

Attachment 7G

104 Arataki Road Consultation

From: [REDACTED]
Sent: Wednesday, 27 May 2026 11:36 am
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Brookvale Green — outcome on stormwater and reverse sensitivity follow-ups

Hi [REDACTED]

For completeness, i provide a OneDrive link that includes the Fruition reverse sensitivity report, Styles acoustic assessment, Insight economics report, EAM contamination report, LA4 landscape draft drawings, and the updated Maven Flood assessment.

[Brookvale Green ET - Draft Expert Reports_May 2026](#)

Discipline	Company	Draft Provided
Urban Design Assessment	Barker & Associates	Closer to lodgement
Urban Design Masterplan / Drawings	Barker & Associates	Yes (in part)
Landscaping Drawings	LA4	Yes
Landscape & Visual Assessment	LA4	Edits underway
Ecology	Wild Ecology	Yes
Fauna Management Plan	Stantec	Yes
Civil Drawings	Maven Associates	Yes
Civil Report (incl. management plans)	Maven Associates	Yes
Stormwater	Maven Associates	Yes
Transport	East Cape Consulting	Yes
Acoustic	Styles Group	Yes
Reverse Sensitivity Assessment	Fruition	Yes
Economics	Insight Economics	Yes
Survey	Maven Associates	Yes
Geotech	Hawkes Bay Geotech	Yes
Contamination	EAM NZ Limited	Yes
Hydrology	Land Water People	Yes
Soil and Resource Report	[REDACTED]	Yes
Cultural Impact Assessment	[REDACTED] - Waitapu Marae	Yes

On another matter we met with HDC yesterday as part of our pre lodgement engagement. The officers raised the possibility of provisioning for a vehicle transport link to the boundary of your land. In reality it means setting aside a section (abutting your land) that in the event you decide to subdivide the opportunity exists to create a road linkage. I think I know the answer however I told council I would reach out to you on the matter. We are not planning the provisioning of any link at this stage.

Please revert with any questions or comments.

Best

[REDACTED]

From: [REDACTED]

Date: Friday, 22 May 2026 at 8:56 AM

To: [REDACTED]

Cc: [REDACTED]

Subject: Brookvale Green — outcome on stormwater and reverse sensitivity follow-ups

Dear [REDACTED]

Thank you again for the time you gave [REDACTED] and me on Friday 8 May. As we said at the end of the meeting, we would come back to you in writing once our experts had completed the further work we agreed to ask them to do — on the borehead/stormwater question and the doggy daycare reverse-sensitivity question. Both have now come back, and this email closes those items out.

Stormwater and your borehead

We went back to Maven specifically on your concerns about run-off near the borehead and the historic dry-river-bed connection that filled after Cyclone Gabrielle. Maven's Flood Modelling Report confirms that the development does not increase flooding at [REDACTED] — either in area or in relative level — compared with the existing situation. The historic dry-river-bed flow pathway has been deliberately retained in the design: a purpose-built swale runs along the rear of the lots backing onto your boundary, conveying surface flows through the Site to the central stream in the same way the dry river bed does today. That swale will be protected by easements in perpetuity. As such Maven concludes that there will be no effect on your existing bore, bore head and indeed their property. Their bore is located away from your boundary and is elevated above the existing area of ponding behind the shelterbelt.

On water quality, the proposed stormwater design treats all run-off through constructed wetlands and dry basins before any discharge from the Site, removing the typical urban contaminants (sediment, hydrocarbons, nutrients, metals). Maven has confirmed that this treatment approach protects your bore from contamination risk as well as from any change in flow.

Reverse sensitivity at the Shaggy Range Dog Daycare

We asked Styles Group to revisit the reverse-sensitivity analysis with a specific focus on the Dog Daycare and the medium-density boundary the development creates with [REDACTED]. Their reassessment is now final (dated 21 May 2026) and sits within the expert-reports pack referenced below.

In summary, Styles confirms that the Dog Daycare is already required to comply with the relevant noise limits at notional boundaries that are closer to your operation than Brookvale Green is, including the dwellings at [REDACTED] (approximately 150m from your dog run) and the recently consented Arataki Project notional boundaries (approximately 15m from your designated dog area). Because Brookvale Green's closest new notional boundaries sit at substantially greater separation distances than these existing constraints, Styles concludes that the development will not introduce any new compliance obligation on the Dog Daycare's operation. The Daycare's operating envelope is already set by closer receivers, not by anything we're proposing.

Our position on a no-complaints covenant

Our position is unchanged: the expert evidence does not identify a reverse-sensitivity effect requiring a covenant. The further work from Maven and Styles confirms that position. We've also confirmed with Barker & Associates that the no-complaints covenant on the adjacent CDL development was offered by CDL voluntarily, not imposed by the Fast-track Panel, so the Panel did not determine that a covenant was required there or that there was an effect to mitigate.

That said, the offer we made on Friday remains open — if you have acoustic or other expert evidence on reverse sensitivity that you would like the project team to consider, please let us know and we will weave that into the application.

Expert reports

A link to the full set of reports (Land Water People hydrology, Styles noise, Fruition spray drift, Stantec fauna, Maven stormwater and the Maven Flood Modelling Report) [insert link / will follow under separate cover]. The reassessed Styles noise report sits within that pack however I have attached both the Reverse Sensitivity Report and the Acoustic assessment for ease of reference.

We would also still very much welcome the native plant species list from your nursery when you have it ready — [REDACTED] (our landscape architect) is keen to incorporate where possible.

Timing

We are still tracking to lodge the substantive Fast-track application on 12 June 2026.

We appreciate the constructive engagement the time you have spent walking us through your concerns in detail. If there's anything in the above you'd like to discuss further, please don't hesitate to give me a call.

Ngā mihi nui,

[REDACTED]

From: [REDACTED]

Date: Monday, 11 May 2026 at 10:28 AM

To: [REDACTED]

Cc: [REDACTED]

[REDACTED]

Subject: Re: Brookvale Green

Dear [REDACTED]

Thank you both for your time on Friday, it was useful for [REDACTED] and I to clearly understand where the issues sit as you see them. Below is a summary of where we landed and the actions on each side. Please let me know if its not quite right.

Where we landed, by issue

1. **Electricity supply.** You were comfortable that Unison's two options (preferred service from Arataki Road; LV-easement fallback through the subdivision) protect your supply, and that nothing in the design puts your existing connection at risk.

2. **Earthworks / bore-water.** The Land Water People hydrology work addresses the bore-water question. The live concern that emerged on Friday is stormwater run-off near your bore head, including the historic dry-river-bed connection between your property and Brookvale Green and the area that filled after Cyclone Gabrielle. We'll go back to Maven specifically on this and revert in writing.
3. **Reverse sensitivity / no-complaints covenant.** We didn't reach agreement on Friday. Our position remains that the expert evidence does not identify a reverse-sensitivity effect requiring a covenant. For completeness we've confirmed with Barker & Associates that the no-complaints covenant on the adjacent CDL development was offered voluntarily by CDL rather than imposed by the Fast-track Panel, so the Panel did not determine that a covenant was required. We've nonetheless agreed to go back to Barker & Associates and ask them to reconsider the Styles Group assessment in the context of the doggy-daycare interface, and we'll share the outcome with you.
4. **Farming activities / fencing .** Fit-for-purpose boundary fence under the Fencing Act 1978: We can finalise type, height and discuss cost sharing arrangements closer to construction.
5. **View / natural habitats.** We're committed to native planting, stream restoration and the Stantec Fauna Management Plan. We'd love to source plants from your on-site nursery and will pass your species list to Rob Prior (our landscape architect). On Forest & Bird — Barker & Associates have confirmed there's no formal obligation to consult them under the Fast-track Act, but we'd be very happy to be introduced if you'd like to make that intro.

Our actions (VSP)

- Send you a link to the full set of expert reports (LWP hydrology, Styles noise, Fruition spray-drift, Stantec fauna, Maven stormwater) this week
- Ask Maven specifically about your bore head and stormwater contamination risk; revert in writing
- Go back to Barker & Associates and ask them to reconsider the Styles Group assessment for the doggy-daycare interface; share the outcome
- Pass your nursery species list to Rob Prior

Your actions

- Send through the species list from your nursery
- Let us know if you have any acoustic or other expert evidence on reverse sensitivity you'd like us to consider as part of the application

Timing

We're aiming to lodge the substantive Fast-track application on **12 June**. We'd like to close out the two outstanding items (Maven stormwater advice and the Barker / Styles reassessment) ahead of that, and we'll come back to you in writing on both as soon as we have the responses.

Thanks again for your time on Friday and we look forward to working with you constructively.

Ngā mihi nui

[Redacted signature]

Vermont Street Partners No.4 Limited

From: [REDACTED]
Date: Wednesday, 6 May 2026 at 1:29 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Brookvale Green

Hi [REDACTED]

look forward to meeting you on Friday. Slight slippage below, technical reports won't be finalised for another week or so. In the mean time I attach a formal response to your letter dated 22 April 2026. We can discuss further on Friday. For ease of reference I have also re attached the consultation package.

Best

[REDACTED]

From: [REDACTED]
Date: Wednesday, 22 April 2026 at 1:24 PM
To: [REDACTED]
Subject: Re: Brookvale Green

Hi [REDACTED]

Thank you for the comprehensive feedback on our application.

We have a suite of technical reports that are being finalised.

We will share these with you next week and are confident they will give you and [REDACTED] both comfort on the issues you have raised.

Let us properly digest your letter and come back to you with a consultation pack containing updated details.

This could be a good time to introduce you to my colleague, [REDACTED]. Perhaps we could meet for another coffee in a few weeks to go through everything together once you have read our technical reports.

This is great work, and we really appreciate it.

Many thanks

[REDACTED]

From: [REDACTED]
Sent: Wednesday, April 22, 2026 12:55:16 PM

To: [REDACTED]

Subject: Re: Brookvale Green

Hi [REDACTED]

I'm sorry I missed your call yesterday. I was in the middle of drying lots of wet dogs.

Please find attached some comments that [REDACTED] and I have put together regarding your application.

Best wishes,

[REDACTED]

On 17/04/2026 5:10 PM NZST [REDACTED] wrote:

Hi [REDACTED]

Thank you for taking my call again today.

As discussed, there are a few additional concerns you would like to address - namely around the power, shelterbelt, and bore security.

I look forward to your email outlining these, along with anything else. As I mentioned, it would be great to receive your response next week if possible.

Thanks again for your support for the project.

Regards,

[REDACTED]

This letter is in response to the Fast-track application for the Brookvale Green project FTAA-2509-1102 by Vermont Street Partners No.4 Limited (VSP).

██████ and I are grateful to ██████ for discussing these plans with us before they were published in the Hawke's Bay Today newspaper earlier this year. Our family lives at ██████, Havelock North on the terrace overlooking 174&176 Brookvale Road. Along our western boundary, CDL Land NZ Ltd (CDL) have Fast-track approval for a housing development. We will also be directly affected on our eastern boundary if the Brookvale Green subdivision is approved. We are interested in making the outcome of the VSP application as positive as possible for all those involved both now and in the future.

Our concerns with the Brookvale Green proposal revolve around:

1. Our electricity supply
2. The impact of earthworks on
 - 2.1. our bore-water supply
 - 2.2. storm water drainage
 - 2.3. flood mitigation
 - 2.4. water collection
3. Reverse sensitivity and required fit-for-purpose fencing and set-backs
 - 3.1. Freedom to continue ██████ farming practices and Christmas tree sales
 - 3.2. Freedom to operate our business Shaggy Range Day Care for Dogs (RMA20170139)
4. Ad-hoc planning for housing development
5. Loss of view and natural habitats

1. Electricity supply.

Our property is supplied with electricity through overhead lines that run through the former Te Mata Mushroom Farm site at 174 Brookvale Road and across our property. These lines include a large transformer for the mushroom farm as it was a large electricity user when in production, and a second smaller transformer (recently replaced by Unison) that feeds our property. These lines are owned and maintained by Unison. There are two electricity meter boards on our property, one for the farm sheds and pumps at the bottom of the property, and a second at our house. A prior operator of the mushroom farm attempted to have the lines moved underground, but this did not proceed as Unison indicated all costs had to be met by the mushroom farm and they also insisted the lines on our property would need to be moved underground at the same time. **We are seeking a written confirmation of what will happen to the lines, how it will be handled to minimise disruption for our property, and who will be**

responsible for the cost. Please note our water supply is from rain catchment and a water bore, and an uninterrupted electricity supply is essential for water pumps that supply water to the house and to stock on-site.

2. Earthworks

2.1 Bore-water

We have a consented bore-head approximate ten meters from the boundary with 176 Brookvale Road. We are seeking a plan to ensure the new development does not compromise the quality of the water we are drawing and that the head is not compromised if there is surface flooding and unintended flow back of contaminated water from neighbouring properties through having too many impermeable surfaces. The unfortunate Havelock North water poisoning event of 2016, which occurred at wellheads close to this development, is a poignant reminder of how things can go wrong. Our well depth is reasonably shallow. **We are seeking professional confirmation at the expense of the developer that the quality of water would not be affected by a development next door through seepage or surface flows.**

2.2 Stormwater

We find that the VSP proposals for water catchment to be rather simplistic and seek greater clarification on how stormwater will be dealt with. It is great to read that VSP want to reestablish waterways, but we want to make sure this factors in all water entering the site. For instance, on the terrace of our property we can dig down approximately one meter and find a layer of water above the clay pan. We presume this follows downhill and enters the proposed development site either underground or via existing drains.

2.3 Flood mitigation

The Ecological Assessment in Appendix 5 of the VSP application leaves out an extensive water holding area close to our boundary although this is shown in the Geotechnical Assessment in Appendix 9 Fig 24. This area remained wet for approximately nine months following Cyclone Gabrielle. There is a dry pond near this area that was created by previous owners of 104 Arataki Road and still holds water with moderate rainfall. It is likely that our pond is part of the same water holding area of 176 Brookvale Road and therefore could be affected by Brookvale Green earthworks. We are concerned that following earthworks for the proposed development, our pond may become a catchment for water during the extreme weather events that we are becoming accustomed to.

2.4 Water collection

The newer houses built on the western side of Arataki Road have water retention tanks although some residents have disconnected these because they are noisy. We argue that if water is harvested from the roofs of new houses it should be diverted for use by the homeowner at least for grey water purposes and gardening. Residents of Heretaunga/Hastings District have water restrictions every summer and in light the proposed water meter installation, the Tukituki water security project and the potential to overwhelm the current stormwater system it is imperative that new homes harvest rainwater.

We also seek assurance that new housing developments have increased water permeable surfaces compared to earlier subdivision of eastern Havelock North. As soil is by far the best filter and to prevent stormwater taking pollutants to streams and eventually the ocean, developers should ensure driveways of new homes have a mowing strip. Having less paving and more trees can also help to prevent the increase in surface temperatures that are being experienced in urban developments worldwide (<https://theconversation.com/nz-cities-are-getting-hotter-5-things-councils-can-do-now-to-keep-us-cooler-when-summer-comes-259885>).

We would like to see a professional assessment of current water flows into the proposed development site, and how that water plus any water captured on site will be managed.

It is possible that the new waterways will mitigate storm water retention, but we worry for future neighbours that this hasn't been considered completely. We worry there could be a severe flood risk on this site. The Havelock North water poisoning event was caused by flooding in a low-lying area like the proposed development site.

3. Reverse sensitivity

3.1 Freedom to continue farming

A concern that appears every time urban development meets rural spaces is reverse sensitivity. At 104 Arataki Road, [REDACTED] farm a few sheep, beef and poultry. Previous owners also kept pigs here. Many farming practices are considered incompatible with urban living for example, spray drift, dust, noise from machinery, rabbit control, smoke from controlled fires, odour from farm animals or fertiliser. We also grow conifers for seasonal Christmas tree sales on site from the end of November to Christmas. Customers are allowed to drive around our nursery to select and pick up trees which creates noise and dust. **We are seeking a covenant on the new development so there are no complaints on our farming activities.** We would also like it to be made clear to future property owners that dumping of waste (even if it is green waste) over the back fence onto our property will be unacceptable. Our spray use

is minimal, but normal for a property of our size for weed control. A professional butcher visits once a year to cull animals on site. Small stock trucks also enter the site to move cattle in/out of the site. We poison and shoot rabbits. Approximately every two years we employ a professional shelterbelt trimmer and mulcher to prune the she-oak (*Casuarina equisetifolia*) shelterbelt that runs on our side of the boundary with the proposed Brookvale Green development. We are not sure how the shelterbelt can be maintained if dwellings are too close.

Our site gets very dry during summer, and we take the risk of fire very seriously. We are currently outside the Hastings Airshed and use controlled fires to remove flammable litter on site including that from shelterbelts, Christmas trees and gum trees. We try to be considerate that fires do not smoke out our neighbours, which will be difficult if there are neighbours on both sides.

We seek confirmation of an appropriate setback and planting to mitigate the impact of our rural practices on residents of the proposed development. In addition to this, we will consider allowing our current she-oak shelterbelt to thicken and grow back to the height it was in 2016.

We are seeking a solution for what the fencing will be between our property and the new development. We suggest this might need to be a two meter high solid fence designed to reduce noise impacts from Shaggy Range (as agreed for the Arataki Project development). This fence would also need to be stock proof. Running electrical wires down our side of the fence would be needed to reduce stock rub. For areas of the property away from Shaggy Range, a mesh fence could be constructed as agreed to for the Arataki Project. The purpose of these fences is not only to keep our stock in, but also to exclude dogs wandering in from neighbouring residential properties. Wandering dogs would cause significant harm to our sheep and lambs as well as disruption to the operation of Shaggy Range Day Care for Dogs.

3.2 Freedom to operate our Doggy daycare

Shaggy Range Limited runs a doggy daycare at 104 Arataki Road. Consent for this operation was approved with conditions under RMA2017039 when our closest neighbour was 160 m away (as the crow flies) on the Arataki Rd side of the property. The acoustic engineer we hired for our consent application, argued successfully that the terrace where the dogs are exercised in three outdoor enclosures protects Arataki Road from the dogs' barking. Calculations were not carried out on the eastern side of the doggy daycare, but residents of the proposed Brookvale Green development will be directly affected by barking. **We are seeking confirmation that a covenant preventing residents from complaining about our doggy daycare business be placed on the Brookvale Green development to enable Shaggy Range to continue to operate. We would also be expecting a plan for the development boundary that includes a fence**

and vegetation setback appropriate for minimising noise. Multi-storey houses will be affected more so we also request only single-storey dwellings be built near our boundary.

4. Ad-hoc housing planning and development.

One criticism of the Fast-track process is that not enough consideration is given to longer-term council housing development plans. Brookvale Green is not in the Hastings Future Development Strategy. Pockets of fast-tracked developments could result in an area where infrastructure, roading and utilities haven't been considered holistically to futureproof the area and create areas that do not link up. Approval of Brookvale Green in addition to the Arataki Project will essentially turn 104 Arataki Road into a rural island between two housing developments.

Whilst development is of no interest to us, we don't want to restrict future generations or owners/guardians of our property in terms of how the property could be used. We strongly encourage a planning process that ensures paper-roads are established that will allow access to our property if it was to be developed once we leave the property and allow utility access.

This lack of cohesive planning is apparent with uncertainty over what will be happening with the council owned strip of land extending from Brookvale Road to our driveway between the Arataki project and Brookvale Green. Could this be a paper road? We note that Heretaunga/Hastings District Council are supportive of a link between the Arataki project and Brookvale Green developments and have commented (Comments received – combined comments) on VSP taking ownership of this strip in their Fast-track application. This suggested link may provide the opportunity to access a development at 104 Arataki Road as well as providing utilities. We are open to discussions around how we can futureproof our property.

5. View from 104 Arataki Road

We are currently the only property overlooking 176 Brookvale Rd. The Te Mata Mushroom site at 174 Brookvale Road is unsightly and visible but currently screened by mature gum trees. The gums are an excellent source of food for native birds but can be dangerous, that is why they are known as 'widow makers.' We are managing a gradual eradication of these gums and have been planting natives on our property. The removal of several dangerous gum trees and reestablishing the shelterbelt on the boundary between 104 Arataki Road and 176 Brookvale Road revealed a spectacular view over fields and vineyards towards the Tukituki River as seen in Fig1&2. We have constantly

taken photos of this landscape over the years. It is one of the best things about living here. We are not looking forward to having this view replaced by rooftops.



Fig 1. Early morning mist as seen from Shaggy Range Day Care for Dogs 24May22. The she-oak shelterbelt runs along our boundary with 176 Brookvale Road. A remaining gum tree can be seen to the left.



Fig 2. View east towards the Tukituki River from Shaggy Range Day Care for Dogs
11Jun23.

Not surprisingly the Ecological Assessment by Wild Ecology for VSP (Appendix 5) indicates that the site has been extensively modified consistent with many years of farming practices and there is little if any native environment left to retain. There appears to be an absence of parties interested in the Te Mata Mushroom site for future food production.

Historical aerial photos shown in the VSP application, Contaminated Soil Assessment by EAM Environmental Consultants (Appendix 13) show mature gum trees along the terrace in the same position they are in today. They provide a habitat for hundreds of birds, some of them native, many of which are protected under the Wildlife Act 1953. We have identified Tui, Korimako/Bellbird, Piwakawaka/Fantail, the migratory Pīpīwharaurua/Shining Cuckoo and its host Riroriro/Grey warbler, Ruru/Morepork, Tauhou/Silvereye, Kereru/NZ Pigeon, Kotare/Sacred Kingfisher, Kahu/Swamp Harrier and Matuku Moana/White-faced Heron. My family have been replacing dangerous gum trees with native and exotic plants to attract birds.

To further encourage native wildlife, we have leased a section of our property to the Hastings/Havelock North Branch of Forest & Bird for their native tree nursery. It is a relief that VSP propose to keep as many established trees as possible and plant Brookvale Green with species that will replace loss of habitat for our native fauna. If approved we encourage VSP to engage with our local nursery. Our local branch members know what grows well in our area, propagate quality plants and sell them cheaply.

If 174 and 176 Brookvale Road are to be developed into housing, please let it be by a company who considers the environment and the future happiness of those living in and around it. I am encouraged that the VSP Fast-track application indicates that they are planning to restore streams and enhance the land with native plantings. This will make a more comfortable and future proof urban area and inland island for native fauna. Increased native planting, urban rainwater harvesting, improved stormwater management and cooler surfaces would create more pleasant homes for the future.

Nga mihi nui,

[REDACTED]

[REDACTED]

6 May 2026

[REDACTED]

[REDACTED]

Re: Brookvale Green Fast-track application (FTAA-2509-1102)

Thank you for your thoughtful letter and for the generous tone of your engagement with us and [REDACTED] to date. We respond to each of your numbered points below. In short, we think each concern is either addressed by the application as lodged (and the conditions that will flow from it under the RMA 1991 and the Fast-track Approvals Act 2024), or is a practical matter we'd be happy to work through with you directly.

1. Electricity supply

We met with [REDACTED] at Unison yesterday (5 May), together with Maven (our civil engineer) and Barker & Associates (our planner), and we can now give you a clearer picture of what is proposed. The Brookvale Road overhead line stays overhead — it continues into Havelock North and is not being undergrounded. Inside the Brookvale Green site, the high-voltage line will be brought underground via a new switch at the road reserve, with three new 300 kVA transformers at agreed locations within the development.

The supply to 104 Arataki Road was discussed specifically. Unison's preferred option is to service your property from Arataki Road. As a fallback, the existing pole transformer would be removed and your supply re-fed by a low-voltage line through a new easement across [REDACTED] connecting back to the new road inside Brookvale Green. Either way the work would be designed and built by Unison to its standards, and the easement corridor will be shown on the scheme plan from the outset so the option is preserved.

We understand that Unison is providing a support letter will accompany the substantive Fast-track application that will confirm both that the site can be serviced and that 104 Arataki Road can be serviced through the subdivision, with the detailed design and any cost arrangements confirmed at the EA approvals stage. We'll keep you fully informed as that design progresses and would be very happy to walk through the proposed easement alignment with you on site.

2. Earthworks (bore-water, stormwater, flood, water collection)

The technical reports lodged with the application address each of the four matters you raise. Land Water People (LWP) has prepared a stream re-alignment memorandum (Brydon Hughes, hydrogeologist) that specifically considers the proposed Watercourse 1 diversion against the pathway flagged by Tonkin & Taylor in the 2016 Havelock North Inquiry — a pathway the Inquiry's Science Caucus considered 'very unlikely' to have

been the cause of the 2016 event. LWP concludes that, with the recommended mitigations in place, the works will not increase groundwater quality risk to down-gradient receptors, including HDC supply Well No. 4151 (held under AUTH-132156-01 for augmentation and emergency use only). Mitigations are concrete: a minimum 400 mm of intact silty clay maintained between the channel invert and the underlying alluvial deposits, with on-site oversight by a suitably qualified geologist or geotechnical engineer. Hawkes Bay Geotech identifies no geotechnical issues, and your bore is further protected by ongoing compliance with the National Environmental Standards for Sources of Human Drinking Water.

Stormwater is addressed by Maven & Associates: the design re-establishes the site's waterways, accounts for upgradient flows (including the perched water on your terrace), uses a 100-year ARI model with climate-change allowances, and expressly accounts for the holding area shown in Fig 24 of the geotech report. Rainwater harvesting and permeable surfaces will be worked through at subdivision and building consent stages — we support your suggestions on on-lot tanks and mowing-strip driveways.

3. Reverse sensitivity, fencing and set-backs

On reverse sensitivity generally, Styles Group has specifically considered the adjoining rural environment and concluded that the noise environment on the site will be consistent with what the District Plan already anticipates for residential activity in and adjoining the Plains Production Zone — no reverse sensitivity issue has been identified by any of our experts. Under the RMA and the Fast-track Act a “no-complaints” covenant is only appropriate where the evidence identifies a genuine, un-mitigable risk to an existing activity, which is not the case here. We don't therefore currently propose a covenant under 3.1 or 3.2. The masterplan does build in a practical interface — larger 800 m² lots along the southern and eastern boundary, a vegetated rural-boundary buffer, and 4.3 ha of riparian planting.

3.1 Farming activities

Your farming activities (stock, shelterbelt maintenance, controlled fires, spray use, Christmas tree sales) are permitted or otherwise lawfully authorised, and are protected by existing-use rights under s10 RMA. It doesn't appear a covenant is required. Fencing between the properties is a Fencing Act 1978 matter, and we'd welcome a conversation with you about a fit-for-purpose boundary fence that we may eventually propose along the boundary with your property.

3.2 Shaggy Range Day Care for Dogs (RMA20170139)

At this stage we don't anticipate a covenant is required. Shaggy Range operates under Resource Consent RMA20170139, which requires compliance with the District Plan noise limits at your site boundary (Condition 2(a)), an approved Noise Management Plan prepared by a qualified acoustic consultant, and no objectionable odour beyond the site boundary. Those limits apply at the boundary regardless of who is next door — so long as Shaggy Range operates within the terms of its consent, it is protected, and a covenant over Brookvale Green would give it no additional legal allowance beyond that. For the same reason we're not proposing a restriction to single-storey dwellings on the boundary lots; boundary treatment (lot size, set-backs, buffer planting) will carry that work.

4. Ad-hoc housing planning and development

The Fast-track Act is a deliberate statutory pathway for projects of regional or national significance and Parliament has expressly contemplated that projects referred to it may proceed outside local Future Development Strategies. Hastings District Council has been supportive of integration with the adjacent Arataki Extension (CDL) development. We're very open to discussing future-proofing of access and utilities to 104 Arataki Road and we'd be happy to get your thoughts on how that looks from a practical sense.

5. View and natural habitats

A private view isn't a legally protected interest under the RMA, but we do understand how much that outlook means to you. The masterplan includes native planting, stream restoration and a Fauna Management Plan (Stantec); larger boundary lots and vegetated buffers will assist the visual transition. We'd be delighted to be introduced to the Hastings / Havelock North branch of Forest & Bird and are keen to source plants locally. We'd also welcome the chance to walk the boundary with you on site to talk through the Unison easement, fencing and planting in more detail — perhaps Ben and I can do that this Friday.

Ngā mihi nui

[Redacted signature]

Vermont Street Partners No.4 Limited



NOISE EFFECTS

BROOKVALE GREEN
ROAD, HAVELOCK NORTH

PREPARED FOR

Vermont Street Partners No.4 Limited

DATE

21 May 2026

Assessment of noise effects prepared by Styles Group for Vermont Street Partners No.4 Limited.

REVISION HISTORY

Rev:	Date:	Comment:	Version:	Prepared by:	Reviewed by:
1	10/04/26		Draft	Jon Styles, MASNZ	Gemma Styles Consultant
2	21/05/26		Final	Director and Principal Styles Group	Styles Group

Statement of experience

I am and have been the Director and Principal of Styles Group Acoustics and Vibration Consultants for over 21 years. I am a Council Member of the Acoustical Society of New Zealand, and I am on the Board of Directors of the Australasian Association of Acoustical Consultants.

I have over 25 years' experience advising on the management of construction and operational noise and vibration effects. I have worked on a significant number of plan changes and resource consent applications for large-scale residential and mixed-use developments across New Zealand. I have extensive experience advising on the management of noise effects from a large range of rural, urban and infrastructure noise sources, and development of controls to improve the compatibility of residential development with potentially noisy activity.

I am a regular and experienced expert witness for Council, Environment Court, District Court, High Court and Board of Inquiry hearings. I confirm that, in my capacity as author of this report I have read and abide by the Environment Court of New Zealand's Code of Conduct for Expert Witnesses Practice Note 2023.

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Executive summary

Styles Group has assessed the potential noise effects from the Brookvale Green development (the **Project**) at 174- 176 Brookvale Road, Havelock North (the **Site**).

Assessment of compatibility with adjacent land-use activities

We have assessed the potential for the Project to introduce a new noise-related constraint on the existing and permitted noise-generating activities surrounding the Site, including primary production activities (horticulture and viticulture), the “Shaggy Range” dog daycare facility that operates from 104 Arataki Road, a music venue and water pump station.

Our assessment finds that the Project will not introduce any new noise-related constraints on existing noise-generating activities adjacent to the Site. This conclusion is based on the following findings:

Established land-based primary production activities on adjacent sites

- Operational noise associated with the established primary production activities on adjacent sites is primarily generated by the use of vehicles, mobile machinery and portable equipment that are intermittent and short term noise sources and exempt from the requirement to comply with the noise limits prescribed by the Hastings District Plan. These noise sources are seasonal and intermittent.
- There are two frost fans on the neighbouring vineyard. We have undertaken noise modelling that demonstrates that adjacent frost fans will readily comply with the permitted noise standards for frost fans at all future notional boundaries within the Site. The introduction of new notional boundaries on the Site will not constrain frost fan operations associated with adjacent viticulture.
- We understand that bird scaring devices are used on the nearby Olive Grove. The Project will not constrain the operation of bird scaring devices on the Olive Grove, given the requirement for devices to comply with the relevant noise limits at existing noise compliance locations that are much closer than the Site.

Future potential land-based primary production activities on adjacent sites

- We have worked with the Planner to identify the potential for any noise- constraint on the potential establishment of permitted land-based primary production activities on adjacent sites. We have not identified any outstanding noise constraints on permitted industrial, commercial and winery activities. This finding takes into account the separation distances achieved by the scheme plan layout (i.e. the buffer provided by the stormwater reserve), the likelihood of activities establishing in proximity to a road corridor and the size of the adjacent sites providing suitable flexibility to locate noise generating activities in a way that can comply with the noise standards.

Shaggy Range Dog Daycare Facility

- The Project will not introduce any new noise constraint on the operation of Shaggy Range given the requirement for the Dog Daycare to comply with its consented noise limits at existing noise compliance locations that are much closer than the Site.
- The Shaggy Range site is also used for use for primary production activities, including a plant nursery and Christmas tree plantation. The vehicles, mobile machinery and portable equipment associated with land based primary production activities are intermittent and short term noise sources and exempt from the requirement to comply with the noise limits prescribed by the Hastings District Plan. The Project will not introduce any constraint on these activities.

We do not expect that the character, timing or level of noise on the Shaggy Range site will be unreasonable or otherwise incompatible with residential activity due to the seasonal and intermittent nature of horticultural activities and the Dog Daycare's operational requirements in their resource consent and Noise Management Plan.

Water Treatment Plant on 170 Brookvale Road

- We understand that the treatment plant is a very benign and quiet facility with little in the way of mechanical plant. We understand that it is quiet when observed from its boundary (close to the treatment building).
- We have recommended an acoustically effective 2m fence is constructed on the common boundary between the plant and closest residential lot.

Boneshed music venue on 184 Brookvale Road

- We understand that the owners of 184 Brookvale Road have provided their support to the Project. The noise modelling we have undertaken demonstrates that amplified sound associated with music events can comply with the permitted noise standards for temporary events at future notional boundaries within the Site. The Project will not introduce a compliance constraint on the operation of the Boneshed.

Assessment of construction noise and vibration effects

- The construction plant and machinery will be very typical for a development of this scale and nature. Our assessment finds that construction noise levels can comply with the permitted noise limits for long-term projects prescribed by Rule 25.1.6I of the Hastings District Plan at any occupied building on an adjacent site. We have recommended suitable conditions to control the timing and level of construction noise effects.

1.0 Introduction

Vermont Street Partners No.4 Limited has engaged Styles Group to provide an assessment of potential noise-related reverse sensitivity effects¹ and construction noise effects from the Brookvale Green development (the **Project**) at 174- 176 Brookvale Road, Havelock North (the **Site**).

We have assessed the potential noise effects from existing and permitted land use activities adjacent to the Site to determine whether the Project has the potential to introduce any new noise-related constraint. This assessment considers:

- The existing and permitted land based primary production activities (horticulture and viticulture) on the adjacent sites to the northern, eastern and southern boundaries,
- “Shaggy Range”- a dog daycare facility that operates from 104 Arataki Road.
- The Hastings District Council water pump station facility on 171 Brookvale Road.
- The Bone Shed live music venue on 184 Brookvale Road.

This assessment also provides an assessment of the potential construction noise effects in accordance with the permitted noise standards prescribed by Rule 25.1.6I *Construction Noise* of the Operative Hastings District Plan (**HDP**), along with recommended conditions of consent to manage construction noise and vibration.

This assessment has been prepared to accompany a substantive application under the Fast-Track Approvals Act 2024. This report should be read in conjunction with the documentation submitted with the Substantive application and site plans. A glossary of acoustical terms used within this document is attached as Appendix A.

2.0 The Site and Project

The Project is to develop the Site of approximately 24Ha for a comprehensively planned residential community comprising approximately 203 new homes as well as supporting infrastructure. The Masterplan is attached to the substantive application.

Residential development is sensitive to noise and falls within the Operative Hasting District Plan’s (**District Plan**) definition of “Noise Sensitive Activity²”.

¹ Reverse sensitivity is described as the legal vulnerability of a lawfully established activity to complaints from a new, sensitive land use.

²Residential development falls within the District Plan’s definition of “Noise Sensitive Activity”:
“Noise Sensitive Activity: means any use of land and/or buildings which is likely to be susceptible to the effects of noise emitted from nearby land uses in the course of their legitimate operation and functioning; and for the purposes of this plan, includes early

2.1 Zoning arrangements

Figure 1 displays the zoning of the Site and surrounding environment.

The Site is in the Plains Production Zone (**PPZ**) of the District Plan. All adjoining sites are in the PPZ.

The Te Mata Special Character Zone (**TMSCZ**) is located to south of the Site and the land on the western side of Arataki Road is in the General Residential Zone (**Residential Zone**).

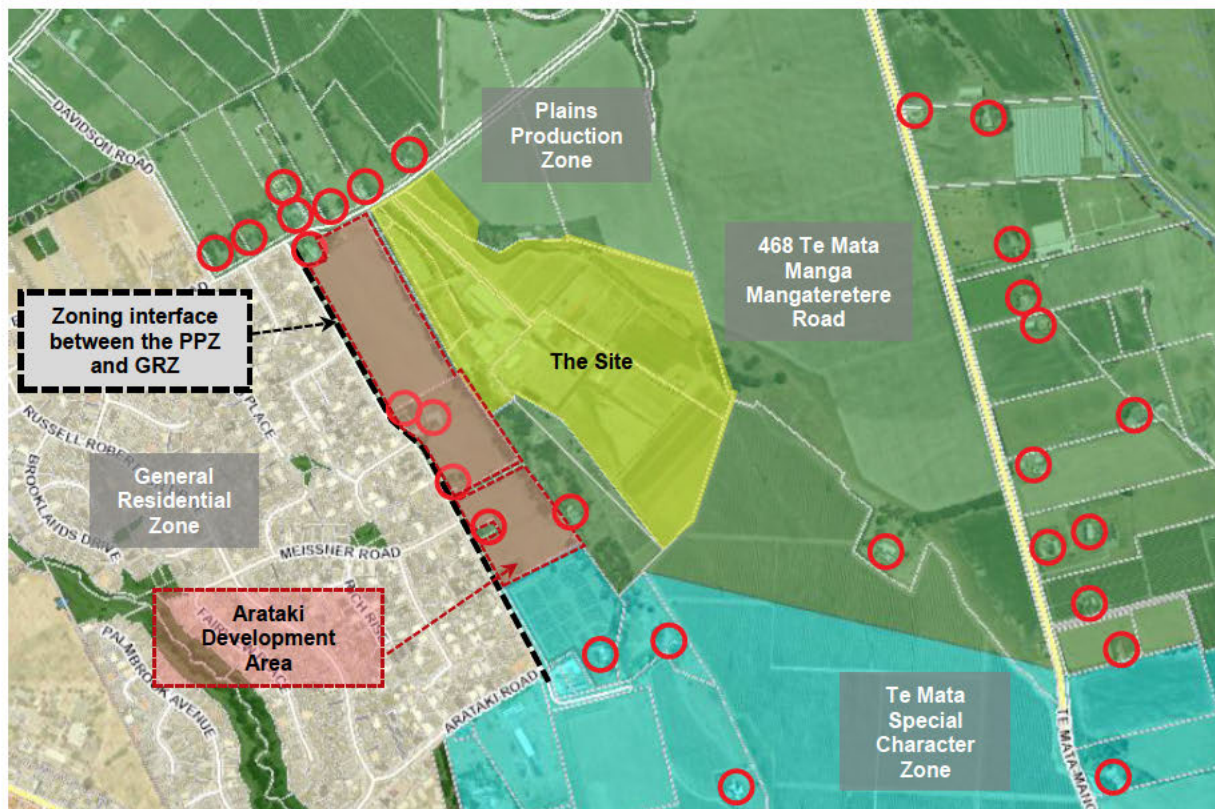


Figure 1 Zoning arrangements and interface with the General Residential Zone

Closest existing notional boundaries in the PPZ and TMSCZ are identified with a red circle. The Arataki Development (which enables 171 new dwellings / notional boundaries) is shaded red.

2.2 Existing notional boundaries

Figure 1 shows that the land surrounding the Site includes scattered residential development in the PPZ and TMSCZ. The notional boundaries of the physically existing PPZ and TMSCZ dwellings are identified with a red circle

childhood centres, educational facilities (but not any trade training or other industry-related educational facility), healthcare service, places of assembly, residential activities, retirement villages, visitor accommodation and camping grounds."

Figure 1 also shows that the Site is relatively close (between 150m and 315m) to the zoning interface between the PPZ and the Residential Zone on the western side of Arataki Road.

The notional boundaries of the dwellings in the PPZ and TMSZ and the boundary of the Residential Zone represent the locations where all noise generating activities must comply with the relevant District Plan noise limits (set out in the following section).

The existing notional boundaries form part of the existing noise environment.

2.3 Recently consented notional boundaries

We understand that new notional boundaries have been authorised by the recent approval of the Arataki Project. We understand that there is also a controlled activity subdivision application (currently being processed) for the adjacent site to the east (468 Te Mata Mangateretere Road). These applications are detailed below.



Figure 2 Arataki Development Area

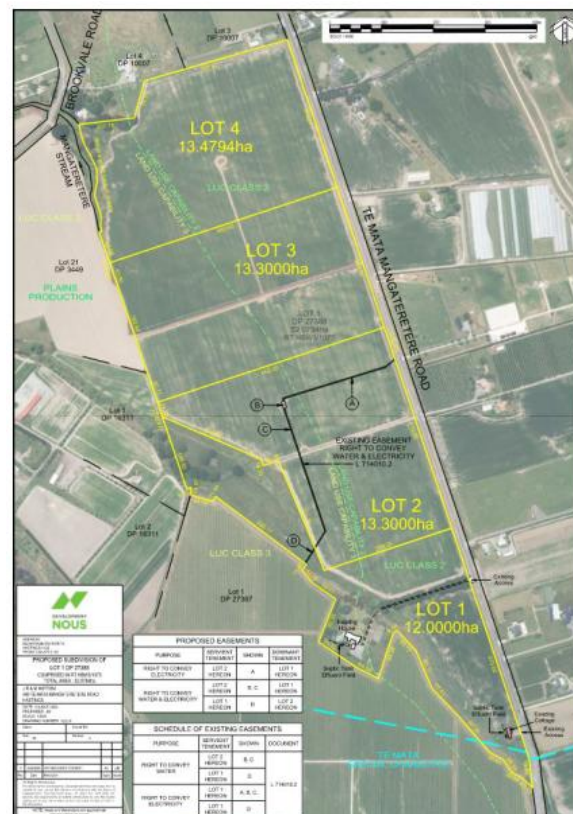


Figure 3 Proposed scheme plan of subdivision for 468 Te Mata Mangateretere Road

2.3.1 Residential development- the Arataki Project

Figure 2 displays the location of the consented notional boundaries enabled by the Arataki Project on the adjacent sites at 86, 108 and 122 Arataki Road.

The Arataki Project has recently obtained consent³ under the Fast-Track Approvals Act 2024. This assessment is based on the 171 residential notional boundaries enabled by the Arataki Project being part of the existing environment.

2.3.2 Subdivision of 468 Te Mata Mangateretere Road

We understand the adjacent site to the east, 468 Te Mata Mangateretere Road is subject to a current resource consent application for a four lot subdivision. Figure 3 displays the proposed scheme plan.

The application proposes to subdivide the site into four sites of 12ha, 13.3ha, 13.3ha and 13.48ha. We understand the application is a controlled activity.

The approval of this application will authorise three new notional boundaries (one per site) to be established on proposed Lots 2-4, with proposed Lot 1 containing the existing residential dwelling.

3.0 Noise effects from primary production activities in the PPZ and TMSCZ

The adjacent land is zoned PPZ and TMSCZ and contains established horticulture and viticulture activities.

We understand that the primary purpose of the PPZ is to provide for land based primary production activities and viticulture is a key function of the TMSCZ. Land based primary production activities are defined by the Plan as:

- a) livestock rearing which is primarily reliant on the underlying land (excludes farming of mustelids); and
- b) horticulture (including, orcharding, cropping, commercial vegetable production, berry fruit growing, nurseries and greenhouses not falling within the definition of Intensive Rural Production, but not garden centres); and
- c) trees, plants and crops grown in the ground but under cover;
- d) forestry;
- e) viticulture; and
- f) directly associated accessory buildings, structures and activities.

³ <https://www.fasttrack.govt.nz/projects/arataki/the-decision>

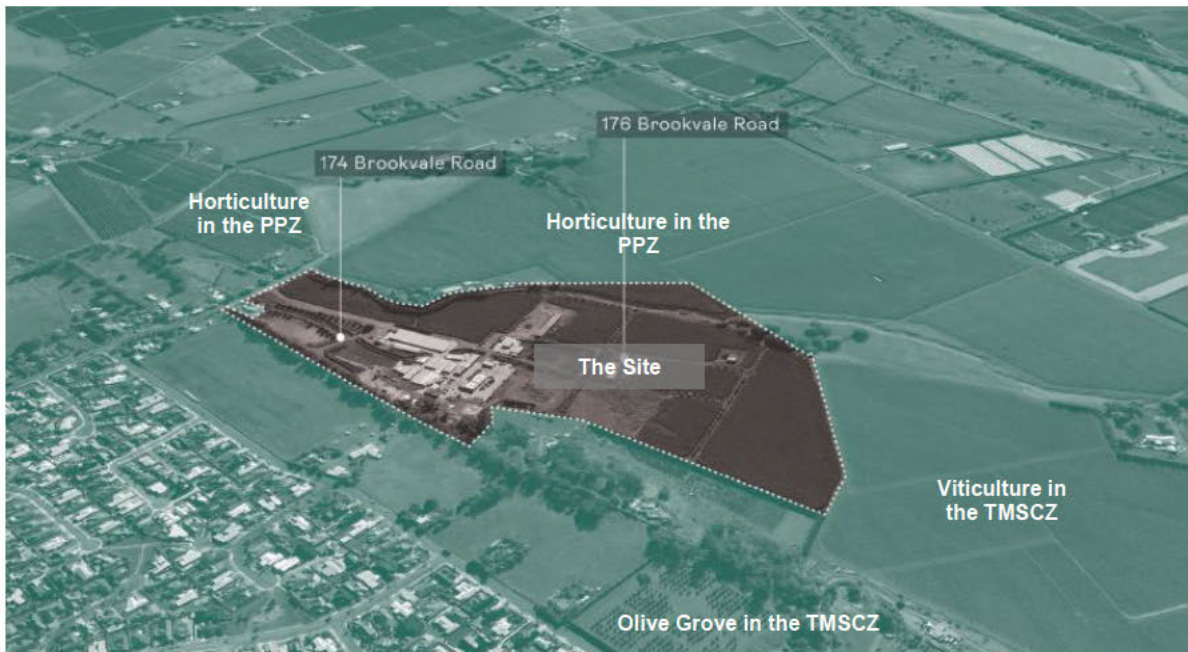


Figure 4 The Site and adjacent land based primary production activities (image from B&A referral application)

Land based primary production activities are permitted activities⁴ in both the PPZ and TMSZ, with the activity tables for both zones permitting commercial and industrial activities and wineries (within specified limits). Importantly, residential activity is permitted in both the PPZ and TMCZ.

3.1 Assessment of compatibility and potential noise-related constraint

We have assessed the potential for the Project to introduce a noise-related constraint and potential reverse sensitivity effect on land based primary production activities by undertaking the following tasks:

- i. We have identified the existing and permitted notional boundaries that currently form part of the existing noise environment. The notional boundaries (identified in Sections 2.2 and 2.3) represent the existing compliance locations for noise.
- ii. We have reviewed the HDP to identify the permitted noise environment in the PPZ and TMSZ, including the permitted noise standards for the operation of frost fans and audible bird scaring devices.

⁴ Except for forestry, which is not permitted in the TMSZ.

- iii. We have used computer noise modelling software to identify the spatial propagation of noise emissions from two established frost fans on the adjacent vineyard to the south of the Site (in the TMSCZ).
- iv. We have reviewed aerial photographs to determine the location of existing notional boundaries that currently control the noise emissions from the use of bird scaring devices on the Olive Grove.

Our findings are set out below.

3.2 Permitted noise environment in the PPZ and TMSCZ

The HDP uses a combination of noise limits, exemptions from maximum noise limits for seasonal and intermittent noise sources and noise performance standards to control the permitted noise environment in the PPZ and TMSCZ. The relevant noise standards are set out below.

3.2.1 The activities that are exempt from PPZ and TMSCZ noise limits

Rule 25.1.6B *Exemptions from Maximum Noise Limits* states that the noise standards in the HDP do not apply to:

- (a) In any Zone, to the emission of noise from the use of vehicles, machinery or other mobile or portable equipment for Land Based Primary Production. Except where a Specific Performance Standard applies in 25.1.7, this exemption does not apply to any fixed or permanently installed plant”.

This exemption means that the use of use of vehicles, machinery or other mobile or portable equipment for Land Based Primary Production activities are not controlled by the zone noise limits. These noises are typically seasonal and intermittent. The exemption does not apply to fixed or permanently installed noise sources such as compressors, refrigeration units, extractor fans and processing equipment. These are controlled by the zone noise limits as described below.

3.2.2 The permitted noise standards in the PPZ and the TMSCZ

Rule 25.1.6D controls the operational noise levels from Rural Zone land uses that are not subject to the exemptions in Rule 25.1.6B (or controlled by other plan standards).

Rule 25.1.6D requires that activities in the Rural Zones must comply with the following noise limits when measured and assessed at the notional boundary of any adjacent site:

- (a) The following noise limits shall not be exceeded at any point within the notional boundary of any noise sensitive activity on any other site within a Rural Zone, or at any point within the boundary of any site, in any Zone other than an Industrial Zone:

<u>Control Hours</u>	<u>Noise Level</u>
0700 to 1900 hours	55 dB LAeq (15 min)

1900 to 2200 hours	50 dB LAeq (15 min)
2200 to 0700 hours the following day	45 dB LAeq (15 min)
2200 to 0700 hours the following day	75 dB LA _{Fmax}

These noise limits apply at the notional boundary of any dwelling in a Rural Zone and must be complied with at the boundary of any site in a Residential Zone. The closest Residential Zone is located on the western side of Arataki Road.

The numerical noise limits in Rule 25.1.6D are generally consistent with the permitted noise levels found in many productive rural zones across New Zealand. The permitted noise standards are designed to ensure that the noise environment is enabling for primary production activities while ensuring the noise levels are reasonable for non-acoustically treated dwellings.

The permitted noise levels in Rule 25.1.6D also control the noise levels received in residential zones that are near to rural zones. The HDP therefore delivers the same level of acoustic amenity to dwellings in Residential Zones that are *near* to the interface with Rural Zones, as well as dwellings that are *inside* the Rural Zone.

The permitted noise levels in Rule 25.1.6D therefore represent the permitted noise environment inside the PPZ and TMSCZ as well as in the Residential Zone on the western side of Arataki Road.

3.2.3 Overall assessment of potential noise constraints on land-based primary production activities

We understand that the adjoining sites to the east and southern boundaries and on the northern side of Brookvale Road are primarily used for established horticulture (cropping) and viticulture. The noise sources associated with these activities primarily include vehicles, machinery or other mobile or portable equipment. These noise sources are not controlled by the District Plan noise limits. The introduction of new notional boundaries on the Site will therefore not introduce a noise compliance point for these noise sources.

We address frost fans and bird scaring devices in Sections 3.3 and 3.4.

3.2.3.1 Potential constraints on other primary production activities in the PPZ and TMSCZ

We understand that activities such as commercial and industrial activities and wineries (within specified limits) are permitted activities in the PPZ and TMSCZ.

These activities (i.e. processing, packing and coolstore-type activities) typically involve fixed and permanent operational noise sources such as refrigeration plant, processing equipment and loading operations. These noise sources are controlled by the maximum permitted noise levels in Rule 25.1.6D

We have liaised with the Planner to determine the primary production activities that could reasonably and potentially establish on the adjacent sites, the likely operational noise sources, and to identify the potential for any noise constraint arising from the Project.

Overall, in conjunction with the Planner, we have not identified any new noise constraints on permitted land based primary production activities due to the following factors:

- The adjoining sites to the north, east and south are large. The site sizes will provide suitable flexibility for a building platform and access arrangements for a commercial or industrial activity or winery to be established within the specified permitted activity limits.
- We understand that it is reasonably likely that any commercial, industrial activity or winery activities on the adjacent sites would establish close to Brookvale Road or Te Mata Mangateretere Road for access and servicing reasons. The Masterplan and future notional boundaries achieve ample separation distances to these locations due to the buffer provided by the proposed stormwater reserve along the eastern boundary of the Site.
- The relevant performance standards that control the scale and intensity of permitted industrial, commercial and winery activities in the PPZ and TMSZ.

Overall, we have not identified any noise constraint on potential permitted primary production activities on adjacent sites due to the easy ability to design and locate an activity that can comply with the relevant noise limits at future notional boundaries within the Site.

We note that that noise effects are an inherent consideration for the site selection of a industrial, commercial or winery operation in rural zones. The requirement to consider operational noise effects in the site selection and design process will always exist to some degree in Rural Zones due to the presence of established and permitted notional boundaries, particularly in areas close to established settlements.

3.3 Noise from frost protection fans

Frost protection fans are commonly used by orchards and viticulture activities across the district. Figure 3 identifies the location of two established frost fans on the adjacent Te Mata vineyard in the TMSZ to the south.

We have not identified any other established frost fans on adjacent sites. We understand that it would be unlikely for a frost fan to establish on the adjacent PPZ sites to the north and east given that they do not appear to be used for horticulture activities requiring frost protection. We also understand that 468 Te Mata Mangateretere Road is subject to a current resource consent application for a four-lot subdivision. This application will introduce the potential for three new notional boundaries (Figure 3). Any frost fan on 468 Te Mata Mangateretere Road would therefore need to be located with regard to the potential effects on future notional boundaries enabled by the subdivision.

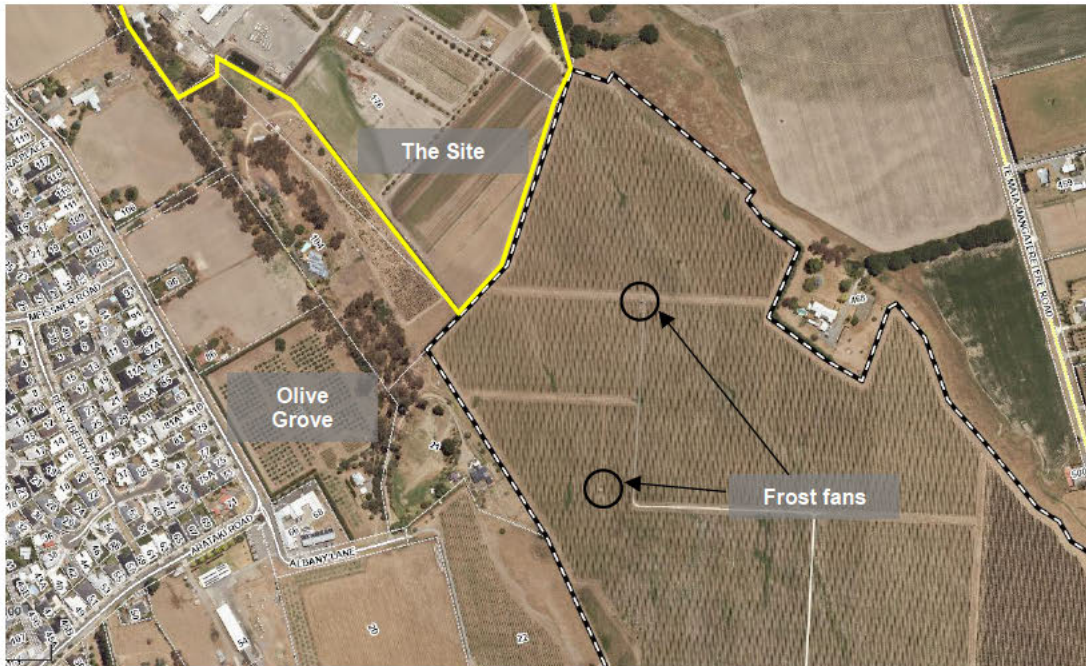


Figure 5 Frost fans on adjacent vineyard

3.3.1 Permitted noise standards for frost protection fans

Rule 25.1.7B requires that frost protection fans must comply with the following noise limits:

- (a) Shall be located such that noise from a frost fan shall not exceed 65 dB $L_{Aeq}(15 \text{ min})$ when measured outdoors at a distance which is the lesser of:
 - (i) 300 metres from the device; or
 - (ii) At the notional boundary of any existing noise sensitive activity (other than on the site on which the frost fan is situated or any other adjoining site in the same ownership), or at any point within a Residential Zone.

3.3.2 Frost fan noise level predictions

We have used DGMR iNoise computer noise modelling software to predict the cumulative noise emissions from the established frost fans across the Site, and to identify any noise-related constraint arising from the introduction of new notional boundaries on the application site.

We prepared the noise model using terrain contours, building footprints and parcel boundaries imported from Land Information New Zealand. The topographical contours encompass the entire site and a large area of the surrounding land. We understand⁵ that the frost fans are four

⁵ Verified from aerial photographs.

blade machines. Our noise model is based on noise measurements we have obtained from other four-blade frost fans. Our experience is that the noise level does not vary much between fans of similar sizes and fan designs. The frequency spectrum used in the modelling is set out below.

Table 3 – Frost fan - sound power level frequency spectrum (A-weighted)

63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz	L _{WA}
107 dB	103 dB	108 dB	107 dB	101 dB	92 dB	71 dB	55 dB	113 dB

3.3.3 Frost fan noise level predictions

Figure 6 shows the predicted frost fan noise levels across the Site. The noise level predictions demonstrate that the highest noise levels at the closest proposed notional boundaries on the Site will be approximately 59 dB L_{Aeq(15min)}. This noise level readily complies with the permitted noise standard of 65 dB L_{Aeq(15min)} when measured at any notional boundary as set out in Rule 25.1.7B.

The noise modelling demonstrates that the frost fans can readily comply with the permitted noise limits at any notional boundary established on the Site.

Our assessment finds that the frost fans can continue to operate in compliance with the permitted noise limits. The Project will not introduce any new compliance obligation for the frost fans to meet.



Figure 6 Cumulative noise level predictions for two frost fan machines

3.5 Noise from bird scaring devices

Bird scaring devices are sometimes used in horticulture operations to deter birds from eating the crop. In this case, we understand⁶ that bird scaring devices are used for the olive growing operation on the “Olive Grove” to the south-west of the Site (shown in Figure 3).

3.5.1 Permitted noise standards for bird scaring devices

Rule 25.1.7A requires that audible bird scaring devices must be operated in compliance with the following noise limits:

1. Gas Guns

- (a) There shall be no device operated between half an hour after sunset and half an hour before sunrise.
- (b) Devices shall not operate unless a legible notice is securely fixed to the road frontage of the site in which the device is to operate stating the name, address and telephone number of the person(s) responsible for the operation of the device.
- (c) There are no restrictions on events or individual shots for sound levels less than 85dBC_{peak} either:
 - i) At any point within the boundary of any Residential Zone.
 - ii) At any point within the notional boundary of any noise sensitive activity in a Rural Zone.
- (d) Where sound levels are greater than 85dBC_{peak} but less than the limits specified in (e) below, measured at any point within the boundary of any Residential Zone, or within the notional boundary of a noise sensitive activity within a Rural Zone, then:
 - i) There shall not be more than 4 events in any 1 hour period, or a total of 12 individual shots in any 1 hour period, received:
 - a) At any point within the boundary of any Residential Zone.
 - b) At any point within the notional boundary of any noise sensitive activity within a Rural Zone.

Note: For the purposes of this rule, 'event' includes no more than 3 individual shots within any one minute period.

- ii) There shall only be one device per every 4ha of the site, provided that:
 - a) In the case of a single site less than four hectares in area, one device shall be permitted.

⁶ Invited party comments were provided from Bay Planning on behalf of the Olive Grove, Arataki Honey Limited and Te Mata Estate Winery to the Expert Panel for the Arataki Project. The comments note that bird scarers are used on the Olive Grove site at 70 Arataki Road: https://www.fasttrack.govt.nz/_data/assets/pdf_file/0026/14894/3_30Oct2025_M-and-C-Mckenzie_-_Comment-2_Redacted.pdf

- b) In the case where a site is over 4ha, but does not meet the next 4ha an additional device shall be permitted.

Note: As an example, a site of up to 4ha is permitted one device, a site between 4ha and an 8ha is permitted two devices, a site between 8ha and 12ha is permitted three devices and so on.

- (e) Sound levels generated by an audible bird scaring device shall not exceed:

- i) 100dBC_{peak} at any point within any boundary of a Residential Zone.
- ii) 115dBC_{peak} at any point within the notional boundary of any noise sensitive activity in a Rural Zone.

Note: As an indicative guide only, a setback distance of approximately 420 metres is required to achieve the limit in Rule 25.1.7A.1(e)(i) and a setback distance of approximately 150 metres is required to achieve the limit in Rule 25.1.7A.1(e)(ii) where a device is directed towards the respective boundary. A device directed away from the respective boundary is likely to comply with a lesser setback distance.

2. Firearms

- (a) Any firearm shall not be used for the purposes of bird scaring between half an hour after sunset and half an hour before sunrise.

3. Audible Avian Distress Alarms

- (a) There shall be no device operated between half an hour after sunset and half an hour before sunrise.
- (b) Devices shall not operate unless a legible notice is securely fixed to the road frontage of the site in which the device is to operate stating the name, address and telephone number of the person(s) responsible for the operation of the device.
- (c) Sound emitted from the device shall not exceed 50 dB L_{Aeq} (15 min) when measured at any point within the notional boundary of any rural dwelling or at any point within a Residential Zone.
- (d) No device shall be placed in such a manner that in any public place receives noise exceeding 80 dB L_{AFmax}

3.5.2 Assessment of noise emissions from bird scaring devices

We have assessed the potential for the Project to introduce a constraint on the Olive Grove by reviewing their existing noise compliance locations. Figure 5 displays the closest existing notional boundaries adjacent to the Olive Grove.



Figure 7 Existing notional boundaries that control the noise emissions from Olive Grove bird scaring devices

Noise effects from bird scaring devices on the Olive Grove site were considered by the Expert Panel for the Arataki Project. Paragraph [102] of the Expert Panel decision records:

“the bird scarer generates the highest noise levels but that is controlled by a specific District Plan standard which already requires compliance along the existing residential boundary to the west (Arataki Road). The proposed residential development on the Site is not expected to materially change the noise environment or result in any additional constraints on Olive Grove operations”

We agree that the Olive Grove is already constrained by the requirement to comply with the relevant noise limits for bird scaring devices at its proximate notional boundaries.

The Site is separated from the Olive Grove by much greater separation distances. The introduction of new notional boundaries on the Site will therefore not introduce any new noise compliance obligation for the Olive Grove.

3.5.3 Potential use of bird scaring devices on other sites

We understand that the cropping on the adjacent PPZ sites to the north and east of the Site do not involve crops that require protection from birds. The future notional boundaries enabled by the four-lot subdivision application for 468 Te Mata Mangateretere Road may constrain the potential use of bird scaring devices on this site.

We are not aware of bird scaring devices being used on other adjacent sites, other than the Olive Grove. The Invited Party Comments⁷ provided on behalf of the Olive Grove, Arataki Honey Limited and Te Mata Estate Winery for the Arataki Project confirm that bird scarers are used on the Olive Grove, but do not identify their use on the Te Mata Estate Winery or any other site.

In the event that bird scaring devices are used on the Te Mata Estate vineyard, the noise emissions would be controlled by the requirement to comply with the relevant standards at the established notional boundaries that surround the vineyard, including 468 Te Mata Mangateretere Road, 21 and 22 Albany Lane and 104 Arataki Road.

4.0 Noise from “Shaggy Range” dog daycare facility

We have assessed whether the Project has potential to introduce a new noise constraint on the consented Shaggy Range dog daycare facility (the **Dog Daycare**) operating at 104 Arataki Road by undertaking the following tasks:

- We have reviewed the Dog Daycare’s conditions of resource consent and Noise Management Plan (**NMP**)
- We have reviewed the separation distances between the Dog Daycare and physically existing notional boundaries and compared these distances to the proposed notional boundaries introduced by the Project.

Our findings are set out below.

4.1.1 The resource consent conditions

The Dog Daycare operates under the conditions of resource consent RMA20170139. The conditions of consent require the Dog Daycare to be operated in accordance with the following requirements:

- The Dog Daycare must only operate between the hours of 7:00am and 6:00pm Monday to Friday
- Any drop-offs or pickups are precluded between the hours of 9:30am and 3:15pm
- No overnight boarding is allowed.

Condition 2 requires the Dog Daycare to operate in accordance with an approved NMP. The purpose of the NMP is to identify any noise mitigation methods that must be adopted to ensure the Dog Daycare operates in compliance with the permitted noise standards prescribed by the District Plan.

⁷ https://www.fasttrack.govt.nz/data/assets/pdf_file/0027/14895/3_30Oct2025_M-and-C-McKenzie_Comments-received_Redacted.pdf

We have reviewed the NMP prepared by Malcolm Hunt Associates dated 23 November 2018. The NMP confirms that the Dog Daycare must comply with the maximum permitted noise levels prescribes by Rule 25.1.6D for the PPZ. The relevant noise limit for the consented hours of operation is therefore 55 dB $L_{Aeq}(15\text{ min})$ when measured and assessed at any notional boundary⁸ on an adjacent site.

The NMP confirms that the Dog Daycare must not accommodate more than 30 dogs at a time, with dogs located in the designated outdoor run area shown in Figure 8. The NMP states that *“dogs shall not be allowed or permitted in any other part of the property other than the outdoor enclosed run area”*.

Figure 8 displays the location of the designated outdoor run area as consented by RMA20170139. The run is approximately 50m from the common boundary with the Site.



Figure 8 Designated outdoor run area (from RMA20170139 Shaggy Range NMP prepared by Malcolm Hunt Associates)

⁸ The District Plan defines notional boundary to mean: “a line 20 metres from and parallel to any wall of a building or any wall of a building used by a noise sensitive activity or the legal boundary whichever is closer to the building”

4.2 Compliance distances to existing and future notional boundaries

The noise emissions from the Dog Daycare are controlled by the requirement to comply with a noise limit of 55dB L_{Aeq} at the closest notional boundary.

We have assessed the potential for the Project to introduce a constraint on the Dog Daycare by reviewing the location of the noise compliance locations (notional boundaries) that form part of the existing environment.

Figure 9 shows the Dog Daycare is separated from the closest physically existing notional boundaries on 86 and 96 Arataki Road by a separation distance of approximately 150m. These receivers are represented by the red circles.

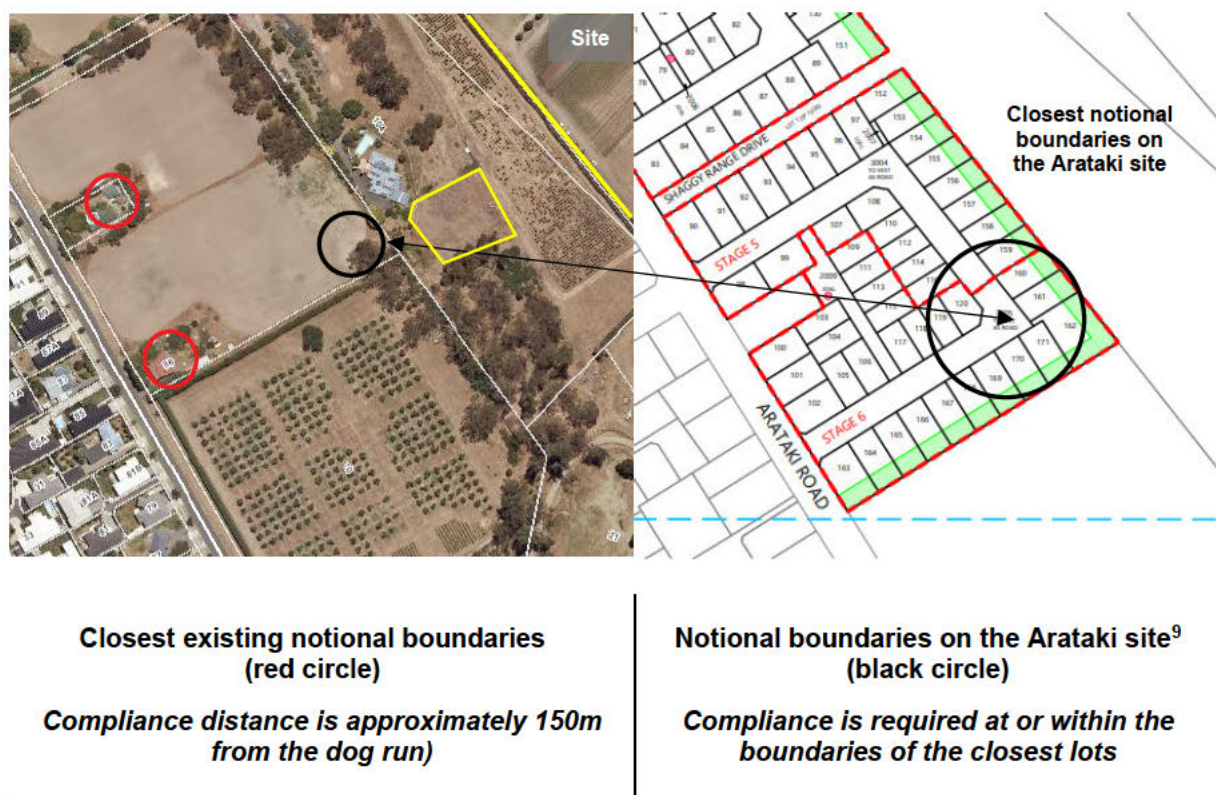


Figure 9 Separation distances to existing and consented notional boundaries

Figure 9 also shows the location of the closest notional boundaries on the Arataki development site. The approved scheme plan shows that the boundaries of the closest lots (Lot 161 and Lot 162) are approximately 15m from the designated dog area. The scheme plan shows a 10m buffer that is designed to provide additional separation distance between the Arataki dwellings and the Dog Daycare. However, based on the relatively small lot sizes and the requirement for the Dog Daycare to achieve compliance with the noise limits at the “notional boundary”, the

⁹ https://www.fasttrack.govt.nz/__data/assets/pdf_file/0020/20558/Scheme-Plan-and-Civil-Drawings_Final.pdf

Dog Daycare is required to comply with a noise limit of 55dB L_{Aeq} at or very near (i.e. within 10m of) their common boundary with the Arataki site.

Figure 9 demonstrates that the Dog Daycare is already constrained by the requirement to comply with its consented noise limits at its proximate notional boundaries. The Site is separated from the Dog Daycare by separation distances that are much greater than those that exist now.

The introduction of new notional boundaries on the Site will not introduce any new noise compliance obligation for the Dog Daycare.

5.0 Noise from the water pumpstation on 170 Brookvale Road

The Site is adjacent to the Hastings District Council water pump station facility on 170 Brookvale Road.

The facility is not designated. Operational noise levels from the facility are controlled by the requirement to meet the noise limits in Rule 25.1.6D (set out in Section 2.2). The closest existing compliance location for noise is the existing notional boundary of 163 Brookvale Road (20m from the boundary of the pumpstation).

The Project will introduce new notional boundaries to the south of the pumpstation. Figure 10 shows that proposed Lot 188 will share a common boundary with the pumpstation.



Figure 10 Water pump station on 170 Brookvale Road

We understand the treatment plant enclosed within the building, and that the main feature of the plant is for dosing the water supply.

We understand that the noise from the pump station is very quiet when observed from outside the building.

The proposal is to construct a close boarded fence along the common boundary with the pump station and Lot 188 for amenity reasons. We have recommended a condition of consent in Section 8.0 to ensure the fence is also acoustically effective.

6.0 Temporary event noise from the “Boneshed” Music Venue

The “Boneshed” music venue (the **Venue**) is located 184 Brookvale Road. We understand that Venue features occasional live music gigs.

6.1.1 Permitted noise standards for temporary events

We understand the Venue does not operate under a resource consent. We consider that it will not comply with the underlying noise standards for the zone either (45dB L_{Aeq} at night). We have therefore reviewed the HDP temporary event controls in Rule 6.2.6H and associated noise limits in Rule 25.1.6.J to determine the permitted level, frequency and duration of noise from Temporary Events in the Bone Shed.

Rule 6.2.6H of the HDP permits up to six temporary events on a site over any 12 month calendar period (January to December), where no more than three events are held over consecutive days and the maximum attendance does not exceed 1000 people. Temporary events must comply with the noise limits in Rule 25.1.6.J, which are reproduced below:

25.1.6J TEMPORARY EVENTS

1. Temporary Events (other than Temporary Military Training Activities)

- (a) Any amplified sound equipment shall not be operated during the following hours:
 - i) Sunday to Thursday inclusive 2200 hours to 1000 hours (the following day).
 - ii) Fridays and Saturdays 2400 hours to 1000 hours (the following day).

Except that on 1st January of any calendar year, any amplified sound equipment shall not operate from 0100 hours to 1000 hours.
- (b) Any sound checks that include testing and balancing of sound systems, sound equipment and vocal checks by performers shall not:
 - i) Exceed a cumulative period of 6 hours
 - ii) Commence before 0900 hours on any day and shall be completed by 1900 hours on the day of the temporary event.
- (c) Any noise arising from the temporary event shall not exceed a limit of 75 dB L_{Aeq} (15 min) at any point within a Residential Zone or within the notional boundary of any noise sensitive activity in a Rural Zone.

The Venue is currently controlled by the requirement to comply with a noise limit of 75 dB L_{Aeq} (15min) at the notional boundary of 185 Brookvale Road, approximately 250m away.

6.1.2 Amplified sound noise modelling

We have used DGMR iNoise computer noise modelling software to predict the cumulative noise emissions from amplified sound inside the Venue. We have used the predictions to determine whether events can meet the noise limit of 75 dB L_{Aeq} (15min) at future notional boundaries within the Site.

The noise model is based on the following assumptions:

- i. An internal reverberant noise level of 98 dB L_{Aeq} using a spectrum representative of music with a prominent bass beat. This represents a very high level of noise for a high energy performance.
- We have applied a +5dB penalty for special audible characteristics in accordance with NZS 6802:2008. No adjustment for duration has been applied.
- The noise model assumes a worst-case scenario where the northern façade of the Venue is open, with 50 people outside the Venue.

The noise level predictions demonstrate that the closest lots will receive noise levels up to 71 dB L_{Aeq} . This noise level complies with the permitted temporary event noise limit of 75 dB L_{Aeq} and with a 4dB margin of safety.

6.2 Overall assessment of compatibility with the Venue

The HDP anticipates and provides for the noise of Temporary Events on any site, where they do not exceed six events per site over any 12 month calendar period and comply with all other aspects of the rule that require the duration of amplified sound to not exceed 6 hours, and conclude by 10pm (Sunday to Thursday) 1am on Friday and Saturdays, and 1am on New Year's Eve.

The noise modelling we have undertaken demonstrates that noise emissions from Temporary Events held at the Venue can comply with the noise limits in Rule 25.1.6J at the proposed notional boundaries inside the Site.

We consider that the noise effects from up to 6 permitted Temporary Events in the Boneshed will be reasonable. We also understand that the owners of the Boneshed have provided their written support to the Project.

7.0 Assessment of construction noise and vibration effects

We understand the majority of enabling works (Phase 1) will comprise bulk earthworks over an area of approximately 24Ha to prepare stormwater management and overland flow channels and to prepare suitable building platforms. We understand the earthworks will be staged over three earthworks seasons and completed in four separate areas. Phase 2 works will involve secondary earthworks and infrastructure construction (paving of roads and installation of services) over five distinct stages. This work will be followed by construction of

built development. The noise levels from the construction of buildings will generally be quieter than the noise from civil works.

We understand the preliminary bulk earthworks and civil works will be carried out using standard civil construction plant and equipment, such as excavators for bulk excavation, bulldozers for stripping and spreading, articulated dump trucks for haulage of materials, and graders for final contouring. Compaction will be undertaken using rollers suitable for the material type, while water carts will be used for dust suppression and moisture conditioning. Additional equipment such as loaders, trench diggers, and other small plant may be used as required for specific tasks.

We understand that the ground conditions mean that no blasting, rock breaking or piling will be required and therefore the construction noise effects will be typical for a project of this nature and scale.

We understand that the Project has an overall construction duration of approximately 7 years but that works will be very intermittent over this period.

7.1 Permitted construction noise standards

Rule 25.1.6I of the HDP permits noise generated from construction work where it complies with the guideline noise limits and assessment procedures set out in NZS6803:1999 Acoustics - Construction Noise (**NZS6803**).

Rule 25.1.6I is reproduced below:

- (a) Any noise arising from construction, maintenance and demolition work in any Zone shall comply with NZS6803:1999 Acoustics - Construction Noise.
- (b) Construction noise shall be measured and assessed in accordance with NZS6803:1999 Acoustics - Construction Noise.

NZS6803 provides guideline noise limits that are based on the duration of construction works at any one location, and the occupation of the receiving site. We understand that the construction timeframe will be greater than 20 weeks in duration. We have therefore assessed the potential construction noise levels in accordance with the NZS6803's recommended noise limits for long term projects¹⁰.

Construction activity will take place between 7:30am and 6:00pm, Monday to Saturday, when NZS6803 recommends that a noise limit of 70 dB L_{Aeq} and 85 dB L_{AFmax} applies when measured and assessed 1m from the façade of any occupied building. The construction noise limits do not apply at vacant sites or buildings that are not occupied at the time of construction work.

The proposal is to comply with Rule 25.1.6I at all receivers.

¹⁰ The construction noise limit applying to construction projects greater than 20 weeks in duration.

7.2 Receivers of construction noise

This assessment is focussed on construction work in areas of the Site that are near (i.e within 80m) of occupied dwellings on adjacent sites. The closest receivers (dwellings) within 80m of proposed construction work are displayed in Table 3.

Address	Building type	Separation distance from closest potential construction activity and building façade
161 Brookvale Road	Single level dwelling	≈ Approximately 27m from the closest area of earthworks
163 Brookvale Road	Single level dwelling	≈ Approximately 28m from the closest area of earthworks
185 Brookvale Road	Single level dwelling	≈ Approximately 45m from the closest area of earthworks
184 Brookvale Road	Single level dwelling	≈ Approximately 20m from the closest area of earthworks

All other receivers are well separated from areas of the site that will be subject to construction work. The construction noise levels generated from construction work in other areas of the Site will be much lower and will readily comply with the noise limits in NZS6803 due to the large separation distances.

7.3 Assessment of compliance with permitted construction noise limits

Table 1 includes reference noise levels for the noisiest potential construction activities likely to be undertaken near to occupied buildings on adjacent sites.

The reference noise levels are based on our database of construction noise measurements undertaken by Styles Group on numerous projects nationwide. They are generally consistent with guideline noise data provided in NZS 6803:1999 Appendix C *Guide to Sound Level Data on Site Equipment and Site Activities* and best practice.

Our reference levels are based on worst-case assumptions for noise emissions. Good plant selection, regular maintenance, and experienced operators will generally result in lower noise emissions during the works.

Table 1 displays the minimum separation distance for each activity to comply with the permitted construction noise limit for the proposed hours of work (i.e. times when a noise limit of 70 dB L_{Aeq} applies) under the following assumptions:

- The distances include an adjustment of +3 dB to the noise levels for reflections from the façade of the receiving building (in accordance with NZS 6803:1999).
- The compliance distance stated is from the noise generating plant (or the noisiest part of the plant e.g., an excavator engine) to the most exposed façade of the building.
- The plant is being used continuously at the reference distance over a 15-minute sample period (i.e., 100% on-time) unless otherwise stated.
- Hard, acoustically reflective ground is assumed between the noise source and the building.
- The mitigated noise levels include a reduction of 10 dB from an effective acoustic barrier such as topography or fencing that blocks line of sight between the noise generating part of the plant and the assessment point.

Table 1 Reference noise levels and compliance distances

Construction activity	Unmitigated L _{Aeq} (15 min) noise level at 10 m	Unmitigated compliance distance	Mitigated compliance distance (with noise barrier)
D6, D7, or D8 bulldozer working in small area	76 dB*	27 m	9 m
Padfoot vibratory compaction roller 15t – 20-t	76 dB*	27 m	9 m
Cut and fill, clearing, and loading trucks with a 40-t – 50-t excavator	72 dB	17 m	6 m
Cut and fill, clearing, and loading trucks with a 20-t excavator	69 dB	12 m	4 m
Cat 815 static compactor 18-t	69 dB*	12 m	4 m
Concrete pump and truck discharging	69 dB	12 m	4 m
Cut and fill, clearing, and loading trucks with a 12-t excavator	67 dB	10 m	3 m
Large generator	66 dB	9 m	3 m
Terex TS14 30-t motor scraper	65 dB*	8 m	3 m
7,000 L watercart	65 dB	8 m	3 m
Grader	62 dB*	6 m	2 m
Idling delivery truck, dump truck, moxy, tractor	62 dB	6 m	2 m
Paving works (with all ancillary equipment operating)	75 dB	25 m	8 m

* Reference noise level is for a moving noise

7.3.1 Assessment of compliance with permitted construction noise limits

The closest receivers are approximately 20-27m from the closest part of the Site boundary where earthworks for recontouring will be undertaken. This is relatively quiet work that is capable of comply with the 70dB L_{Aeq} limit at distances less than 20m.

The higher noise generating works such as compaction, grading and paving works will be undertaken much further away from receivers.

Based on our review of the earthworks plan, we expect that the construction noise levels can comply with the permitted construction noise limit of 70 dB L_{Aeq} without any specific noise mitigation or management. We have recommended conditions of consent based on our findings.

7.4 Construction vibration

The HDP does not include any rules or standards to control vibration generated from construction work.

We have reviewed the areas of proposed construction work on the Site and proximity to neighbouring buildings to determine whether the works will comply with vibration limits set out in German Standard DIN 4150-3:1999 *Structural vibration – Effects of vibration on structures* (the **DIN limits**). The DIN limits are commonly adopted in other District Plans to ensure construction vibration avoids any damage to buildings.

We have not identified any concerns in terms of vibration affecting adjacent sites due to the separation distances between potential vibration-generating construction activities on Site and the nearest physically buildings.

8.0 Recommended conditions

We recommend the following conditions are attached to the consent.

Acoustic fence along the common boundary of the water pump station and proposed Lot 188	Prior to the occupation of the dwelling on Lot 188, the consent holder shall construct an acoustically effective barrier along the common boundary of Lot 188 and the waterpump station on 170 Brookvale Road. The acoustic barrier shall be no less than 2 m in height and shall have no gaps along its length or at its base, including where it adjoins any other structure. The surface density of the barrier shall be no less than 10 kg/m², with any timber palings overlapped or battened to prevent gaps. The barrier shall be maintained to be acoustically effective for as long as this consent is given effect to.
Timing of construction work	Construction work and heavy vehicle movements on the site may only take place between the hours of 7:30 am. and 6:00 pm, Monday to Saturday. No noisy works shall be undertaken on Sundays or public holidays.

	This condition does not preclude quiet works from taking place outside of standard construction hours, providing they comply with the permitted construction noise limits at these times (e.g., site meetings, interior fitouts, planting or other works that are well-separated from neighbouring receivers).		
Construction noise limits	Construction noise levels generated from the Site shall comply with the following limits, when measured and assessed 1m from the façade of any occupied dwelling or building on any other site in accordance with NZS 6803:1999: <i>Acoustics – Construction Noise</i> :		
	Time period	Maximum noise levels	
		L_{Aeq}	L_{AFMax}
	7:30am- 6:00pm, Monday to Saturday	70 dB	85 dB
	All other times and on Public Holidays	45 dB	70 dB
Notice of construction work	The consent holder must advise and all other occupants of all buildings within 50 m of the site boundary about the construction works at least five days before demolition or earthworks begin on site. The advice must be provided in writing and include the following information: i. An overview of the construction works including the duration of the project and the working hours on site. ii. The approximate dates and duration of the noisiest activities on site iii. A contact name and phone number to advise of any sensitive times for high noise levels and for any questions or complaints regarding noise and vibration throughout the project.		

9.0 Summary

Overall, our assessment finds that the Project will be compatible with the established and permitted land use activities on adjacent sites.

We have recommended conditions of consent based on our findings.

Brookvale Green

Rural Interface Assessment and Recommendations

15 May 2026

Prepared for:

Vermont Street Partners No.4 Limited

Prepared by:

Angus Bews
Fruition Consultant



1. Purpose of this Report

This report assesses rural interface matters relevant to the Brookvale Green residential development at 174 – 176 Brookvale Road, Havelock North. The primary focus of this report is agrichemical spray drift and the physical buffer treatments required to reduce the potential for future residents to experience potential adverse effects from neighbouring productive land uses.

The assessment considers both current neighbouring land use and the range of rural production activities that may reasonably occur under the existing zoning framework and any approved consents. It draws directly from any potential reverse sensitivity issues and relevant regulatory and technical guidance.

The assessment has been prepared to inform the Brookvale Green substantive application. It should be read alongside the planning assessment, landscape plans, scheme plan, acoustic assessment, proposed conditions, and consent notice wording.

2. Statement of Qualifications and Experience

I am the Irrigation Services Manager at Fruition Horticulture Hawkes Bay Ltd, a Horticultural services and consultancy company based in the Hawkes Bay Region. I hold a Bachelor of Agriscience (major Horticulture) from Massey University. I have approximately seven years of experience in horticultural production and my career to date has involved four years of working with soil analysis and irrigation recommendations across orchards and vineyards. My experience includes completing due diligence reports for site selection for apple orchard production and preparing Land Use Capability reports analysing the potential for subdivision of rural properties under the NPS-HPL. I confirm that, in my capacity as author of parts of this FastTrack Application, I have read and abide by the Environment Court of New Zealand's Code of Conduct for Expert Witnesses Practice Note 2023.

3. Site Context and Adjoining Rural Interfaces

Brookvale Green adjoins and is proximate to several productive or rural properties. These properties are zoned Plains Production zone in the Hastings District Plan (HDP). These interfaces are important because the proposal introduces residential activity into an environment where land-based primary production, rural production activities and associated operational effects are anticipated by the existing zoning and regional framework.

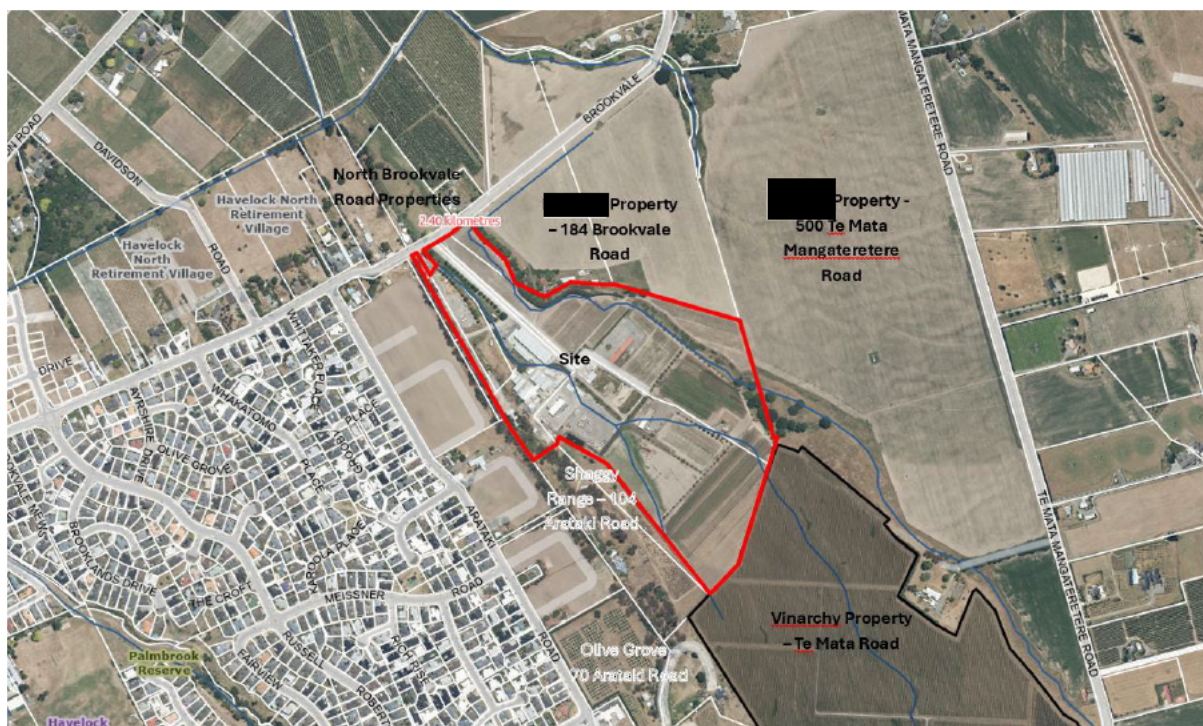


Figure 1: Location of Adjacent Properties relative to the Site

3.1 Vinarchy Vineyard – Te Mata Road

Lot 1 DP 27387 is managed by Vinarchy (Grape Production/Vinyard) and primarily uses¹:

- Recycling air-blast sprayers (drift-reducing)
- Particle size ~250 microns (low drift risk)
- Spray height ~2.1 m nozzle, 1.9 m canopy height
- Spray season typically September – April
- No existing shelter belt

3.2 [REDACTED] – 500 Te Mata Mangateretere Road

Lot 1 27388 (unknown management) historically arable and cropping production²:

- Sprayer type most likely boom operating
- Particle size crop dependant, ranging between 150-450 microns (low drift risk)
- Spray season typically September – May
- No existing shelter belt

3.3 [REDACTED] – 184 Brookvale Road

Lot 16 DP 3449 and Lot 21 DP 3449 (unknown management) historically arable and cropping production³:

- Sprayer type most likely boom operating

¹ Information received from direct discussion of vineyard management

² Information received from industry experts (arable and cropping consultant)

³ Information received from industry experts (arable and cropping consultant)

- Particle size crop dependant, ranging between 150-450 microns (low drift risk)
- Spray season typically September – May
- No existing tree shelter belt

3.4 [REDACTED] Shaggy Range Property – 104 Arataki Road

Lot 1 DP 13265 and Lot 1 DP 16136 (Shaggy Range dog daycare, Forest & Bird plant nursery, and Christmas tree farm):

- Sprayer type most likely boom operating or handheld spraying
- Particle size crop dependant, ranging between 150-450 microns (low drift risk)
- Spray season typically September – May
- An existing she-oak shelter belt is in place on the neighbour's side of the southwest shared boundary where the christmas tree farm operations are located.

3.5 North Brookvale Road properties – 161, 163 and 185 Brookvale Road

Section 4 Block IV Te Mata Survey District, Lot 24 DP 3803 and **Lot 1 DP 338516** (Rural residential lifestyle properties):

- Likely handheld spraying associated with regular property maintenance
- Separated by Brookvale Road and a significant distance away from housing areas proposed on Brookvale Green site.

3.6 Environmental & Meteorological Context

The area has predominant West and Southwest winds. Drift hazard increases under very low or high winds, unpredictable direction, low humidity, inversion layers⁴.

4. Regulatory Framework

The regulatory framework relevant to this assessment operates across the HDP, the Hawke's Bay Regional Resource Management Plan (RRMP), and the New Zealand Standard for the Management of Agrichemicals (NZS 8409:2004). Overall, the HDP framework provides for the use and operation of rural production activities within the Plains Production Zone, including activities involving agrichemical application as provided for by the RRMP and guided by NZS 8409:2004.

4.1 Hastings District Plan (HDP)

The adjoining land is zoned Plains Production Zone under the HDP. Rule 6.2.4 PP1 provides for land-based primary production as a permitted activity within the zone. The definition of land-based primary production includes activities such as horticulture, viticulture, cropping, commercial vegetable production, livestock rearing, nurseries and directly associated accessory buildings, structures and activities. Accordingly, this assessment considers not only the current use of adjoining land, but also the potential agrichemical use associated with the range of rural production activities reasonably anticipated within the zoning framework.

4.2 Regional Resource Management Plan (RRMP)

The RRMP recognises the need to manage reverse sensitivity effects, maintain the ongoing operation of rural production activities and regulate the use and discharge of agrichemicals within the Hawke's

⁴ The Climate and Weather of the Hawke's Bay. https://webstatic.niwa.co.nz/static/web/Hawkes_Bay_Climate_NIWA.pdf

Bay region. At a higher level, the RRMP framework anticipates the use of setbacks, buffer zones and shelterbelt mitigation to reduce potential conflicts between sensitive activities and rural land uses, including agrichemical application.

Hawke's Bay Regional Council (HBRC) promotes the use of development setbacks and buffer zones as a method to manage reverse sensitivity effects and protect the ongoing operation of rural and infrastructure activities. In particular, Method MET UD1 states that Council will:

g) Promote development setbacks and buffer zones to protect natural physical processes, ensure natural hazard mitigation and manage reverse sensitivity effects.

J) Promote setbacks and buffer zones⁵ to protect the ongoing operation, maintenance and development of strategic infrastructure.

A buffer zone is a physical separation of the activity from neighbouring properties or resources and may be either a vertical separation or horizontal separation.

RRMP Rule 10⁶ establishes the regulatory framework for agrichemical application and specifically provides for the widespread application of agrichemicals as a permitted activity, subject to compliance with relevant standards and management requirements, including NZS 8409:2004⁷ (refer to NZS section below). The following matters are relevant to the assessment of potential spray drift effects and the design of appropriate interface mitigation for Brookvale Green.

"Rule 10 ...

b. – The discharge shall be undertaken in accordance with all mandatory requirements set out in Sections 2, 5 and 6 of the New Zealand Standard for the Management of Agrichemicals (NZS 8409:2004).

...

h. – Aerial and ground-based discharges shall be notified by the property owner, manager or contractor in accordance with the following requirements.

- i. Where the application is on private land, occurs on any land within 50m of an adjacent property twice in any 12 month period, and occurs in circumstances where spray drift beyond the property boundary cannot be avoided, a property spray plan shall be prepared at the beginning of each year, or spray season, in accordance with appendix M4 of the New Zealand Standard for the Management of Agrichemicals (NZS 8409:2004). The plan shall be given upon request to the owner or occupier of any adjacent property, or to a Council officer.*
- ii. Where the application is on private land, signs shall be used to clearly indicate the use of any agrichemicals:*
 - Within 10m of public land where there is a shelter belt giving effective protection between the application and the public land, or*

⁵ RRMP, Definition 9.32, Buffer Zone: *The distance between the boundary of an activity and an identified sensitive area.*

⁶ 6.4 Discharges to Air/Land/Water – Agrichemicals & Agricultural Discharges, 6.4.1 Agrichemicals – Discharges to Air/Land/Water

⁷ New Zealand Standard for the Management of Agrichemicals NZS 8409:2004

- *Within 30m of public land where there is no shelter belt giving effective protection between the application and the public land.”*

As set out in the RRMP Advisory Note 2 to Rule 10, NZS 8409:2004 summarises the key factors that influence the potential for agrichemical spray drift and the relative level of drift risk associated with different application and environmental conditions. These are set out in Table 1 below.

Table 1: Factors Influencing Agrichemical Spray Drift Hazard (NZS 8409:2004)

Factor	Potential Drift Hazard Scale	
	High	Low
Wind Speed	Zero/very low (<1 m/s) or >6 m/s	Steady (1-3 m/s)
Wind direction	Unpredictable	Predictable, and away from sensitive areas
Humidity	Low (delta T>8°C)	High (delta T<4°C)
Atmospheric stability	Inversion layer present	No inversion layer
Maximum height of release	>1.5m above the target	<0.5m above the target
Particle (droplet) size	<50 microns diameter	>250 microns diameter
Volatility	High (vapour pressure >10 mPa)	Low (vapour pressure <0.1 mPa)
Sensitive area	Close (<100 m away)	None, or more than 1 km distant
Buffer zone	None	Yes (>100m)
Shelter belts	No Shelter	Live shelter, >3m high and 1m wide
Toxicity	Scheduled agrichemicals	Unscheduled agrichemicals

4.3 New Zealand Standard for the Management of Agrichemicals NZS 8409:2004

NZS 8409:2004 is the recognised industry standard for the safe and effective management of agrichemical use in New Zealand. The standard provides technical guidance and best practice measures relating to the storage, handling, application and disposal of agrichemicals, including the management of spray drift effects. Relevant matters addressed by NZS 8409 include weather conditions, droplet size, release height, application methods, buffer separation distances, shelterbelt mitigation, notification requirements and spray planning. As noted above, the RRMP expressly incorporates NZS 8409:2004 into the regional regulatory framework for agrichemical use through Rule 10.

5. Assessment of Spray Drift and Reverse Sensitivity Effects

In undertaking this assessment, consideration has been given to the current activities occurring on adjoining land, and the range of land-based primary production activities and associated agrichemical use reasonably enabled within the existing zoning and regional planning framework outlined above.

This includes existing vineyard, cropping, rural production and weed management activities, as well as the potential for future horticultural or agricultural land uses permitted by the Plains Production Zone that may involve different spray methods and application frequencies over time. In particular, the assessment recognises that adjoining land may accommodate boom spraying, air-blast spraying and other agrichemical application methods associated with horticultural, viticultural and rural production activities.

The adjoining rural properties retain the ability to undertake agrichemical application as a permitted activity under the RRMP, subject to compliance with Rule 10 and NZS 8409:2004. That framework recognises that agrichemical application may result in limited spray drift beyond property boundaries in some circumstances, while also requiring management measures such as spray planning, notification, setbacks and shelterbelt mitigation to manage adverse effects.

This assessment has considered the environmental and operational factors identified within NZS 8409:2004 as influencing spray drift risk, including prevailing wind conditions, droplet size, release height, proximity to sensitive receivers, buffer separation and shelterbelt protection. NZS 8409:2004 identifies that the presence of effective live shelterbelt mitigation can significantly reduce recommended setback distances associated with agrichemical spray application. Conversely, where no effective shelterbelt protection is provided, substantially greater setback distances are generally required to achieve a similar level of spray drift mitigation.

Based on the NZS 8409:2004 guidance and the site-specific rural interface context, the following setback distances are relevant:

With Effective Live Shelterbelt Mitigation (recommended):

- Boom sprayer: 2 m (Blue Shading – Figure 2)
- Air-blast sprayer: 10 m (Red Shading – Figure 2)
- Aerial: 100 m

Without Effective Live Shelterbelt Mitigation:

- Boom sprayer: 10 m (Blue Shading – Figure 2)
- Air-blast sprayer: 30 m (Red Shading – Figure 2)
- Aerial: 300 m

Based on the site context, prevailing wind conditions, adjoining land uses and the applicable regulatory framework, I consider that the establishment of applicant-side shelterbelt mitigation along all rural interfaces (**Figure 2**) represents an appropriate and effective response to manage potential spray drift and reverse sensitivity effects associated with existing and potential rural production activities.

Design recommendations for the proposed shelterbelts are set out in Section 7.

6. Recommended Mitigation & Design Response

The use of live shelterbelt mitigation is recommended along all rural interfaces adjoining Brookvale Green (**Figure 2**). In my opinion, shelterbelt planting provides the most effective and practical long-term mitigation response by reducing spray drift movement beyond the boundary and increasing physical separation between productive land and sensitive residential receivers.

6.1 Shelterbelt & Setback Recommendations

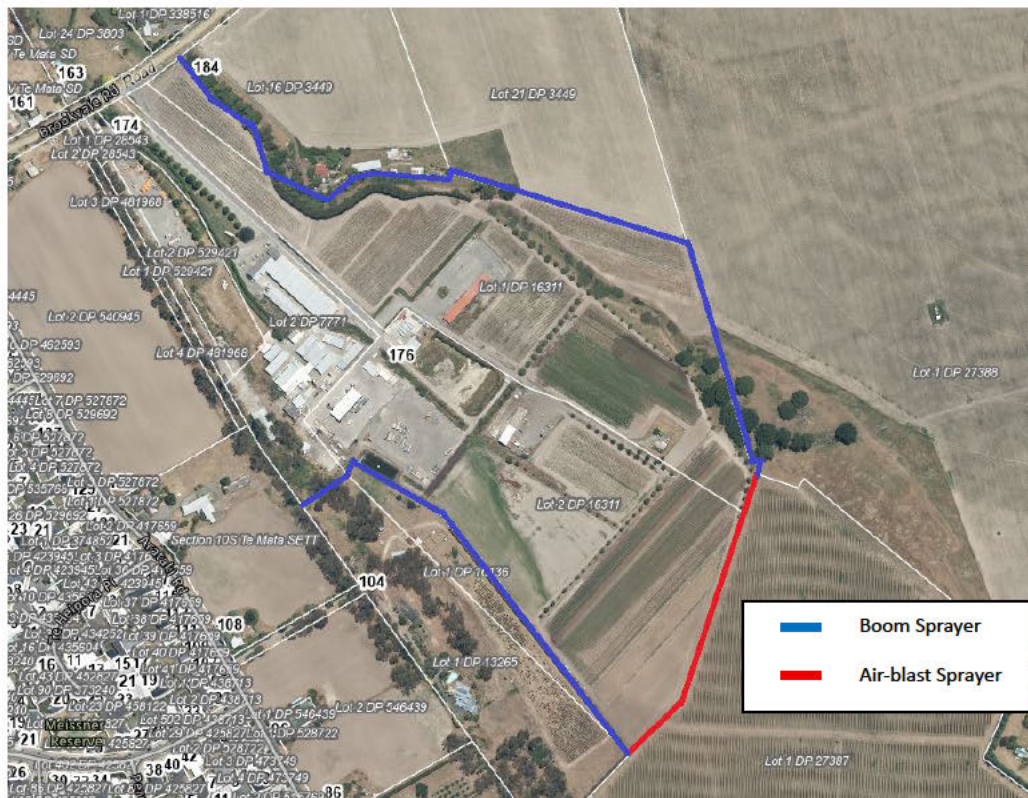


Figure 2: Recommended Shelterbelt Planting Buffer Zone

Based on the analysis of the relevant site context, metrological factors, agrichemical spray drift, and regulatory context above, I recommend the following shelterbelt design and buffer setback measures be incorporated into the Brookvale Green subdivision and development:

- Applicant-side shelterbelt planting along all rural interfaces identified in Figure 2.
- Setback of 2m at 'blue' interfaces on Figure 2.
- Setback of 10m at 'red' interfaces on Figure 2.
- Shelterbelt height of approximately 3–4 m at maturity.
- Minimum shelterbelt width of approximately 1 m.
- Minimum thickness of 50% porosity (1m wide).
- Continuous planting with minimal gaps along boundaries.
- Evergreen species (narrow leafed are preferred) will provide more protection throughout the year.
- Deciduous species are not recommended as generally the species will be at bud burst once the seasonal spray calendar commences.

Suitable tree species include:

- *Casuarina cunninghamiana* (she-oak)
- *Cryptomeria japonica* (Japanese cedar)
- *Cuprocyparis leylandii* (Leyland Cypress, non-spreading cultivar)

- *Olea europaea* (Olive, a dense evergreen option such as El Greco)
- *Pittosporum eugenioides* (Lemonwood)

6.2 Maintenance and Operational Recommendations

To support the ongoing effectiveness of the recommended shelterbelt mitigation, the following measures are recommended for the development:

- Requiring ongoing maintenance and replacement of shelterbelt planting (i.e. any diseased or failed plants).
- Replacement planting within the next appropriate planting season where shelterbelt effectiveness has been compromised.

As noted above, adjacent agricultural or horticultural practices are required to notify neighbouring properties of any spraying that may go beyond the boundary in accordance with RRMP Rule 10. We anticipate that this would occur at the start of season prior to the primary spray season, generally in August or September.

7. Conclusion

I have been engaged to assess the potential reverse sensitivity effects associated with agrichemical spray drift and the Brookvale Green Fast Track Substantive application. Based on my evaluation of the site context, local meteorological conditions, and the applicable regulatory framework, I have recommended a series of mitigation measures outlined above. With these measures in place, I am confident that any adverse reverse sensitivity effects arising from agrichemical spray drift from neighbouring productive land can be effectively managed to an acceptable level.



Brookvale Green Masterplan

Consultation Pack | Brookvale Road, Havelock North | April 2026



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1.0 Introduction

1.1 Wider Context

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

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

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

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

Legend

Subject Site

 Existing open space / reserves

Figure 1 Site within the wider Havelock North Context

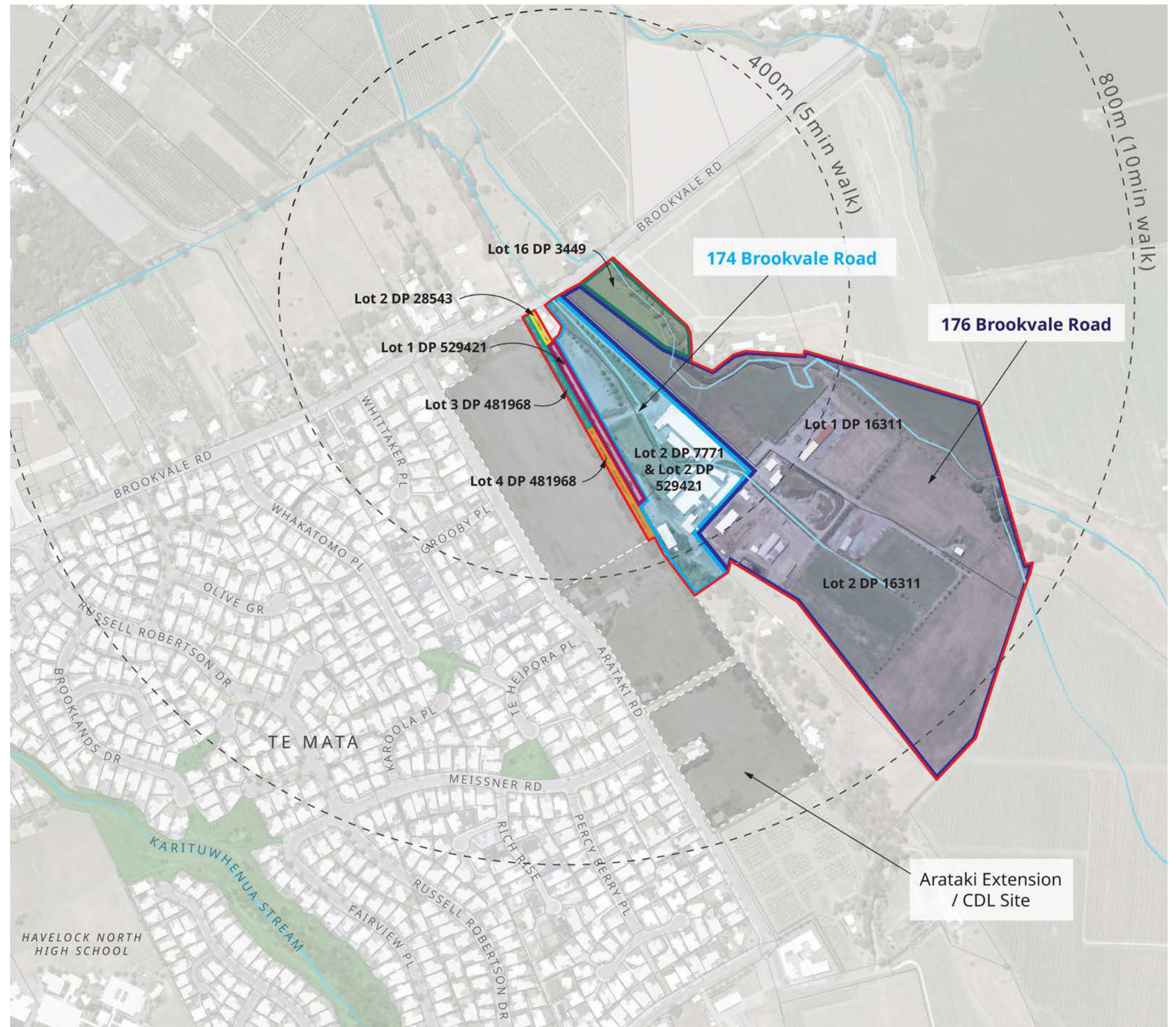


Scale 1:6,000 @ A3

1.2 Subject Site

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

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





Scale 1:6,000 @ A3

1.3 Planning Context

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

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

Legend

Subject Site

Existing Zoning

Plains Production

Havelock North - General Residential

Deferred Residential

Te Mata Special Character

Open Space

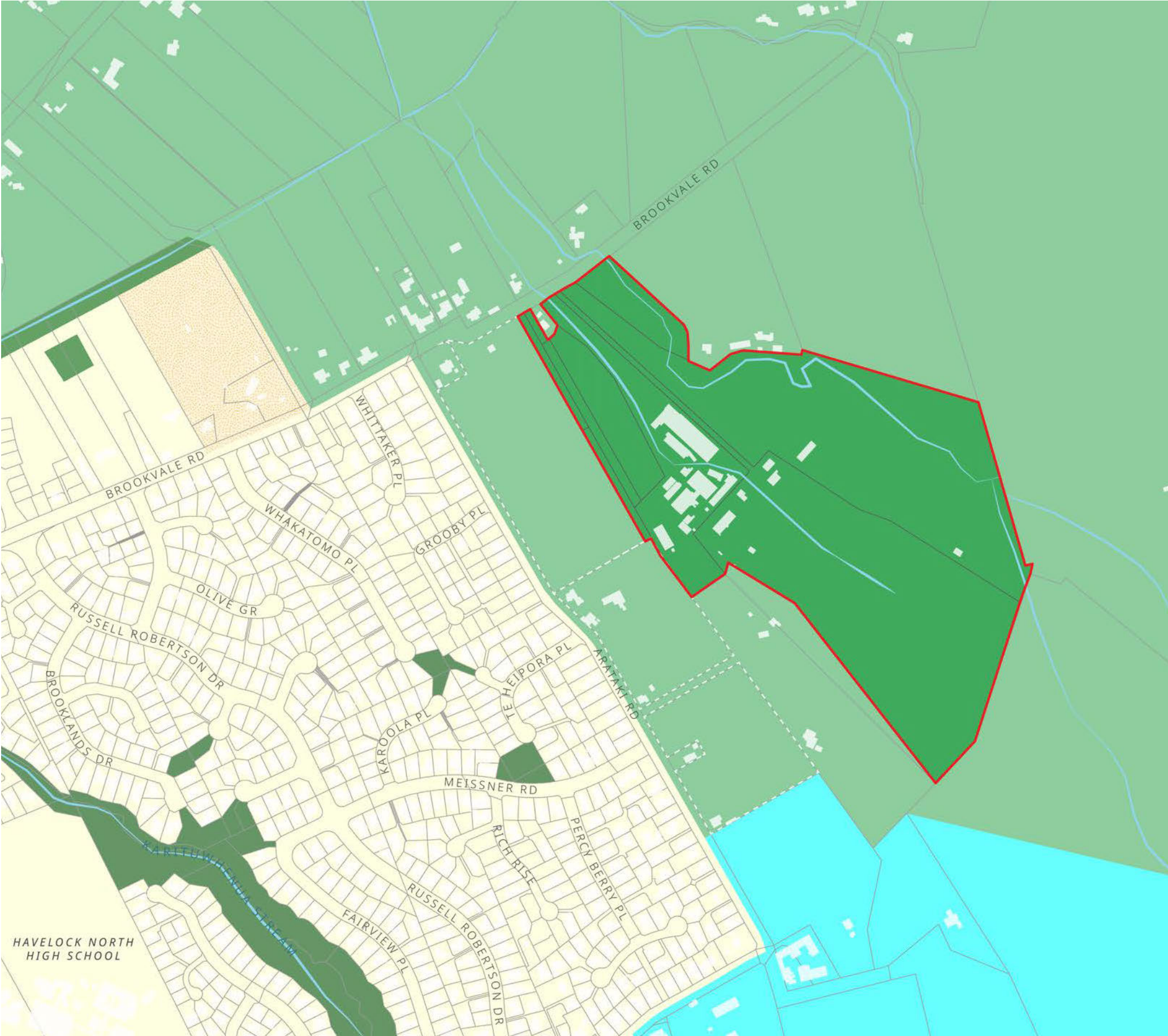


Figure 3 Existing Zoning Context

1.4 Opportunities and Constraints



Scale 1:4,000 @ A3

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



Figure 4 Site opportunities and constraints map

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

2.0

Design Response

2.1 Brookvale Green Masterplan



Scale 1:3,000 @ A3

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

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



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



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



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



Figure 5 Brookvale Green Masterplan

2.2 Project Benefits

1.

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

2.

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

3.

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

4.

Deliver significant economic benefits to the Hawkes Bay Region including:

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

5.

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

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

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

6.

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

7.

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



Figure 6 Brookvale Green Masterplan

2.3 Technical Inputs

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

2.4 Brookvale Green Lot Layout and Density

Scale 1:3,000 @ A3

Block	Area (m²)	Approximate Average lot size (m²)	Yield (approx.)
1	4,186	500	8
2	4,911	500	9
3	1,451	350	4
4	1,594	200	8
5	1,559	200	8
6	7,045	500	13
7	1,449	350	4
8	1,624	200	7
9	12,435	500	23
10	1,716	200	8
11	10,440	500	20
12	12,416	700	18
13	15,786	800	17
14	10,200	600	17
15	2,758	700	4
16	3,263	800	4
17	1,688	800	2
18	2,621	800	3
19	2,510	800	3
20	5,038	600	8
21	2,572	600	4
22	3,700	500	7
23	2,358	600	4
Yield (lots)			203



Figure 7 Brookvale Green Lot Layouts and Yield Study

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

2.5 Indicative Staging Plan



Scale 1:3,000 @ A3

Stage 1:

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

Stage 2:

- 43 lots

Stage 3:

- 16 lots
- 1 x stormwater device

Stage 4:

- 44 lots
- 1 x stormwater device

Stage 5:

- 38 Lots



Figure 8 Indicative Staging Plan

2.6 Fast-Track Substantive Application Process and Timeframes

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

1. Preparation of the substantive application

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

2. Application is lodged

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

3. Expert panel is established

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

4. Comments are invited & Applicant responds

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

5. Panel makes its decision

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

Timeframes:

VSP are currently underway with design, preparation of expert reports and stakeholder engagement.
VSP intend to lodge the substantive application with the EPA in July 2026.
Once lodged with the EPA, the approvals process typically takes 6 to 10 months.



B&A

Urban & Environmental

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Kerikeri | Whangārei | Warkworth | Auckland | Hamilton | Cambridge | Tauranga | **Havelock North** |
Wellington | Christchurch | Wānaka & Queenstown

From: [REDACTED]
Sent: Monday, 25 May 2026 12:13 pm
To: [REDACTED]
Cc: [REDACTED]
Subject: VSP Ltd Nursery plant list

Some people who received this message don't often get email from hastingshavelocknorth.nursery@forestandbird.org.nz. [Learn why this is important](#)

Kia ora [REDACTED]

Thank you for your interest in sourcing plants from our nursery for your housing project. We would love to contribute. Please note that we are a small, volunteer-run nursery producing about 4,000 plants per year. While we aim for consistency, our exact numbers and varieties do fluctuate annually.

Because we cannot guarantee a fixed supply, it might be best for your landscapers to use us for "filling in the gaps." With enough lead time, we can happily set aside a diverse mix of varieties for you. I am more than happy to discuss how we can make this work.

Meanwhile, our plant list is attached with current numbers of plants available as an indication. We have just had a number of reasonably large orders so stocks are down.

 [2026 May available plants for sale - Copy.xlsx](#)

Ngā mihi,
[REDACTED]

Nursery

Hastings Havelock-North Branch

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