this project in a more timely and cost-effective way than under a traditional RMA process.

7.0 Assessment Effects on the Environment

In accordance with s13(4)(h) of the FTAA, the following anticipated and known adverse effects of the project on the environment are assessed below. It is considered that effects in relation to the following matters are relevant:

- Landscape and Visual Effects;
- Traffic Effects;
- Ecology Effects;
- Earthworks Effects;
- Infrastructure Effects;
- Flooding Effects;
- Natural Hazards Effects;
- Loss of Highly Productive Land Effects;
- Reverse Sensitivity Effects;
- Noise;
- Soil Contamination; and
- Mana Whenua Values.

These matters are set out and discussed below.

7.1 Landscape and Visual Effects

A Landscape Memorandum (**LM**) prepared by LA4 is attached as **Appendix 3**. This report outlines the site's characteristics, the relevant planning context, and provides an assessment of the actual and potential landscape and visual effects of the Proposal. A comprehensive design approach, that has been landscape led, means future development will integrate with the adjacent residential development, settling sensitively into the receiving environment. The proposal will create a

network of reserves, recreational open space and trails that will protect and enhance existing key landforms and geological features within the site. Proposed indigenous vegetation and enhancement of streams will form a strong rural/urban edge. The northern stream establishes a soft green edge that reinforces the relationship with the wider rural landscape.

The LM assessment states that whilst the project area and local area currently exhibit rural characteristics, neither display a high degree of 'ruralness' due to a combination of the size of landholdings, rural-residential activities, existing infrastructure, the Te Mata Mushrooms facility, plant nursery, storage yards, and light industrial activities, in close proximity to the urbanised Arataki settlement to the west of the Site. Distinctly urban influences are highly evident in the surrounding area, which further reduce the sensitivity of the Site and surrounding environment to change as anticipated by the Proposal. The LM concludes overall that it is a highly modified site with relatively low landscape values.

Potential visual effects of the proposal have been assessed by the LM, taking into consideration the adjoining properties, surrounding road network and wider surrounding area. Visual effects range from medium to low:

- Visual effects to the adjoining properties will be moderate initially reducing to low-moderate following the establishment of the landscape initiatives, the existing outlook will change considerably from a relatively open rural scene characterised by horticultural and mixed use light-industrial activities, into a comprehensive urban view.
- Visual effects to road users will be limited having fleeting views of only portions of the Site whilst moving through a landscape, which already exhibits diverse characteristics in close proximity to Havelock North's residential environs and the mixed horticultural and light industrial activities within the Site itself.
- Wider visual effects will be highly variable due to distance, orientation of the view, diversity of elements within the view and screening elements (buildings, landform, shelterbelts, and prevailing vegetation patterns). While a noticeable level of built form will be introduced into the landscape, it will be viewed in the context of the surrounding residential settlement pattern to the west within the Arataki residential area.

The LM concludes:

"Development enabled by the Proposal will integrate sensitively into the rural landscape due to the scale of the proposal relative to the Site context and appearance and visual compatibility with existing built development within the Arataki environs. Any potential adverse visual effects of the proposal will be localised and will have minor implications on the quality, character, and aesthetic values of the surrounding area.

*While development enabled by the Proposal will be visible from parts of the wider surrounding area, I consider that the adverse visual effects will be low to very low and entirely acceptable within the context of the existing Havelock North environment."*⁷

The LM notes that full effects of change from the Proposal will be gradual as the land is retired from current use, modified, and phased built development extends across the landform. This will reduce the impact of the change to some degree, due to the incremental nature of the changes and a general conditioning of the audience over time as urban development progresses.

⁷ Appendix 3, LA4 Landscape Assessment page 9.

Rather than trying to screen the development or create significant buffers, the approach has been to accept the change and develop the Site in accordance with well-designed and accepted urban design principles to create a quality residential development with a high level of amenity, albeit an urban amenity. Although development enabled by the Proposal will result in the loss of existing rural characteristics the LM finds that the Project Area represents an appropriate and logical extension to the future development of the Havelock North community, concluding that the proposal will result in a number of positive landscape outcomes:

- Enhancement of the streams including noxious weed removal, stream protection, riparian planting and ecological and walkway connections;
- Protection of a number of the established trees throughout the Site;
- The provision of public access to and along the stream corridors;
- The vegetated open space corridor along the northern stream providing a natural edge to the Site, a strong defensible boundary to the adjoining rural area, and recreational opportunities for the community; and
- Lower density development along the Arataki Extension interface.

The proposal will result in a shift from its current open rural pastoral character to a residential character, and is expected to integrate well over time through the imposition of setbacks, planting, and collective built form that responds to the landform. The proposed mitigation and landscape-led design approach are considered sufficient to manage these effects in this context. With the proposed mitigation in place, the landscape and visual effects are considered to be acceptable.

7.2 Traffic Effects

A Transport Assessment (TA) prepared by East Cape Consulting Limited is attached as **Appendix 7**. The report evaluates the transportation effects associated with the proposed Brookvale Green development.

The comprehensive design of the proposed development includes careful design to enhance the site's natural ecological features and establish a defined boundary, these features have shaped the layout of streets, lots, and open spaces which provide opportunities for walking, cycling, and passive recreation. The five phase development is structured around a central loop road that extends from Brookvale Road and runs through the heart of the site. This loop is supported by local streets and pedestrian and cycle connections to enable a legible grid structure.

In terms of site access, the TA confirms that the existing access to Brookvale Road is proposed to be upgraded to an urban standard priority-controlled T-intersection, a supporting network of internal roads that will provide access to individual lots and facilitate access and circulation for rubbish collection and emergency service vehicles. The TA high-level assessment of link and intersection capacity indicates that additional trips can be accommodated by the existing and planned transport network. Recommending urbanisation of the southern side of Brookvale Road, including a footpath, from the site access to Arataki Road.

Overall, the TA concludes that the traffic generated by the development can be accommodated within the surrounding roading network. As such, the transport effects of the Brookvale Green development are considered acceptable.

7.3 Ecological Effects

An Ecological Assessment (**EA**) prepared by Wild Ecology, contained in **Appendix 5**, has been undertaken to assess the potential ecological effects associated with the proposed Brookvale Green development. The ecological assessment included a site walkover and desktop analysis, identifying terrestrial, freshwater, and wetland values within the site.

Terrestrial ecological values on site are generally low, reflecting a long history of intensive farming and modified vegetation cover. No Significant Natural Areas (**SNAs**) or threatened plant populations are present. The site currently has low terrestrial value, having been cleared for agriculture since the 1950s. The project area contains highly degraded watercourses with minimal biodiversity or habitat value. The project area also contains several small and scattered wetland areas and two water courses which flow into the Karamū catchment.

The development has been comprehensively designed to minimise effects on ecological features, road alignments, development areas, and stormwater infrastructure—has been carefully designed to reduce impacts on watercourses. The road layout has been strategically planned to avoid or minimise disruption to these features wherever practicable, often utilising existing stream crossings to maintain connectivity and access. Stormwater management will include the construction of on-site storage and treatment systems to ensure potential adverse effects on hydrology and water quality—both within and beyond the site boundary—are appropriately avoided, remedied, or mitigated.

The northern watercourse is proposed to be realigned shifting it closer to the site's northern boundary. This realignment allows for a more integrated and effective design, incorporating the entire length of the watercourse within a proposed ecological restoration and enhancement corridor. The EA concludes that this will create a functional and accessible open space that supports ecological restoration and promotes landscape-scale integration within the northern development area. The EA also concludes:

“As the existing stream currently functions as a highly degraded artificial drainage and stormwater channel, the proposed realignment presents an opportunity to restore natural stream functions and is therefore considered appropriate. With the application of suitable controls and mitigation measures, the realignment is not expected to result in any adverse environmental effects.”⁸

Erosion and sediment control during construction will be designed in accordance with Hawkes Bay Regional Council guidelines ensuring that adverse effects associated with silt and sediment runoff (and resulting effects on water quality) will be mitigated. Maven Consultants assessed the infrastructure required to support the proposed development, including an onsite stormwater management system, including devices such as stormwater wetland/s. These wetlands are proposed to be designed in accordance with the Hawkes Bay Regional Council Waterway Water Design Guidelines 2009 to ensure appropriate treatment of water to improve water quality.

The Ecological Assessment, (refer **Appendix 5**) confirms that habitat assessments for lizards identified a lack of suitable conditions, as the site lacks the structural vegetation and ground cover necessary to support indigenous skink or gecko populations. However, with an abundance of caution, the Ecological Assessment has recommended a Lizard Management Plan be development

⁸ **Appendix 5**, Wild Ecology, Ecological Assessment Memorandum page 9.

and implemented due to the possibility of lizard presence even in the low-quality habitats—common in modified environments.

It is considered that the project will result in a net ecological gain. As confirmed in the Ecological Assessment:

“The proposed residential development masterplan has been carefully designed to avoid or minimise ecological degradation, particularly concerning watercourses. By integrating ecological features into the overall layout and incorporating mitigation measures—such as ecological restoration, riparian planting, stormwater treatment systems, and stream realignment—the project aims to avoid or reduce potential adverse ecological impacts. Approximately 4.3 ha of riparian margins on site (subject to final design) are proposed to be revegetated with appropriate indigenous species and will be managed through ongoing pest plant and animal control. Ultimately, it is expected to deliver a net ecological gain through the restoration and enhancement of onsite watercourses and their surrounding margins.”⁹

Overall, any potential ecological effects associated with the development can be appropriately managed through a combination of mitigation measures and restoration initiatives. These measures are expected to improve habitat quality, reduce predation pressure, and enhance ecological values across the site. The effects on ecological values are considered acceptable and will result in an overall improvement relative to the site's existing condition.

7.4 Earthworks Effects

During the earthworks phase of construction, sediment and erosion control measures will be installed as required to manage any adverse environmental effects. As detailed in the Infrastructure Memorandum (**Appendix 6**) all proposed measures will be designed in accordance with Hastings District Council with Hawkes Bay Regional Council guidelines specifically addressing erosion and sediment control during site preparation and construction.

On this basis, adverse effects associated with earthworks are considered appropriate in the context of the site and able to be addressed through established control measures.

7.5 Infrastructure Effects

The Infrastructure Assessment prepared by Maven Consulting is attached as **Appendix 6**. Details of the proposed infrastructure servicing, including stormwater, wastewater, water supply and utilities, are outlined above and further detailed within the Infrastructure Plans as contained in **Appendix 6**.

Onsite stormwater management is proposed; the Infrastructure Assessment recommends design of attenuation and treatment via a wetland and extended detention within the same structure in accordance with a best practice solution using the Hastings District Council Engineering Code of Practice 2020 as a guideline. As the project area is located above the Brookvale Structure Plan Area, the Assessment recommends onsite stormwater attenuation consistent with the Brookvale Stormwater Management Plan December 2020, as such for the post development discharge to be no greater than the pre-development flow in the 2 and 10-yr ARI event and up to 80% of the predevelopment flow in a 100yr event is required.

⁹ **Appendix 5**, Wild Ecology, Ecological Assessment Memorandum page 11.

These assessments confirm that the development can be sufficiently serviced in respect of stormwater, wastewater, and water supply.

Overall, there is a high degree of confidence that the proposed development will be adequately serviced in terms of infrastructure and that no adverse effects are anticipated.

7.6 Flooding Effects

The Infrastructure Assessment contained in **Appendix 6** confirms that the project area is not located within known flood risk area. Due to the size of the upstream catchment Maven Consultants developed a predictive stormwater model focusing on the likely overland flow which may occur on the site because of severe inclement weather. A 100yr ARI event including climate change factor was considered with a maximum probable development in the upstream catchment.

The Infrastructure Assessment recommends the following civil engineering solution which are proposed:

- Avoid blocking of overland flow paths.
- Provide a finished topography of the site to allow for a complying stormwater network to act as primary drainage.
- Provide a cut-off drain (along south-eastern boundary), which intercepts sheet flows and directs this into the eastern stream/channel which will convey flows around the development area.
- Provide adequate overland flow channels to convey stormwater runoff from the upstream catchment and sufficient capacity within the roading network to convey rainwater runoff from the site as secondary drainage.
- Ensure the design of flood flows mimics that of the pre-existing conditions as it tops over Brookvale Road.
- Ensure that there are no effects on any downstream properties which are currently impacted by flooding, of which would be demonstrated as part of the detailed Maven Associates flood modelling which would be provided in support of any substantive application.
- Freeboard above the 100yr design flood level to future floor levels will be as per the building code requirements.

On this basis, any actual or potential flooding effects are considered acceptable, given the proposed stormwater management measures and site layout.

7.7 Natural Hazard Effects

The Geotechnical Assessment prepared by Hawkes Bay Geotech, attached as **Appendix 9**, confirms that the site is generally suitable for development from a natural hazard perspective. The preliminary assessment indicates the primary geotechnical risks associated with the site are likely to comprise of those listed below.

- Liquefaction Risk - Further work will need to focus on defining the extents of specific risks classes and will likely require the use of a specialised drill rig capable of drilling gravels and undertaking CPT testing in combination.

- Areas with potential for significant static settlements due to loading from the proposed fill earthworks.
- Areas where cut and fill slopes are proposed.
- Potential for stream bank scouring to occur.

The Geotechnical Assessment recommends further investigations, and analysis is required noting that that whilst present, these risks are not expected to jeopardize any future development and can be adequately defined and mitigated through further investigations, analyses and typical engineering measures. Engineering measures are likely to involve:

- Liquefaction - Additional investigations & analysis to better investigate the risks present and allow mapping of liquefaction risk areas categorised based on MBIE Guidance to allow for appropriate foundation design in future.
- Static Settlements - Additional investigations & analysis to provide better estimates and settlement monitoring during construction in order to assess when lots within these areas are suitable for building construction.
- Slope Stability - Analyses to identify suitable cut and fill slope configurations and retaining wall design.
- Stream Bank Erosion – Review of potential flow calculations / indicative extreme levels and recommendations pertaining to erosion and scour protection.

No significant geotechnical hazards were identified that would preclude development of the site for residential or infrastructure purposes. With adherence to the geotechnical recommendations and further investigations at the detailed design stage, any potential natural hazard risks are considered acceptable.

7.8 Heritage Effects

There are no sites or areas of historic heritage, including sites of significance to Māori identified on Council's GIS system within the project area. No archaeological sites are registered within or in proximity to the project area.

A CIA (**Appendix 14**) prepared by Ngahiwi Tomoana on behalf of Waipatu Marae has been prepared in support of the proposal. The CIA confirms from a Ngāti Hinemoa, Ngāti Hori, and Ngāti Hawea perspective:

- *“Positive effects are possible if local waterways (Te Karituwhenua, Mangateretere, Herehere and others) are enhanced and not degraded.*
- *No significant cultural barriers are identified, provided environmental and heritage values are protected.*
- *Opportunities exist for mana whenua visibility through street and place naming after tīpuna associated with original Te Mata ownership.”¹⁰*

The CIA notes some historical observations, concluding overall that there are no areas or sites of significance to Māori within the project area.

¹⁰ Appendix 14 CIA, page 7.

- *“Original claims to the land by Te Hapuku reflect deep whakapapa connections from Takapou to Te Hauke, Pakipaki, Waimārama, and Porangahau, with Ngāti Hawea links.*
- *The Karanema Reserve was sold by Ngāti Hawea tīpuna. After Te Hapuku’s defeat at Whakatu and Puhara’s death at the Battle of Pakiaka, it is possible his mana over Te Heipora’s estate diminished. Did Te Hapuku’s defeat at Pakiaka result in the loss of the family’s rights to Karanema’s Reserve and, in any event, what part did he or could he properly have played in the sale?*
- *Notably, wāhine such as Te Heipora, Hineipaketia, and Arihi Te Nahu held equal mana in te ao Māori, though colonial systems failed to recognise this.”¹¹*

For these reasons it is considered that the proposal will not have any known adverse effects on historic heritage.

7.9 Loss of Highly Productive Land Effects

A detailed Soil and Resource Report prepared by Hanmore Land Management contained in **Appendix 8** confirms that the site contains areas of Land Use Capability (LUC) Class 3 soils, which are typically associated with highly productive land.

Despite the mapped presence of LUC 1–3 soils, the report identifies that these areas are fragmented due to existing land use, topographically constrained, and interspersed with Class 4 and 7 land. Gleying and mottling observed in the soil profiles at the site confirm the impeded drainage and prolonged soil wetness. This combined with the stony soil profile is considered by Hanmore Land Management to limit the productive uses available for this site to grazing and shallow rooted or wet tolerant plant/tree species and short rotation cropping options. Continuous cropping is not sustainable at the site and would result in soil structural degradation.

In this context, while isolated pockets of higher-class soils exist, the loss of productive land is considered minor in scale and limited in effect. The land does not contribute to the district’s productive soil resource, and its development will not constrain primary production elsewhere.

7.10 Reverse Sensitivity Effects

The surrounding land is primarily used for low-intensity grazing and rural lifestyle living, and while the risk of conflict is relatively low, the potential for reverse sensitivity effects must still be addressed through appropriate design responses. To the west, the CDL land has been listed as fast track project, and is currently subject to a substantive application. It is also understood that there are existing unimplemented resource consents for further rural lifestyle subdivision on the Hutton land to the south and south east adjoining Brookvale Green.

Notwithstanding this, and to address residual reverse sensitivity, the development incorporates a number of measures to minimise interface effects. Along the northern and western boundaries, the stream with esplanade planting establishes a 20-metre-wide native planting buffer comprising eco-sourced indigenous species. This buffer provides a visual screen and physical separation from adjoining land uses.

The Masterplan has been designed to orient dwellings and public roads away from existing rural operations where possible. Public open spaces, ecological corridors, and landscape buffers are

¹¹ Appendix 14 CIA, page 8.

used to create additional separation and visual relief. Given the generous setbacks, planting buffers, and the low-intensity nature of surrounding rural land uses, any potential reverse sensitivity effects are expected to be contained within the site boundaries.

7.11 Noise

The proposal will establish residential development within the Plains Production Zone, under the ODP. The ODP establishes a generous permitted noise limit within the Plains Production Zone which is intended to enable rural activities. In order to establish a level of noise that is appropriate to residential development and ensure amenity of future residents is maintained, VPS propose to apply conditions of consent (consent notice) requiring land use activities to comply with the residential zone permitted activity noise limits specified in rule 25.1.6C of the ODP:

The following noise limits shall not be exceeded at any point beyond the site boundary:

<u>Control Hours</u>	<u>Noise Level</u>
0700 to 1900 hours	50 dB L_{Aeq} (15 min)
1900 to 2200 hours	45 dB L_{Aeq} (15 min)
2200 to 0700 hours the following day	40 dB L_{Aeq} (15 min)
2200 to 0700 hours the following day	70 dB L_{AFmax}

7.12 Soil Contamination

A detailed site investigation (DSI) in accordance with NESCS has been completed by EAM Environmental Consultants (**Appendix 13**). 78 sample locations across the project area were analysed for heavy metals and organochlorines, organophosphorus, and organonitrogen compounds, asbestos (only around buildings), and hydrocarbons (only at localised spill site). The DSI confirms laboratory analysis findings to be:

- 1. "Compared to a typical Hawke's Bay background uncontaminated soil, all but 4 samples are at or below these concentrations.*
- 2. All samples were below the Soil Contaminant Standards for the NESCS land use scenario of Residential (10% Produce).*
- 3. No recorded results exceeded the Ecological Soil Guideline Values for a residential Land use.*
- 4. Organochlorine/phosphorus/nitro compound results for composite samples from the wider site were below the NES CS Soil Contaminant Standards for the land use scenario of Rural Residential (10% Produce).*
- 5. A single sample from a large diesel spill located on the upper platform where Xtreme Ltd was analysed for hydrocarbons. The lighter carbon bands (C7-C14) were below the method detection limits. The heavier carbon band (C15-C36) was recorded as 13,700 mg/kg. There are no guidelines/standards for this band as the main issue is aesthetic rather than a health risk.*

6. *All analysed soils (13) were negative for asbestos*.¹²

Based on these results, EAM Environmental Consultants conclude that the soils at the site (within assessment area) are highly unlikely to pose a risk to human health. No further work is required.

7.13 Mana Whenua Values

The CIA (**Appendix 14**) prepared by Ngahiwi Tomoana on behalf of Waipatu Marae has been prepared in support of the proposal. Site visits, research and verification were conducted between 15 July and 15 August 2025. The CIA confirms that there are no areas or sites of significance located within the project area.

The CIA identifies the assessment of cultural effects from a Ngāti Hinemoa, Ngāti Hori, and Ngāti Hawea perspective:

- *“Positive effects are possible if local waterways (Te Karituwhenua, Mangateretere, Herehere and others) are enhanced and not degraded.*
- *No significant cultural barriers are identified, provided environmental and heritage values are protected.*
- *Opportunities exist for mana whenua visibility through street and place naming after tīpuna associated with original Te Mata ownership.* ¹³

Recommendations of the CIA include:

1. *“Waterways Protection & Enhancement – Implement riparian planting, water quality monitoring, and erosion control for all affected streams.*
2. *Cultural Naming – Adopt street and public space names reflecting original landowners and tīpuna.*
3. *Ongoing Engagement – Maintain partnership approach with Waipatu and other mana whenua marae for design input and environmental oversight.*
4. *Recognition of Wāhine Mana – Where possible, acknowledge the leadership roles of wāhine ancestors in interpretive signage or development narratives.* ¹⁴

VSP are happy to adhere to these recommendations and is committed to continuing engagement with mana whenua to ensure that cultural values are appropriately recognised and incorporated into the design, delivery, and future management of the site. Ongoing consultation and the potential for cultural monitoring during earthworks will support the identification and protection of any additional cultural features or values associated with the site.

The CIA concludes:

“Based on the information reviewed, Waipatu does not identify any insurmountable cultural barriers to the Brookvale development, provided that:

- *Waterways are enhanced rather than degraded.*
- *Mana whenua values are embedded in the project.*

¹² Appendix 13, DSI, section 9.

¹³ Appendix 14 CIA, page 7.

¹⁴ Appendix 14 CIA, page 8.

- *Commitments to cultural recognition and environmental protection are honoured.*

This assessment is submitted on behalf of Waipatu Marae to ensure mana whenua voices remain central in decision-making. Fast-track legislation risks relegating hapū and iwi to “related party” status rather than Treaty partners; this report asserts Waipatu’s role as a Treaty partner with direct cultural interests in the Brookvale area.”¹⁵

7.14 Summary of Effects

For ease, the following mitigation measures are proposed to address the anticipated and known effects of the proposal relative to the above specific subject matters, but are not strictly limited to the following in Table 1:

Table 1: Summary of Mitigation

Subject Matter	Summary of Mitigation and Condition Response
Transport	<ul style="list-style-type: none"> • A new urban standard T-intersection on Brookvale Road. • Urbanisation of the southern side of Brookvale Road, including a footpath from the site access to Arataki Road. • Internal pedestrian and cycle connections within the site following CPTED principles. • Development of a semi-regular grid layout at the centre of the proposed loop road resulting in a more legible street network. • Explore connection with Arataki Road via CDL site to provide greater access to amenities and services within the wider Havelock North.
Landscape and Visual	<ul style="list-style-type: none"> • Retaining mature exotic trees on site where possible. • Enhancement of the streams, including noxious weed removal, stream protection, riparian planting and walkway connections. • Exploration of the inclusion of play nodes within open space areas. • Vegetated buffer (approx. 20m) at south-western (rural) boundary. • The design of public spaces, pedestrian accessways and their interfaces with residential lot boundaries will follow CPTED principles, ensuring clear sightlines, appropriate lighting, active frontages, and surveillance from adjacent buildings and public areas. • Progressive establishment of mitigation planting to support the proposed five development phases.
Ecology	<ul style="list-style-type: none"> • Lizard Management Plan to be prepared in accordance with Wildlife Act requirements. • Ecological buffer of 10m each side from the centre of the central stream (Stream A) and 20m each side from the centre of the northern stream (Stream B) • Realignment of Stream B resulting in higher ecological value, diversity and structural complexity than currently exists. • 4.3ha of indigenous species revegetation of riparian margins of Stream A and B.

¹⁵ Appendix 14 CIA, page 8.

	<ul style="list-style-type: none"> • Pest control programme to target pest plants and animals. • Maintenance of hydrological balance and base flows of streams by managed stormwater discharge. • Preparation and implementation of a comprehensive Fauna Management Plan; • Preparation and implementation of a Fish Management Plan. • Preparation and implementation of a certified Erosion and Sediment Control Plan.
Earthworks	<ul style="list-style-type: none"> • Erosion, sediment and dust control measures to be implemented in accordance with HBRC’s standards. • Construction of sediment controls prior to earthworks commencing.
Infrastructure	<ul style="list-style-type: none"> • A new stormwater network will service the site, treated and attenuated via constructed wetlands. • Connection to the existing water main network and extend a public water main into the site. • Wastewater managed via a new wastewater gravity network pumped from the site via a new public line to connect into the existing public wastewater.
Natural Hazards	<ul style="list-style-type: none"> • The site is not a known flood area, however consideration of the nearby Brookvale Structure Plan – Stormwater Management Plan has been incorporated into the design to prevent the occurrence of upstream or downstream flooding. • Earthwork design to improve overland flow channels and ensure developable areas are removed from any overland flow or flooding. • Appropriate engineering solutions will be incorporated to mitigate predictive stormwater modelling risk.
Mana Whenua	<ul style="list-style-type: none"> • Ongoing engagement with Tamatea Pōkai Whenua and Te Taiwhenua o Heretaunga (Te Rūnanganui o Heretaunga) to inform cultural values and design outcomes, including possible naming of waterways and cultural recognition in recreational / public spaces. • Positive cultural effects through enhancement of local waterways. • Future opportunity for mana whenua visibility through street and place naming in the development area. • While no cultural sites have been identified within the CIA or listed for the site, the implementation of an Accidental Discovery Protocol to manage unexpected finds during earthworks and construction would also be included.

Overall, the anticipated and known effects of the proposal on the environment have been assessed and are considered to be acceptable, with potential impacts appropriately managed through design responses and mitigation.

8.0 Statutory Documents

This section is provided in accordance with subclause 2(1)(a)(i) – (iii) of Schedule 5. This requires that applications include an assessment of the activity against the relevant provisions and requirements of the following statutory documents:

- (a) Any relevant national policy statements;
- (b) Any relevant national environmental standards; and
- (c) If relevant, the New Zealand Coastal Policy Statement.

8.1 National Policy Statements

8.1.1 National Policy Statement on Urban Development 2020

The National Policy Statement on Urban Development (**NPS-UD**) recognises the national significance of:

- Having well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future;
- Planning decisions improve housing affordability by supporting competitive land and development markets;
- Providing sufficient development capacity to meet the different needs of people and communities; and
- Improving how cities respond to growth to enable improved housing affordability and community wellbeing.

The NPS-UD contains objectives and policies that require councils to carry out long term planning to accommodate growth and ensure well-functioning cities. There is an emphasis on allowing for growth ‘up’ and ‘out’ in a way that contributes to a quality urban environment and to ensure their rules do not necessarily constrain growth. Councils must also enable higher density development in areas close to employment, amenity, infrastructure and demand and in some instances remove minimum car parking requirements.

The proposal is consistent with the NPS-UD for the following reasons:

- It will deliver an accelerated supply of dwellings to the market, which will be serviced by infrastructure and roading (including provision of active transport facilities) infrastructure. The dwellings are considered to support competitive land and development markets;
- The proposal, which is located in proximity to other areas currently undergoing urbanisation (Arataki Extension Development), will provide for people and communities social, economic, and cultural wellbeing, and for their health and safety both now and into the future;
- It will deliver a range of typologies and sizes which will contribute to the emergence of a diverse and vibrant community. This will also assist in responding to the changing needs of people, communities and future generations;

- It has been developed with active and on-going engagement with iwi authorities;
- It will be coordinated with the delivery of private infrastructure (including roading and active transport facilities, stormwater, wastewater, water supply, electricity, gas and telecommunications);
- The proposal is expected to contribute to greater transport efficiency and reduced per-dwelling emissions compared to conventional residential development, by delivering a large number of houses within close proximity to both existing and planned employment areas and public transport routes. This supports a reduction in transport-related emissions by shortening travel distances and encouraging the use of walking, cycling, and public transport through integrated infrastructure.
- It provides a high level of internal accessibility, in terms of walking and cycling. The proposal provides a range of open spaces, all of which are within walking or cycling distance from proposed residential dwellings.

8.1.2 National Policy Statement on Indigenous Biodiversity 2023 (NPS-IB)

The relevant objectives and policies of the NPS-IB include:

- Indigenous biodiversity is managed in a way that gives effect to Te Rito o te Harakeke;
- Significant indigenous vegetation and significant habitats of indigenous fauna are identified as Significant Natural Areas (SNAs) using a consistent approach; and
- The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.

It is considered that the proposed development accords with the NPS-IB objectives and policies for the following reasons:

- Ongoing engagement with Mana Whenua will be undertaken throughout the development of the proposal;
- The Site has not been identified as an SEA or SNA;
- The site does not present any features, fauna or flora habitats that present significant ecological values, the application will significantly enhance the ecological values within the site; and
- The Site is currently vegetated with pasture, low lying shrubs and sparse trees. The proposal will continue to be designed to result in ecological gains through the provision of significant comprehensive native landscaping.
- Ecological Assessment (**Appendix 5**) concludes that effects associated with the development can be appropriately managed through a combination of mitigation measures and restoration initiatives. These measures are expected to improve habitat quality, reduce predation pressure, and enhance ecological values across the site. The effects on ecological values are considered acceptable and will result in an overall improvement relative to the site's existing condition

8.1.3 National Policy Statement for Highly Productive Land 2022 (NPS – HPL)

The site is located across land zoned Plains Production Zone Hastings District Plan. A recent Soil and Resource Report prepared by Hanmore Land Management (refer **Appendix 8**) was undertaken to evaluate the productive potential of the site. The detailed farm-scale LUC mapping demonstrates that only 13.2ha (58.4% of the total 22.6ha site) qualifies as LUC 3 land without permanent physical constraints. The balance of the land has been reclassified as LUC 4 and 7, or unproductive, due to limiting factors such as existing land use development and watercourses.

The Hanmore Land Management report further concludes that even the limited area of HPL present is highly fragmented, isolated and is limited in its suitability for intensive land-based primary production due to existing land use activities, shape and size and degradation due to over cultivation.

The site is not currently used for commercial-scale farming, and long-term productive use is not economically viable given these physical and locational constraints. Site investigation confirmed the impeded drainage and prolonged soil wetness, combined with the stony soil profile is considered by Hanmore Land Management to limit the productive uses available for this site to grazing and shallow rooted or wet tolerant plant/tree species and short rotation cropping options. Continuous cropping is not sustainable at the site and would result in soil structural degradation.

Accordingly, it is considered that the vast majority of the site does not meet the definition of highly productive land for the purposes of the NPS-HPL. The small area that does qualify as LUC 3 land is fragmented, physically constrained, and isolated from efficient productive use. It is also noted that Central Government have signalled¹⁶ amendments to the NPS-HPL to remove LUC 3 from the definition of HPL, indicating that that this proposal will align with government direction.

The development will not result in the loss of a significant area of land capable of supporting intensive primary production at a district level. In this context, the development meets the exemption provided for under Clause 3.10 of the NPS-HPL. Overall, the proposal is not considered to be contrary to the objectives and policies of the NPS-HPL.

8.1.4 National Policy Statement on Freshwater Management 2020 (NPS-FM)

The NPS-FM requirements include:

- Managing freshwater in a way that 'gives effect' to Te Mana o Te Wai;
- Improving degraded waterbodies, and maintaining or improving all others; and
- Avoiding any further loss or degradation of wetlands and streams, map existing wetlands, and encourage their restoration.

The Ecological Assessment confirms that several natural inland wetlands and highly modified watercourses are present within the site. The development has been comprehensively designed to minimise effects on ecological features, road alignments, development areas, and stormwater infrastructure—has been carefully designed to reduce impacts on watercourses.

The northern watercourse is proposed to be realigned shifting it closer to the site's northern boundary. This realignment allows for a more integrated and effective design, incorporating the

¹⁶ <https://environment.govt.nz/news/consultation-on-updating-rma-national-direction/>

entire length of the watercourse within a proposed ecological restoration and enhancement corridor.

The development will result in extensive riparian planting along wetland and gully margins to improve habitat quality, reduce erosion, and enhance water quality. The restoration of these areas will increase ecological function and contribute to improved freshwater outcomes over time.

Based on this approach, the project is considered consistent with the objectives and policies of the NPS-FM. Wetlands and freshwater features are protected, enhanced, and integrated into the development in a manner that supports their long-term health and ecological resilience.

8.1.5 New Zealand Coastal Policy Statement 2010 (NZCPS)

The NZCPS sets out objectives and policies for managing activities within the coastal environment of New Zealand. As the proposed development is not located within or near the coastal environment, the NZCPS is not considered relevant to this proposal.

8.1.6 National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023

The National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat provides nationally consistent policies and requirements for reducing greenhouse gas emissions from industries using process heat. This NPS works alongside the National Environmental Standards for Greenhouse Gases from Industrial Process. In this case, the proposed Brookvale Green seeks approval for subdivision for residential purposes, and no industrial activities are proposed on the site. As such, this NPS is not relevant to the proposed referral application.

8.1.7 National Policy Statement for Renewable Electricity Generation 2011

The National Policy Statement for Renewable Electricity Generation (**NPS-REP**) provides guidance for local authorities on how renewable electricity generation should be dealt with in RMA planning documents. In this case, the proposed Brookvale Green seeks approval for subdivision for residential purposes and no industrial activities are proposed on the site. As such, this NPS is not relevant to the proposed referral application. Renewable electricity generation is not included within the proposal; however, sustainability practices and measures will be considered as part of the project.

8.1.8 National Policy Statement on Electricity Transmission

The National Policy Statement on Electricity Transmission (**NPS-ET**) sets out the objective and policies for managing the electricity transmission network. In this case, the project area is not located within a National Grid Overlay and there is no electricity transmission infrastructure located within the site. As such, this NPS is not directly relevant to the consideration of this application.

8.2 National Environmental Standards

8.2.1 National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESCS)

The purpose of the NESCS is to ensure that land affected by contaminants in soil is appropriately identified and assessed before it is developed (and remediated if necessary). Any soil disturbance

associated with the proposed construction of a future building at the site triggers consideration under the NES for Assessing and Managing Contaminants in Soil (NES-CS). A detailed site investigation (DSI) in accordance with NES-CS has been completed by EAM Environmental Consultants (**Appendix 13**), this concludes that the soils at the site (within assessment area) are highly unlikely to pose a risk to human health. No consents are required under the NES-CS on this basis.

8.2.2 National Environmental Standards for Freshwater 2020 (NES-F)

The NESF sets out requirements for carrying out certain activities that pose risks to freshwater and freshwater ecosystems. Of particular relevance to the project are clauses which manage works affecting rivers and streams and works in and around natural wetlands.

Consent will be required under the NESF for the following reasons:

The proposal includes the realignment of the watercourse located in the northern extent of the site and will involve the temporary removal of wetland areas (refer to Ecological Assessment Memorandum **Appendix 5**). As this activity will result in vegetation clearance and earthworks within or within 10m of a natural inland wetland, and the diversion of water within or within 100m of a wetland and may require consent in accordance with Regulation 54. The reclamation of realignment the riverbed may also require consent in accordance with Regulation 57.

8.2.3 National Environmental Standards for Air Quality

The National Environment Standards for Air Quality prohibit discharges from certain activities and set a guaranteed minimum standard for air quality for people living in New Zealand. In this case, the proposal seeks to establish residential development, and this NES is not considered relevant for the assessment of the referral application.

8.2.4 National Environmental Standards for Commercial Forestry

The National Environmental Standards for Commercial Forestry provides nationally consistent regulations to manage the environmental effects of forestry. In this case, the proposal seeks to establish residential development, and this NES is not considered relevant for the assessment of the referral application.

8.2.5 National Environmental Standards for Electricity Transmission Activities

The National Environmental Standards for Electricity Transmission Activities sets out which electricity transmission activities are permitted, subject to conditions to control environmental effects. The project area is not located within a National Grid Overlay and there is no electricity transmission infrastructure located within the site. As such, this NES is not directly relevant to the consideration of the referral application.

8.2.6 National Environmental Standards for Greenhouse Gas Emissions from Industrial Process Heat

This National Environmental Standard sets out nationally consistent rules for certain greenhouse gas emitting activities from industrial process heat. As noted in section 1.5 above, the proposal seeks to establish residential development and no industrial activities are proposed. As such, this NES is not directly relevant to the assessment of the referral application.

8.2.7 National Environmental Standards for Marine Aquaculture

The National Environmental Standards for Marine Aquaculture replaces regional council rules for existing marine farms and provides a more certain and efficient process for replacing consents, realigning farms and changing farmed species. In this case, the proposal seeks to establish residential development, and this NES is not considered relevant for the assessment of the referral application.

8.2.8 National Environmental Standards for Sources of Human Drinking Water

This National Environmental Standard sets requirements to protect sources of human drinking water from becoming contaminated. In this case, the proposal seeks to establish residential development, and this NES is not considered relevant for the assessment of the referral application.

8.2.9 National Environmental Standards for Storing Outdoor Tyres

This National Environmental Standard provides nationally consistent rules for the responsible storage of tyres. In this case, the proposal seeks to establish residential development, and this NES is not considered relevant for the assessment of the referral application.

8.2.10 National Environmental Standards for Telecommunication Facilities

This National Environment Standard sets national rules regarding the deployment of telecommunications infrastructure across New Zealand. Telecommunication infrastructure is not proposed as part of the proposal, as such, this NES is not directly relevant to the consideration of the referral application.

9.0 Consultation Summary

A detailed Consultation Summary is included in **Appendix 10**. This outlines the process and details of consultation with the relevant parties listed in Section 11 of the FTAA for Referral Applications.

In short, VSP has undertaken extensive consultation with the relevant parties, and this consultation has informed the preparation of the Masterplan and the technical assessments referred to in this Report.