

05 June 2026

Marne Cole
Senior Planner
Barker and Associates

DELIVERED Via EMAIL: [REDACTED]

Dear Marne

FAST-TRACK PROPOSAL: Brymer

In relation to your project on the following land parcels:

- CT ID: 4421688 - 341666
- CT ID: 2093706 - SA6D/233
- CT ID: 2642732 - SA910/139

Council confirms that, based on its records at the time of writing, there are no existing resource consents issued for these land parcels to which sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) would apply, if the project were to be applied for as a resource consent under the RMA.

This confirmation is provided for the purposes of section 30 of the Fast-track Approvals Act.

Kind regards



Donna Tracey
CROSS BOUNDARY GROWTH MANAGER
WAIKATO DISTRICT COUNCIL

Stella Quigley

From: Donna Tracey [REDACTED]
Sent: Friday, 5 June 2026 1:55 pm
To: Marne Cole
Subject: Re: FTAA s30 Request - Brymer Substantive Fast Track Application
Attachments: Brymer - Confirmation of Applications for Fast-track Properties.pdf

Kia ora Marne,

Please find attached councils' response to the section 30 request.

Ngaa mihi | Kind regards

Donna Tracey

Cross Boundary Growth Manager

Waikato District Council

Te Kaunihera aa Takiwaa o Waikato

Waea puukoro: [REDACTED] | **Nama waea:** [REDACTED]

Poutaapeta Mahi: Private Bag 544, Ngaaruawaahia 3742

Waahi Mahi: 15 Galileo Street, Ngaaruawaahia



From: Marne Cole [REDACTED]
Sent: Wednesday, 27 May 2026 14:10
To: Donna Tracey [REDACTED]
Subject: RE: FTAA s30 Request - Brymer Substantive Fast Track Application

You don't often get email from [REDACTED] [Learn why this is important](#)

Hmm my maps must have been wrong! I just checked that you are correct. Thank you very much 😊

Ngā mihi | Kind regards,

MARNE COLE
Senior Planner



298 Victoria Street, Hamilton

barker.co.nz



B&A
Urban & Environmental



Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Tauranga,
Napier, Wellington, Christchurch,

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

From: Donna Tracey [REDACTED]
Sent: Wednesday, 27 May 2026 1:57 pm
To: Marne Cole [REDACTED]
Subject: Fw: FTAA s30 Request - Brymer Substantive Fast Track Application

You don't often get email from [REDACTED] [Learn why this is important](#)

Kia ora Marne,

I just wanted to check the title numbers with you as we have the following titles associated with the project and two of the three title numbers you identified in your email we do not have. These have been highlighted below in yellow for you. Could these titles relate to properties not in Waikato District?

These are the titles we think relate to the Brymer Fast-track Application.

CT ID: 4421688 - 341666
CT ID: 2093706 - SA6D/233
CT ID: 2642732 - SA910/139

Ngaa mihi | Kind regards

Donna Tracey
Cross Boundary Growth Manager

Waikato District Council

Te Kaunihera aa Takiwaa o Waikato

Waea puukoro: [REDACTED] | Nama waea: [REDACTED]

Poutaapeta Mahi: Private Bag 544, Ngaaruawaahia 3742

Waahi Mahi: 15 Galileo Street, Ngaaruawaahia



From: [REDACTED]
Sent: Wednesday, May 27, 2026 8:24 AM

To: info@waide.govt.nz

Subject: FTAA s30 Request - Brymer Substantive Fast Track Application

To whom this may concern,

I am writing in relation to the Brymer fast-track application, on the western boundary of Hamilton City. We are currently preparing a substantive fast-track application for the site and are seeking confirmation from Waikato District Council under section 30 of the Fast-track Approvals Act, being the identification of any existing resource consent for the same activity.

The relevant Records of Title are:

- SA425/185 (Freehold)
- 341666 (Freehold)
- SA63C/424 (Freehold)

Could Council please confirm whether there are any existing resource consents held by Waikato District Council that authorise the same, or substantially the same, activity as that proposed within the Brymer fast-track application area.

We would be grateful if Council could provide this confirmation by way of a formal response letter, so that it can be included within the consultation evidence for lodgement.

Please let me know if you require any further information to assist with your review.

Ngā mihi | Kind regards,

MARNE COLE
Senior Planner



298 Victoria Street,
Hamilton

barker.co.nz



B&A
Urban & Environmental



Kerikeri, Whangārei, Warkworth,
Auckland, **Hamilton**, Tauranga,

Napier, Wellington, Christchurch,

Queenstown, Wānaka

05 June 2026

Marne Cole
Senior Planner
Barker and Associates

DELIVERED Via EMAIL: [REDACTED]

Dear Marne

FAST-TRACK PROPOSAL: Brymer

In relation to your project on the following land parcels:

- CT ID: 4421688 - 341666
- CT ID: 2093706 - SA6D/233
- CT ID: 2642732 - SA910/139

Council confirms that, based on its records at the time of writing, there are no existing resource consents issued for these land parcels to which sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) would apply, if the project were to be applied for as a resource consent under the RMA.

This confirmation is provided for the purposes of section 30 of the Fast-track Approvals Act.

Kind regards



Donna Tracey
CROSS BOUNDARY GROWTH MANAGER
WAIKATO DISTRICT COUNCIL

Consent Evaluation Report

Applicant:	Brymer Farms Limited	File No.:	61 84 86A
Address of Site:	State Highway 23, Hamilton	Project Code:	RC222
Consent Type:	Land Use Consent	Application Number:	APP144647

1 Description of Activity

Brymer Farms Limited has applied for a resource consent to construct, use and maintain 2 wells for household/domestic water supply and subdivision/municipal supply at State Highway 23, Hamilton. The proposed maximum abstraction rate is shown as 1400 cubic metres per day.

2 Status of Activities under the Waikato Regional Plan

Under the Waikato Regional Plan drilling below the water table is a controlled activity under Rule 3.8.4.7. Drilling below the water table which does not comply with the standards and terms of the controlled activity rule is a discretionary activity under rule 3.8.4.8.

Note that this application is to authorise the construction, use and maintenance of the well only, and does not authorise the taking of water from the well. The taking of groundwater from a well for reasonable domestic purposes, or for the purposes of providing drinking water for animals does not require any authorisation under the Resource Management Act unless it causes, or is likely to cause, adverse effects on the environment. **The taking of up to 15m³ per day of groundwater for purposes not covered in the above is allowed by permitted activity rule 3.3.4.12 (attached) of the Waikato Regional Plan subject to compliance with the conditions of that rule. Any additional groundwater take over 15m³ per day would require a separate resource consent to that being considered in this report.**

3 Consultation/Affected Party Approvals

This activity falls within Rule 3.8.4.7 of the Plan. That rule provides that “Applications under this rule will be considered without notification or the need to obtain written approval of affected persons in accordance with section 94(1)(b) of the RMA” [now s95A(3)] and, on that basis, s95A(1) provides for non-notification of this application. In addition, it is not considered that any special circumstances exist that would warrant notification in accordance with s95A(4). Accordingly, no party’s approval has been sought and it is recommended that this application be processed on a non-notified basis.

4 Statutory Considerations

Section 104 of the Resource Management Act 1991 requires the Waikato Regional Council to have regard to the following matters when considering a resource consent application:

- Any actual or potential effects on the environment of allowing the activity
- The New Zealand Coastal Policy Statement and Regional Coastal Plan (for coastal consents)
- The Waikato Regional Policy Statement
- The Waikato Regional Plan and any proposed variations to that plan
- Other matters considered relevant and necessary to consider

4.1 Assessment of Environmental Effect

Drilling and its associated activities can have a variety of adverse environmental effects including:

1. contamination of ground water, surface water and soils by drilling fluids

2. reduction in ground water quality by contamination from surface water run-off, other surface water and other ground water sources
3. fuels and other hazardous substances on drill sites contaminating soils and surface water
4. accelerated soil erosion
5. vegetation removal to create drilling pads and drill rig access
6. well placement causing adverse environmental effects on other ground water users
7. loss of artesian water or aquifer pressure both in the short and long term
8. flow between previously isolated aquifers
9. adverse effects on geothermal characteristics
10. loss of geothermal fluid/pressure both in the short and long term
11. blow-outs (i.e. uncontrolled well discharges) in geothermal wells

The magnitude of these effects is influenced by the physical setting of the site, the scale of the drilling operation, the type of drilling, duration of the activity, and the hydrology and water quality at the site. Effects can be minimised through good drilling practices and through compliance with the recommended consent conditions, which are taken directly from the conditions of the controlled activity within the Waikato Regional Plan.

I consider that as long as these conditions, and the conditions in the attached schedule/certificate are complied with, there are less than minor risks of any adverse effects occurring from the granting of this resource consent application.

4.2 Policy Statements and Plans

4.2.1 Waikato Regional Plan

The Waikato Regional Plan contains two policies in section 3.8.3 which relate to drilling. Policy 1 is relevant to this application:

Policy 1: Effects of Drilling Activities

Manage the effects of drilling and any associated discharges in a manner that avoids significant adverse effects on the quality of ground water, surface water and soils from:

- a. contamination by drilling fluids
- b. contamination of ground water by contaminants in surface water
- c. mixing of previously isolated aquifers
- d. loss of aquifer pressure/level
- e. disturbance of waahi tapu and other identified sites of significance to tangata whenua as Kaitiaki
- f. inappropriate drilling in geothermal systems.

Rules

As discussed in section 2 above, drilling below the water table is a controlled activity, provided that the activity complies with the standards and terms of rule 3.8.4.7, which states:

3.8.4.7 Controlled Activity Rule - Drilling Below the Water Table

The drilling of holes or wells below the water table where the hole or well is not permitted by or does not comply with Rule 3.8.4.6, is a controlled activity (requiring resource consent) subject to the following standards and terms:

- a. All drilled holes/wells shall be constructed, maintained and/or abandoned so that they shall not cause cross-contamination between hydraulic units (aquifers) in any water including ground water and geothermal water.
- b. Holes drilled shall be at least 100 metres away from any Significant Geothermal Feature.
- c. All holes/wells shall be managed and maintained such that leakage of water or contaminants to or from the ground surface is prevented.
- d. Materials used for well construction shall be of such quality and strength to enable the well to be completed without casing or seal leakage during construction or subsequent well operation.
- e. Wells used for potable water supply shall be located at least 30 metres from any on-site sewage disposal system.
- f. Wells used for taking water, shall be located at least 50 metres from a lake or stream, and 100 metres from Mean High Water Springs.
- g. A log for each drilled hole/well shall be forwarded to the Waikato Regional Council within two months of completion of drilling. Each log shall show:
 - i. the location of the hole/well
 - ii. date of completion
 - iii. duration of drilling
 - iv. depth and diameter of the hole/well
 - v. the method of drilling
 - vi. full construction details
 - vii. the subsurface geology
 - viii. results of any tests undertaken during drilling, including permeability, temperature and water quality
 - ix. a site diagram.
- h. The activity shall not disturb any archaeological site or waahi tapu as identified at the date of notification of this Plan, in any district plan, in the NZ Archaeological Association's Site Recording Scheme, or by Heritage New Zealand except where Heritage New Zealand approval has been obtained.

Waikato Regional Council reserves control over the following matters:

- i. Measures to avoid, remedy or mitigate the adverse effects of the activity on soil and water quality.
- ii. Measures to avoid, remedy or mitigate the effects on other users of water.
- iii. Monitoring, sampling and analysis requirements.
- iv. The location and depth of drilling.
- v. Any measures necessary to rehabilitate the land following the completion of the activity.
- vi. Measures to avoid, remedy or mitigate the effect of the activity on areas of significant indigenous vegetation and significant habitats of indigenous fauna.
- vii. The requirement for bonds to ensure appropriate control and abandonment of deep geothermal wells.
- viii. Measures taken to remove wastes introduced to the hole/well during drilling and construction.

5 Relevant Part 2 Considerations

I consider that, if carried out in accordance with the conditions of this consent, the well construction will not contravene the purpose and principles of the Resource Management Act 1991 (as set out in Part 2 of the Act)

6 Monitoring

Whilst no scheduled monitoring of this consent is proposed, should the need arise, Waikato Regional Council may undertake monitoring of the wells to ensure compliance with the resource consent conditions.

7 Conclusion

I consider that the exercise of this consent, if carried out in accordance with the conditions set out below, will have only minor environmental effects, and recommend that, in accordance with s104A of the Resource Management Act, this consent be granted with a term and conditions in line with Waikato Regional Council guidelines and with standard conditions for drilling and well construction.

8 Recommendations

Recommended Decision

- That resource consent application APP144647 be processed non-notified.
- That resource consent application APP144647 be granted in accordance with the duration and conditions prescribed in the attached schedule/certificate for the following reasons:
- The activity will have no more than minor actual or potential adverse effects on the environment
- The activity is not contrary to any relevant plans or policies
- The activity is consistent with the purpose and principles of the Resource Management Act 1991



Breeahn Munns
Consents Officer
Resource Use Directorate

Date: 8 July 2022

9 Decision

That the resource consent application is granted in accordance with the above recommendations.



Mark Row
Project Manager, Farm Water & Drilling
Resource Use Directorate

Date: 21 July 2022

Acting under authority delegated subject to the provisions of the Resource Management Act 1991 which at the time of decision had not been revoked.

RESOURCE CONSENT CERTIFICATE

Resource Consent: AUTH144647.01.01

File Number: 61 84 86A

*Pursuant to the Resource Management Act 1991, the
Regional Council hereby grants consent to:*

Brymer Farms Limited
99 Greenwood Street
Frankton
Hamilton 3204

Contact Details:
Levin Da Costa
Mobile: [REDACTED]

(hereinafter referred to as the Consent Holder)

Consent Type: Land Use Consent

Consent Subtype: Land - well

Activity authorised: To construct, use and maintain two wells for household/domestic water supply
and Subdivision/municipal supply

Location: State Highway 23, Hamilton

Map reference: NZTM 1795408 E 5816356 N, NZTM 1795223 E 5814854 N

Resource Consent No	Site/Station
AUTH144647.01.01	72_11239
AUTH144647.01.01	72_11240

Consent duration: This consent will commence in accordance with section 116 of
the Resource Management Act 1991 and the term is unlimited.

Subject to the conditions overleaf:

CONDITIONS

1. The wells shall be constructed and maintained and/or abandoned so that they will not cause cross-contamination between hydraulic units (aquifers) in any water (including ground water and geothermal water).
2. Each well shall be completed and sealed such that leakage of water or contaminants to or from the ground surface is prevented.
3. Materials used for well construction shall be of such quality and strength to enable the well to be completed without casing or seal leakage during construction or subsequent well operation.
4. If a well is to be used for potable water supply, it shall be located at least 30 metres horizontally from any on-site sewage disposal system.
5. If a well is to be used for taking water, it shall be located at least 50 metres horizontally from a lake or stream, and if near the coast, located at least 100 metres from mean high-water springs (MHWS).
6. Upon completion of each well, wastes introduced to the well during drilling and construction shall be removed.
7. If artesian conditions are encountered, a conductor casing shall be grout sealed to ensure control of potential flowing artesian ground water and to prevent instability of the ground at the well head. Well head completion shall be such that ground water leakage under flowing artesian pressures is prevented.
8. The Waikato Regional Council shall be notified of the anticipated date of drilling commencing if a well is not to be drilled within three months of this consent being granted.
9. A log for each well drilled shall be forwarded to the Waikato Regional Council within two months of drilling being completed. Each log shall be provided with the correct identifier as detailed in the table below (include the co-ordinates of actual location that the well was drilled). Each log shall show:
 - i. the location of the hole/well
 - ii. date of completion
 - iii. duration of drilling
 - iv. depth and diameter of the hole/well
 - v. the method of drilling
 - vi. full construction details
 - vii. the subsurface geology
 - viii. full results of any tests (e.g. well yield, temperature, water quality) undertaken on the drilled hole/well
 - ix. a site diagram
10. The activity shall not disturb any archaeological site or waahi tapu as identified in any district plan or by Heritage New Zealand except where Heritage New Zealand approval has been obtained.
11. Abandoned or obsolete bores must be identified and decommissioned to prevent contamination. Advice of decommissioning of bores should be provided to Council within 4 weeks of the work being completed.

Bore Log Reference Numbers

Resource Consent No	Site/Station	Applicant Site #
AUTH144647.01.01	72_11239	1
AUTH144647.01.01	72_11240	2

Note: If an existing bore is to be decommissioned then this should be properly capped and sealed by a driller, and Council advised of this. If you are decommissioning a bore, you must ensure that contaminants are prevented from entering the bore by filling it with clean material and compacting or sealing the surface.

Advice Notes - General

- This resource consent does not give any right of access over private or public property. Arrangements for access must be made between the consent holder and the property owner.
- Where a resource consent has been issued in relation to any type of construction (e.g. dam, bridge, jetty) this consent does not constitute authority to build and it may be necessary to apply for a Building Consent from the relevant territorial authority.
- This resource consent is transferable to another owner or occupier of the land concerned, by written notice to the Council, on the same conditions and for the same use as originally granted (s.134-137 RMA). The transfer of water, including changes of location, may occur as provided for in Chapter 3.4 of the Waikato Regional Plan, subject to the requirements of those rules.
- The consent holder may apply to change the conditions of the resource consent under s.127 RMA.
- The reasonable costs incurred by Waikato Regional Council arising from supervision and monitoring of this/these consents will be charged to the consent holder. This may include but not be limited to routine inspection of the site by Waikato Regional Council officers or agents, liaison with the consent holder, responding to complaints or enquiries relating to the site, and review and assessment of compliance with the conditions of consents.
- Note that pursuant to s332 of the RMA 1991, enforcement officers may at all reasonable times go onto the property that is the subject of this consent, for the purpose of carrying out inspections, surveys, investigations, tests, measurements or taking samples.

Consent Evaluation Report

Applicant:	Brymer Farms Limited	File No.:	61 84 86A
Address of Site:	584 Whatawhata Road, Hamilton	Project Code:	RC222
Consent Type:	Land Use Consent	Application Number:	APP148160

1 Description of Activity

Brymer Farms Limited has applied for a resource consent to construct, use and maintain four wells for groundwater monitoring purposes at 584 Whatawhata Road, Hamilton. Correspondingly there is no proposed maximum abstraction rate.

2 Status of Activities under the Waikato Regional Plan

Under the Waikato Regional Plan (the Plan) drilling below the water table is a controlled activity under Rule 3.8.4.7. Drilling below the water table, which does not comply with the standards and terms of the controlled activity rule is a discretionary activity under Rule 3.8.4.8.

Note that this application is to authorise the construction, use and maintenance of the well only, and does not authorise the taking of water from the well.

3 Consultation/Affected Party Approvals

This activity falls within Rule 3.8.4.7 of the Plan. That rule provides that “Applications for resource consents for activities under this rule will be considered without notification or the need to obtain written approval of affected persons in accordance with section s95A(3) and, on that basis, s95A(1) provides for non-notification of this application.

Additionally, there are no special circumstances that would warrant notification in accordance with s95A(4). Accordingly, no party’s approval has been sought, and it is recommended that this application be processed on a non-notified basis.

4 Statutory Considerations

Section 104 of the RMA requires the Waikato Regional Council to have regard to the following matters when considering a resource consent application:

- Any actual or potential effects on the environment of allowing the activity
- The Waikato Regional Policy Statement
- The Waikato Regional Plan and any proposed variations to that plan
- Other matters considered relevant and necessary to consider.

4.1 Assessment of Environmental Effect

Drilling and its associated activities can have a variety of adverse environmental effects including:

1. Contamination of ground water, surface water and soils by drilling fluids
2. Reduction in ground water quality by contamination from surface water run-off, other surface water and other ground water sources

3. Fuels and other hazardous substances on drill sites contaminating soils and surface water
4. Accelerated soil erosion
5. Vegetation removal to create drilling pads and drill rig access
6. Well placement causing adverse environmental effects on other ground water users
7. Loss of artesian water or aquifer pressure both in the short and long term
8. Flow between previously isolated aquifers
9. Adverse effects on geothermal characteristics
10. Loss of geothermal fluid/pressure, both in the short and long term
11. Blow-outs (i.e. uncontrolled well discharges) in geothermal wells.

The magnitude of these effects is influenced by the physical setting of the site, the scale of the drilling operation, the type of drilling, duration of the activity, and the hydrology and water quality at the site.

Effects can be minimised through good drilling practices; and through compliance with the recommended consent conditions, which are taken directly from the Conditions of the controlled activity rule within the Waikato Regional Plan.

I consider that as long as these conditions and the conditions in the attached schedule/certificate, are complied with, there are less than minor risks of any adverse effects occurring from the granting of this resource consent application.

4.2 Policy Statements and Plans

4.2.1 Waikato Regional Plan

The Waikato Regional Plan contains two policies in Section 3.8.3 which relate to drilling. Policy 1 is relevant to this application. As discussed in Section 2 above, drilling below the water table is a controlled activity, provided that the activity complies with the standards and terms of Rule 3.8.4.7. These are shown below:

Policy 1: Effects of Drilling Activities

Manage the effects of drilling and any associated discharges in a manner that avoids significant adverse effects on the quality of ground water, surface water and soils from:

- a. Contamination by drilling fluids
- b. Contamination of ground water by contaminants in surface water
- c. Mixing of previously isolated aquifers
- d. Loss of aquifer pressure/level
- e. Disturbance of waahi tapu and other identified sites of significance to tangata whenua as Kaitiaki
- f. Inappropriate drilling in geothermal systems.

Controlled Activity Rule 3.8.4.7 - Drilling Below the Water Table

The drilling of holes or wells below the water table where the hole or well is not permitted by or does not comply with Rule 3.8.4.6, is a controlled activity (requiring resource consent) subject to the following standards and terms:

- a. All drilled holes/wells shall be constructed, maintained and/or abandoned so that they shall not cause cross-contamination between hydraulic units (aquifers) in any water including ground water and geothermal water.
- b. Holes drilled shall be at least 100 metres away from any Significant Geothermal Feature.
- c. All holes/wells shall be managed and maintained such that leakage of water or contaminants to or from the ground surface is prevented.
- d. Materials used for well construction shall be of such quality and strength to enable the well to be completed without casing or seal leakage during construction or subsequent well operation.
- e. Wells used for potable water supply shall be located at least 30 metres from any on-site sewage disposal system.

- f. Wells used for taking water, shall be located at least 50 metres from a lake or stream, and 100 metres from Mean High Water Springs.
- g. A log for each drilled hole/well shall be forwarded to the Waikato Regional Council within two months of completion of drilling. Each log shall show:
 - i. the location of the hole/well
 - ii. date of completion
 - iii. duration of drilling
 - iv. depth and diameter of the hole/well
 - v. the method of drilling
 - vi. full construction details
 - vii. the subsurface geology
 - viii. results of any tests undertaken during drilling, including permeability, temperature, and water quality
 - ix. a site diagram.
- h. The activity shall not disturb any archaeological site or waahi tapu as identified at the date of notification of this Plan, in any district plan, in the NZ Archaeological Association's Site Recording Scheme, or by Heritage New Zealand except where Heritage New Zealand approval has been obtained.
- i. In the event of any waahi tapu that is not subject to standard and term g) being identified by the Waikato Regional Council to the person undertaking the activity, the activity shall cease insofar as it may affect the waahi tapu. The activity shall not be recommenced without the approval of the Waikato Regional Council.

Waikato Regional Council reserves control over the following matters:

- i. Measures to avoid, remedy or mitigate the adverse effects of the activity on soil and water quality.
- ii. Measures to avoid, remedy or mitigate the effects on other users of water.
- iii. Monitoring, sampling and analysis requirements.
- iv. The location and depth of drilling.
- v. Any measures necessary to rehabilitate the land following the completion of the activity.
- vi. Measures to avoid, remedy or mitigate the effect of the activity on areas of significant indigenous vegetation and significant habitats of indigenous fauna.
- vii. The requirement for bonds to ensure appropriate control and abandonment of deep geothermal wells.
- viii. Measures taken to remove wastes introduced to the hole/well during drilling and construction.

5 Relevant Part 2 Considerations

I consider that, if carried out in accordance with the conditions of this consent, the well construction will not contravene the purpose and principles of Part 2 of the RMA.

6 Monitoring

Whilst no scheduled monitoring of this consent is proposed, should the need arise, Waikato Regional Council may undertake monitoring of the well to ensure compliance with the resource consent conditions.

7 Conclusion

I consider that the exercise of this consent, if carried out in accordance with the recommended conditions set out below, will have less than minor environmental effects. I recommend that in accordance with s104A of the RMA, this consent be granted with a term and conditions in line with Waikato Regional Council guidelines, utilising standard conditions for drilling and well construction.

8 Recommended Decision

That resource consent application APP148160 be processed non-notified and be granted in accordance with the duration and conditions prescribed in the attached schedule/certificate for the following reasons:

- The activity will have less than minor actual or potential adverse effects on the environment
- The activity is not contrary to any relevant plans or policies
- The activity is consistent with the purpose and principles of the RMA.



Paula Hansen
Consents And Data Officer
Resource Use Directorate

Date: 15 September 2025

9 Decision

That the resource consent application is granted in accordance with the above recommendations.



Donna Jones
Team Leader - Consents
Resource Use Directorate

Date: 17 September 2025

Acting under authority delegated subject to the provisions of the Resource Management Act 1991 which at the time of decision had not been revoked.

RESOURCE CONSENT CERTIFICATE

Resource Consent: AUTH148160.01.01

File Number: 61 84 86A

*Pursuant to the Resource Management Act 1991, the
Regional Council hereby grants consent to:*

Brymer Farms Limited
P O Box 1559
Waikato Mail Centre
Hamilton 3240

(Hereinafter referred to as the Consent Holder)

Consent Type: Land Use Consent

Consent Subtype: Land - well

Activity authorised: To construct, use and maintain four wells for groundwater monitoring purposes

Location: 584 Whatawhata Road, Temple View

Map reference: NZTM 1795239 E 5816279 N (P1),
NZTM 1795138 E 5815595 N (P2),
NZTM 1795593 E 5815414 N (P3), &
NZTM 1796006 E 5815516 N (P4)

Consent duration: This consent will commence in accordance with section 116 of
the Resource Management Act 1991 and the term is unlimited.

Subject to the conditions overleaf:

CONDITIONS

1. Every well shall be constructed and maintained and/or abandoned so that it will not cause cross-contamination between hydraulic units (aquifers) in any water (including ground water and geothermal water).
2. Every well shall be completed and sealed such that leakage of water or contaminants to or from the ground surface is prevented.
3. Materials used for well construction shall be of such quality and strength to enable the well to be completed without casing or seal leakage during construction or subsequent well operation.
4. Upon completion of every well, wastes introduced to the well during drilling and construction shall be removed.
5. If artesian conditions are encountered, a conductor casing shall be grout sealed to ensure control of potential flowing artesian ground water and to prevent instability of the ground at the well head. Well head completion shall be such that ground water leakage under flowing artesian pressures is prevented.
6. The Waikato Regional Council shall be notified of the anticipated commencement date of drilling if any well is not to be drilled within three months of this consent being granted.
7. A log for each well drilled shall be forwarded to the Waikato Regional Council within two months of drilling being completed. Each log shall be provided with the correct identifier as detailed in the table below and include the co-ordinates (Easting Northing) for the actual location where the well was drilled. Each log shall show:
 - i. The actual location of the hole/well
 - ii. Date of completion
 - iii. Duration of drilling
 - iv. Depth and diameter of the hole/well
 - v. The method of drilling
 - vi. Full construction details
 - vii. The subsurface geology
 - viii. Full results of any tests (e.g., well yield, temperature, water quality) undertaken on the drilled hole/well
 - ix. A site diagram.
8. The activity shall not disturb any archaeological site or waahi tapu as identified in any district plan or by Heritage New Zealand except where Heritage New Zealand approval has been obtained.
9. Abandoned or obsolete bores must be identified and decommissioned to prevent contamination. Advice of any decommissioning of bores should be provided to the Waikato Regional Council within 4 weeks of the work being completed.
10. No drilling fluids, contaminated groundwater, or soil shall be discharged to surface water, or to land where it may enter surface water, during each well installation, development, or maintenance

Note 1: If an existing well is to be decommissioned then this should be properly capped and sealed by a driller, and Council advised of this. If you are decommissioning a well, you must ensure that contaminants are prevented from entering the well by filling it with clean material and compacting or sealing the surface.

Note 2: This consent authorises the construction, use and maintenance of the well only, and does not authorise the taking of water from the well. Taking of water from the well and its subsequent use is addressed under relevant rules of the Waikato Regional Plan which determine whether it is a permitted activity or if additional resource consent is required.

Bore Log Reference Number/s

Resource Consent No	Site/Station	
AUTH148160.01.01	72_12996	P1
AUTH148160.01.01	72_12997	P2
AUTH148160.01.01	72_12998	P3
AUTH148160.01.01	72_12999	P4

Advice Notes - General

- This resource consent does not give any right of access over private or public property. Arrangements for access must be made between the consent holder and the property owner.
- Where a resource consent has been issued in relation to any type of construction (e.g. dam, bridge, jetty) this consent does not constitute authority to build, and it may be necessary to apply for a Building Consent from the relevant territorial authority.
- This resource consent is transferable to another owner or occupier of the land concerned, by written notice to the Waikato Regional Council, on the same conditions and for the same use as originally granted (s.134-137 RMA). The transfer of water, including changes of location, may occur as provided for in Chapter 3.4 of the Waikato Regional Plan, subject to the requirements of those rules.
- The consent holder may apply to change the conditions of this resource consent under s.127 RMA.
- The reasonable costs incurred by Waikato Regional Council arising from supervision and monitoring of this/these consents will be charged to the consent holder. This may include but not be limited to routine inspection of the site by Waikato Regional Council officers or agents, liaison with the consent holder, responding to complaints or enquiries relating to the site, and review and assessment of compliance with the conditions of consents.
- Note that pursuant to s332 of the RMA 1991, enforcement officers may at all reasonable times go onto the property that is the subject of this consent, for the purpose of carrying out inspections, surveys, investigations, tests, measurements or taking samples.

Stella Quigley

From: RUD Queries [REDACTED]
Sent: Friday, 29 May 2026 3:39 pm
To: Marne Cole
Subject: REQ231694 - Brymer fast-track app query - exisiting RC's for site
Attachments: APP144647-s42A Report and Notification Decision Wells-72376.pdf; APP148160-s42A Report and Notification Decision Wells-90064 (1).pdf

You don't often get email from [REDACTED] [Learn why this is important](#)

Kia Ora Marne,

Thank you for your request.

Request Details: To whom this may concern, I am writing in relation to the Brymer fast-track application, on the western boundary of Hamilton City. We are currently preparing a substantive fast-track application for the site and are seeking confirmation from Waikato Regional Council under section 30 of the Fast-track Approvals Act, being the identification of any existing resource consent for the same activity. The relevant Records of Title are: • SA425/185 (Freehold) • 341666 (Freehold) • SA63C/424 (Freehold) Could Council please confirm whether there are any existing resource consents held by Waikato Regional Council that authorise the same, or substantially the same, activity as that proposed within the Brymer fast-track application area. We would be grateful if Council could provide this confirmation by way of a formal response letter, so that it can be included within the consultation evidence for lodgement. Please let me know if you require any further information to assist with your review. ----- File(s) attached

On the site, there appears to be:

- AUTH144647.01.01 Land Use consent, Land - well (Document attached in e-mail)
- AUTH148160.01.01 Land Use consent, Land - Well (Document attached in e-mail)



If you require any further assistance, please feel free to use our [Online Form](#).

Ngā mihi

Helah

RUD Queries

WAIKATO REGIONAL COUNCIL | Te Kaunihera ā Rohe o Waikato

P: 0800 800 401

F: facebook.com/waikatoregion

Private Bag 3038, Waikato Mail Centre, Hamilton 3240, New Zealand

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Consent Evaluation Report

Applicant:	Brymer Farms Limited	File No.:	61 84 86A
Address of Site:	584 Whatawhata Road, Hamilton	Project Code:	RC222
Consent Type:	Land Use Consent	Application Number:	APP148160

1 Description of Activity

Brymer Farms Limited has applied for a resource consent to construct, use and maintain four wells for groundwater monitoring purposes at 584 Whatawhata Road, Hamilton. Correspondingly there is no proposed maximum abstraction rate.

2 Status of Activities under the Waikato Regional Plan

Under the Waikato Regional Plan (the Plan) drilling below the water table is a controlled activity under Rule 3.8.4.7. Drilling below the water table, which does not comply with the standards and terms of the controlled activity rule is a discretionary activity under Rule 3.8.4.8.

Note that this application is to authorise the construction, use and maintenance of the well only, and does not authorise the taking of water from the well.

3 Consultation/Affected Party Approvals

This activity falls within Rule 3.8.4.7 of the Plan. That rule provides that “Applications for resource consents for activities under this rule will be considered without notification or the need to obtain written approval of affected persons in accordance with section s95A(3) and, on that basis, s95A(1) provides for non-notification of this application.

Additionally, there are no special circumstances that would warrant notification in accordance with s95A(4). Accordingly, no party’s approval has been sought, and it is recommended that this application be processed on a non-notified basis.

4 Statutory Considerations

Section 104 of the RMA requires the Waikato Regional Council to have regard to the following matters when considering a resource consent application:

- Any actual or potential effects on the environment of allowing the activity
- The Waikato Regional Policy Statement
- The Waikato Regional Plan and any proposed variations to that plan
- Other matters considered relevant and necessary to consider.

4.1 Assessment of Environmental Effect

Drilling and its associated activities can have a variety of adverse environmental effects including:

1. Contamination of ground water, surface water and soils by drilling fluids
2. Reduction in ground water quality by contamination from surface water run-off, other surface water and other ground water sources

3. Fuels and other hazardous substances on drill sites contaminating soils and surface water
4. Accelerated soil erosion
5. Vegetation removal to create drilling pads and drill rig access
6. Well placement causing adverse environmental effects on other ground water users
7. Loss of artesian water or aquifer pressure both in the short and long term
8. Flow between previously isolated aquifers
9. Adverse effects on geothermal characteristics
10. Loss of geothermal fluid/pressure, both in the short and long term
11. Blow-outs (i.e. uncontrolled well discharges) in geothermal wells.

The magnitude of these effects is influenced by the physical setting of the site, the scale of the drilling operation, the type of drilling, duration of the activity, and the hydrology and water quality at the site.

Effects can be minimised through good drilling practices; and through compliance with the recommended consent conditions, which are taken directly from the Conditions of the controlled activity rule within the Waikato Regional Plan.

I consider that as long as these conditions and the conditions in the attached schedule/certificate, are complied with, there are less than minor risks of any adverse effects occurring from the granting of this resource consent application.

4.2 Policy Statements and Plans

4.2.1 Waikato Regional Plan

The Waikato Regional Plan contains two policies in Section 3.8.3 which relate to drilling. Policy 1 is relevant to this application. As discussed in Section 2 above, drilling below the water table is a controlled activity, provided that the activity complies with the standards and terms of Rule 3.8.4.7. These are shown below:

Policy 1: Effects of Drilling Activities

Manage the effects of drilling and any associated discharges in a manner that avoids significant adverse effects on the quality of ground water, surface water and soils from:

- a. Contamination by drilling fluids
- b. Contamination of ground water by contaminants in surface water
- c. Mixing of previously isolated aquifers
- d. Loss of aquifer pressure/level
- e. Disturbance of waahi tapu and other identified sites of significance to tangata whenua as Kaitiaki
- f. Inappropriate drilling in geothermal systems.

Controlled Activity Rule 3.8.4.7 - Drilling Below the Water Table

The drilling of holes or wells below the water table where the hole or well is not permitted by or does not comply with Rule 3.8.4.6, is a controlled activity (requiring resource consent) subject to the following standards and terms:

- a. All drilled holes/wells shall be constructed, maintained and/or abandoned so that they shall not cause cross-contamination between hydraulic units (aquifers) in any water including ground water and geothermal water.
- b. Holes drilled shall be at least 100 metres away from any Significant Geothermal Feature.
- c. All holes/wells shall be managed and maintained such that leakage of water or contaminants to or from the ground surface is prevented.
- d. Materials used for well construction shall be of such quality and strength to enable the well to be completed without casing or seal leakage during construction or subsequent well operation.
- e. Wells used for potable water supply shall be located at least 30 metres from any on-site sewage disposal system.

- f. Wells used for taking water, shall be located at least 50 metres from a lake or stream, and 100 metres from Mean High Water Springs.
- g. A log for each drilled hole/well shall be forwarded to the Waikato Regional Council within two months of completion of drilling. Each log shall show:
 - i. the location of the hole/well
 - ii. date of completion
 - iii. duration of drilling
 - iv. depth and diameter of the hole/well
 - v. the method of drilling
 - vi. full construction details
 - vii. the subsurface geology
 - viii. results of any tests undertaken during drilling, including permeability, temperature, and water quality
 - ix. a site diagram.
- h. The activity shall not disturb any archaeological site or waahi tapu as identified at the date of notification of this Plan, in any district plan, in the NZ Archaeological Association's Site Recording Scheme, or by Heritage New Zealand except where Heritage New Zealand approval has been obtained.
- i. In the event of any waahi tapu that is not subject to standard and term g) being identified by the Waikato Regional Council to the person undertaking the activity, the activity shall cease insofar as it may affect the waahi tapu. The activity shall not be recommenced without the approval of the Waikato Regional Council.

Waikato Regional Council reserves control over the following matters:

- i. Measures to avoid, remedy or mitigate the adverse effects of the activity on soil and water quality.
- ii. Measures to avoid, remedy or mitigate the effects on other users of water.
- iii. Monitoring, sampling and analysis requirements.
- iv. The location and depth of drilling.
- v. Any measures necessary to rehabilitate the land following the completion of the activity.
- vi. Measures to avoid, remedy or mitigate the effect of the activity on areas of significant indigenous vegetation and significant habitats of indigenous fauna.
- vii. The requirement for bonds to ensure appropriate control and abandonment of deep geothermal wells.
- viii. Measures taken to remove wastes introduced to the hole/well during drilling and construction.

5 Relevant Part 2 Considerations

I consider that, if carried out in accordance with the conditions of this consent, the well construction will not contravene the purpose and principles of Part 2 of the RMA.

6 Monitoring

Whilst no scheduled monitoring of this consent is proposed, should the need arise, Waikato Regional Council may undertake monitoring of the well to ensure compliance with the resource consent conditions.

7 Conclusion

I consider that the exercise of this consent, if carried out in accordance with the recommended conditions set out below, will have less than minor environmental effects. I recommend that in accordance with s104A of the RMA, this consent be granted with a term and conditions in line with Waikato Regional Council guidelines, utilising standard conditions for drilling and well construction.

8 Recommended Decision

That resource consent application APP148160 be processed non-notified and be granted in accordance with the duration and conditions prescribed in the attached schedule/certificate for the following reasons:

- The activity will have less than minor actual or potential adverse effects on the environment
- The activity is not contrary to any relevant plans or policies
- The activity is consistent with the purpose and principles of the RMA.



Paula Hansen
Consents And Data Officer
Resource Use Directorate

Date: 15 September 2025

9 Decision

That the resource consent application is granted in accordance with the above recommendations.



Donna Jones
Team Leader - Consents
Resource Use Directorate

Date: 17 September 2025

Acting under authority delegated subject to the provisions of the Resource Management Act 1991 which at the time of decision had not been revoked.

RESOURCE CONSENT CERTIFICATE

Resource Consent: AUTH148160.01.01

File Number: 61 84 86A

*Pursuant to the Resource Management Act 1991, the
Regional Council hereby grants consent to:*

Brymer Farms Limited
P O Box 1559
Waikato Mail Centre
Hamilton 3240

(Hereinafter referred to as the Consent Holder)

Consent Type: Land Use Consent

Consent Subtype: Land - well

Activity authorised: To construct, use and maintain four wells for groundwater monitoring purposes

Location: 584 Whatawhata Road, Temple View

Map reference: NZTM 1795239 E 5816279 N (P1),
NZTM 1795138 E 5815595 N (P2),
NZTM 1795593 E 5815414 N (P3), &
NZTM 1796006 E 5815516 N (P4)

Consent duration: This consent will commence in accordance with section 116 of
the Resource Management Act 1991 and the term is unlimited.

Subject to the conditions overleaf:

CONDITIONS

1. Every well shall be constructed and maintained and/or abandoned so that it will not cause cross-contamination between hydraulic units (aquifers) in any water (including ground water and geothermal water).
2. Every well shall be completed and sealed such that leakage of water or contaminants to or from the ground surface is prevented.
3. Materials used for well construction shall be of such quality and strength to enable the well to be completed without casing or seal leakage during construction or subsequent well operation.
4. Upon completion of every well, wastes introduced to the well during drilling and construction shall be removed.
5. If artesian conditions are encountered, a conductor casing shall be grout sealed to ensure control of potential flowing artesian ground water and to prevent instability of the ground at the well head. Well head completion shall be such that ground water leakage under flowing artesian pressures is prevented.
6. The Waikato Regional Council shall be notified of the anticipated commencement date of drilling if any well is not to be drilled within three months of this consent being granted.
7. A log for each well drilled shall be forwarded to the Waikato Regional Council within two months of drilling being completed. Each log shall be provided with the correct identifier as detailed in the table below and include the co-ordinates (Easting Northing) for the actual location where the well was drilled. Each log shall show:
 - i. The actual location of the hole/well
 - ii. Date of completion
 - iii. Duration of drilling
 - iv. Depth and diameter of the hole/well
 - v. The method of drilling
 - vi. Full construction details
 - vii. The subsurface geology
 - viii. Full results of any tests (e.g., well yield, temperature, water quality) undertaken on the drilled hole/well
 - ix. A site diagram.
8. The activity shall not disturb any archaeological site or waahi tapu as identified in any district plan or by Heritage New Zealand except where Heritage New Zealand approval has been obtained.
9. Abandoned or obsolete bores must be identified and decommissioned to prevent contamination. Advice of any decommissioning of bores should be provided to the Waikato Regional Council within 4 weeks of the work being completed.
10. No drilling fluids, contaminated groundwater, or soil shall be discharged to surface water, or to land where it may enter surface water, during each well installation, development, or maintenance

Note 1: If an existing well is to be decommissioned then this should be properly capped and sealed by a driller, and Council advised of this. If you are decommissioning a well, you must ensure that contaminants are prevented from entering the well by filling it with clean material and compacting or sealing the surface.

Note 2: This consent authorises the construction, use and maintenance of the well only, and does not authorise the taking of water from the well. Taking of water from the well and its subsequent use is addressed under relevant rules of the Waikato Regional Plan which determine whether it is a permitted activity or if additional resource consent is required.

Bore Log Reference Number/s

Resource Consent No	Site/Station	
AUTH148160.01.01	72_12996	P1
AUTH148160.01.01	72_12997	P2
AUTH148160.01.01	72_12998	P3
AUTH148160.01.01	72_12999	P4

Advice Notes - General

- This resource consent does not give any right of access over private or public property. Arrangements for access must be made between the consent holder and the property owner.
- Where a resource consent has been issued in relation to any type of construction (e.g. dam, bridge, jetty) this consent does not constitute authority to build, and it may be necessary to apply for a Building Consent from the relevant territorial authority.
- This resource consent is transferable to another owner or occupier of the land concerned, by written notice to the Waikato Regional Council, on the same conditions and for the same use as originally granted (s.134-137 RMA). The transfer of water, including changes of location, may occur as provided for in Chapter 3.4 of the Waikato Regional Plan, subject to the requirements of those rules.
- The consent holder may apply to change the conditions of this resource consent under s.127 RMA.
- The reasonable costs incurred by Waikato Regional Council arising from supervision and monitoring of this/these consents will be charged to the consent holder. This may include but not be limited to routine inspection of the site by Waikato Regional Council officers or agents, liaison with the consent holder, responding to complaints or enquiries relating to the site, and review and assessment of compliance with the conditions of consents.
- Note that pursuant to s332 of the RMA 1991, enforcement officers may at all reasonable times go onto the property that is the subject of this consent, for the purpose of carrying out inspections, surveys, investigations, tests, measurements or taking samples.

Consent Evaluation Report

Applicant:	Brymer Farms Limited	File No.:	61 84 86A
Address of Site:	State Highway 23, Hamilton	Project Code:	RC222
Consent Type:	Land Use Consent	Application Number:	APP144647

1 Description of Activity

Brymer Farms Limited has applied for a resource consent to construct, use and maintain 2 wells for household/domestic water supply and subdivision/municipal supply at State Highway 23, Hamilton. The proposed maximum abstraction rate is shown as 1400 cubic metres per day.

2 Status of Activities under the Waikato Regional Plan

Under the Waikato Regional Plan drilling below the water table is a controlled activity under Rule 3.8.4.7. Drilling below the water table which does not comply with the standards and terms of the controlled activity rule is a discretionary activity under rule 3.8.4.8.

Note that this application is to authorise the construction, use and maintenance of the well only, and does not authorise the taking of water from the well. The taking of groundwater from a well for reasonable domestic purposes, or for the purposes of providing drinking water for animals does not require any authorisation under the Resource Management Act unless it causes, or is likely to cause, adverse effects on the environment. **The taking of up to 15m³ per day of groundwater for purposes not covered in the above is allowed by permitted activity rule 3.3.4.12 (attached) of the Waikato Regional Plan subject to compliance with the conditions of that rule. Any additional groundwater take over 15m³ per day would require a separate resource consent to that being considered in this report.**

3 Consultation/Affected Party Approvals

This activity falls within Rule 3.8.4.7 of the Plan. That rule provides that “Applications under this rule will be considered without notification or the need to obtain written approval of affected persons in accordance with section 94(1)(b) of the RMA” [now s95A(3)] and, on that basis, s95A(1) provides for non-notification of this application. In addition, it is not considered that any special circumstances exist that would warrant notification in accordance with s95A(4). Accordingly, no party’s approval has been sought and it is recommended that this application be processed on a non-notified basis.

4 Statutory Considerations

Section 104 of the Resource Management Act 1991 requires the Waikato Regional Council to have regard to the following matters when considering a resource consent application:

- Any actual or potential effects on the environment of allowing the activity
- The New Zealand Coastal Policy Statement and Regional Coastal Plan (for coastal consents)
- The Waikato Regional Policy Statement
- The Waikato Regional Plan and any proposed variations to that plan
- Other matters considered relevant and necessary to consider

4.1 Assessment of Environmental Effect

Drilling and its associated activities can have a variety of adverse environmental effects including:

1. contamination of ground water, surface water and soils by drilling fluids

2. reduction in ground water quality by contamination from surface water run-off, other surface water and other ground water sources
3. fuels and other hazardous substances on drill sites contaminating soils and surface water
4. accelerated soil erosion
5. vegetation removal to create drilling pads and drill rig access
6. well placement causing adverse environmental effects on other ground water users
7. loss of artesian water or aquifer pressure both in the short and long term
8. flow between previously isolated aquifers
9. adverse effects on geothermal characteristics
10. loss of geothermal fluid/pressure both in the short and long term
11. blow-outs (i.e. uncontrolled well discharges) in geothermal wells

The magnitude of these effects is influenced by the physical setting of the site, the scale of the drilling operation, the type of drilling, duration of the activity, and the hydrology and water quality at the site. Effects can be minimised through good drilling practices and through compliance with the recommended consent conditions, which are taken directly from the conditions of the controlled activity within the Waikato Regional Plan.

I consider that as long as these conditions, and the conditions in the attached schedule/certificate are complied with, there are less than minor risks of any adverse effects occurring from the granting of this resource consent application.

4.2 Policy Statements and Plans

4.2.1 Waikato Regional Plan

The Waikato Regional Plan contains two policies in section 3.8.3 which relate to drilling. Policy 1 is relevant to this application:

Policy 1: Effects of Drilling Activities

Manage the effects of drilling and any associated discharges in a manner that avoids significant adverse effects on the quality of ground water, surface water and soils from:

- a. contamination by drilling fluids
- b. contamination of ground water by contaminants in surface water
- c. mixing of previously isolated aquifers
- d. loss of aquifer pressure/level
- e. disturbance of waahi tapu and other identified sites of significance to tangata whenua as Kaitiaki
- f. inappropriate drilling in geothermal systems.

Rules

As discussed in section 2 above, drilling below the water table is a controlled activity, provided that the activity complies with the standards and terms of rule 3.8.4.7, which states:

3.8.4.7 Controlled Activity Rule - Drilling Below the Water Table

The drilling of holes or wells below the water table where the hole or well is not permitted by or does not comply with Rule 3.8.4.6, is a controlled activity (requiring resource consent) subject to the following standards and terms:

- a. All drilled holes/wells shall be constructed, maintained and/or abandoned so that they shall not cause cross-contamination between hydraulic units (aquifers) in any water including ground water and geothermal water.
- b. Holes drilled shall be at least 100 metres away from any Significant Geothermal Feature.
- c. All holes/wells shall be managed and maintained such that leakage of water or contaminants to or from the ground surface is prevented.
- d. Materials used for well construction shall be of such quality and strength to enable the well to be completed without casing or seal leakage during construction or subsequent well operation.
- e. Wells used for potable water supply shall be located at least 30 metres from any on-site sewage disposal system.
- f. Wells used for taking water, shall be located at least 50 metres from a lake or stream, and 100 metres from Mean High Water Springs.
- g. A log for each drilled hole/well shall be forwarded to the Waikato Regional Council within two months of completion of drilling. Each log shall show:
 - i. the location of the hole/well
 - ii. date of completion
 - iii. duration of drilling
 - iv. depth and diameter of the hole/well
 - v. the method of drilling
 - vi. full construction details
 - vii. the subsurface geology
 - viii. results of any tests undertaken during drilling, including permeability, temperature and water quality
 - ix. a site diagram.
- h. The activity shall not disturb any archaeological site or waahi tapu as identified at the date of notification of this Plan, in any district plan, in the NZ Archaeological Association's Site Recording Scheme, or by Heritage New Zealand except where Heritage New Zealand approval has been obtained.

Waikato Regional Council reserves control over the following matters:

- i. Measures to avoid, remedy or mitigate the adverse effects of the activity on soil and water quality.
- ii. Measures to avoid, remedy or mitigate the effects on other users of water.
- iii. Monitoring, sampling and analysis requirements.
- iv. The location and depth of drilling.
- v. Any measures necessary to rehabilitate the land following the completion of the activity.
- vi. Measures to avoid, remedy or mitigate the effect of the activity on areas of significant indigenous vegetation and significant habitats of indigenous fauna.
- vii. The requirement for bonds to ensure appropriate control and abandonment of deep geothermal wells.
- viii. Measures taken to remove wastes introduced to the hole/well during drilling and construction.

5 Relevant Part 2 Considerations

I consider that, if carried out in accordance with the conditions of this consent, the well construction will not contravene the purpose and principles of the Resource Management Act 1991 (as set out in Part 2 of the Act)

6 Monitoring

Whilst no scheduled monitoring of this consent is proposed, should the need arise, Waikato Regional Council may undertake monitoring of the wells to ensure compliance with the resource consent conditions.

7 Conclusion

I consider that the exercise of this consent, if carried out in accordance with the conditions set out below, will have only minor environmental effects, and recommend that, in accordance with s104A of the Resource Management Act, this consent be granted with a term and conditions in line with Waikato Regional Council guidelines and with standard conditions for drilling and well construction.

8 Recommendations

Recommended Decision

- That resource consent application APP144647 be processed non-notified.
- That resource consent application APP144647 be granted in accordance with the duration and conditions prescribed in the attached schedule/certificate for the following reasons:
- The activity will have no more than minor actual or potential adverse effects on the environment
- The activity is not contrary to any relevant plans or policies
- The activity is consistent with the purpose and principles of the Resource Management Act 1991



Breeahn Munns
Consents Officer
Resource Use Directorate

Date: 8 July 2022

9 Decision

That the resource consent application is granted in accordance with the above recommendations.



Mark Row
Project Manager, Farm Water & Drilling
Resource Use Directorate

Date: 21 July 2022

Acting under authority delegated subject to the provisions of the Resource Management Act 1991 which at the time of decision had not been revoked.

RESOURCE CONSENT CERTIFICATE

Resource Consent: AUTH144647.01.01

File Number: 61 84 86A

*Pursuant to the Resource Management Act 1991, the
Regional Council hereby grants consent to:*

Brymer Farms Limited
99 Greenwood Street
Frankton
Hamilton 3204

Contact Details:
Levin Da Costa
Mobile: [REDACTED]

(hereinafter referred to as the Consent Holder)

Consent Type: Land Use Consent

Consent Subtype: Land - well

Activity authorised: To construct, use and maintain two wells for household/domestic water supply
and Subdivision/municipal supply

Location: State Highway 23, Hamilton

Map reference: NZTM 1795408 E 5816356 N, NZTM 1795223 E 5814854 N

Resource Consent No	Site/Station
AUTH144647.01.01	72_11239
AUTH144647.01.01	72_11240

Consent duration: This consent will commence in accordance with section 116 of
the Resource Management Act 1991 and the term is unlimited.

Subject to the conditions overleaf:

CONDITIONS

1. The wells shall be constructed and maintained and/or abandoned so that they will not cause cross-contamination between hydraulic units (aquifers) in any water (including ground water and geothermal water).
2. Each well shall be completed and sealed such that leakage of water or contaminants to or from the ground surface is prevented.
3. Materials used for well construction shall be of such quality and strength to enable the well to be completed without casing or seal leakage during construction or subsequent well operation.
4. If a well is to be used for potable water supply, it shall be located at least 30 metres horizontally from any on-site sewage disposal system.
5. If a well is to be used for taking water, it shall be located at least 50 metres horizontally from a lake or stream, and if near the coast, located at least 100 metres from mean high-water springs (MHWS).
6. Upon completion of each well, wastes introduced to the well during drilling and construction shall be removed.
7. If artesian conditions are encountered, a conductor casing shall be grout sealed to ensure control of potential flowing artesian ground water and to prevent instability of the ground at the well head. Well head completion shall be such that ground water leakage under flowing artesian pressures is prevented.
8. The Waikato Regional Council shall be notified of the anticipated date of drilling commencing if a well is not to be drilled within three months of this consent being granted.
9. A log for each well drilled shall be forwarded to the Waikato Regional Council within two months of drilling being completed. Each log shall be provided with the correct identifier as detailed in the table below (include the co-ordinates of actual location that the well was drilled). Each log shall show:
 - i. the location of the hole/well
 - ii. date of completion
 - iii. duration of drilling
 - iv. depth and diameter of the hole/well
 - v. the method of drilling
 - vi. full construction details
 - vii. the subsurface geology
 - viii. full results of any tests (e.g. well yield, temperature, water quality) undertaken on the drilled hole/well
 - ix. a site diagram
10. The activity shall not disturb any archaeological site or waahi tapu as identified in any district plan or by Heritage New Zealand except where Heritage New Zealand approval has been obtained.
11. Abandoned or obsolete bores must be identified and decommissioned to prevent contamination. Advice of decommissioning of bores should be provided to Council within 4 weeks of the work being completed.

Bore Log Reference Numbers

Resource Consent No	Site/Station	Applicant Site #
AUTH144647.01.01	72_11239	1
AUTH144647.01.01	72_11240	2

Note: If an existing bore is to be decommissioned then this should be properly capped and sealed by a driller, and Council advised of this. If you are decommissioning a bore, you must ensure that contaminants are prevented from entering the bore by filling it with clean material and compacting or sealing the surface.

Advice Notes - General

- This resource consent does not give any right of access over private or public property. Arrangements for access must be made between the consent holder and the property owner.
- Where a resource consent has been issued in relation to any type of construction (e.g. dam, bridge, jetty) this consent does not constitute authority to build and it may be necessary to apply for a Building Consent from the relevant territorial authority.
- This resource consent is transferable to another owner or occupier of the land concerned, by written notice to the Council, on the same conditions and for the same use as originally granted (s.134-137 RMA). The transfer of water, including changes of location, may occur as provided for in Chapter 3.4 of the Waikato Regional Plan, subject to the requirements of those rules.
- The consent holder may apply to change the conditions of the resource consent under s.127 RMA.
- The reasonable costs incurred by Waikato Regional Council arising from supervision and monitoring of this/these consents will be charged to the consent holder. This may include but not be limited to routine inspection of the site by Waikato Regional Council officers or agents, liaison with the consent holder, responding to complaints or enquiries relating to the site, and review and assessment of compliance with the conditions of consents.
- Note that pursuant to s332 of the RMA 1991, enforcement officers may at all reasonable times go onto the property that is the subject of this consent, for the purpose of carrying out inspections, surveys, investigations, tests, measurements or taking samples.

File No: 61 84 86A
Document No: 38390022
Enquiries to: Craig Inskeep or Sheryl Roa



21 August 2026

Attn: Fraser McNutt
Barker & Associates

Via email: Faser McNutt [redacted]
Briar Belgrave [redacted]; Alisa Neal [redacted]

Private Bag 3038
Waikato Mail Centre
Hamilton 3240
New Zealand

waikatoregion.govt.nz
0800 800 401

Kia ora Fraser,

Waikato Regional Council response to notification under section 30(3) of the Fast-track Approvals Act 2024 – Brymer Farms Limited

Thank you for your emails dated 10 and 20 August 2026 notifying the Waikato Regional Council of the intention to lodge a substantive application for the Brymer Development consisting of residential and mixed-use development.

Your emails have requested the Waikato Regional Council (WRC) confirm by written notice to Barker & Associates Limited, as WRC understands to be the authorised agent for Brymer Farms Limited, that in accordance with section 30(3) of the FTAA, there are no existing consents to which sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) would apply if the Brymer Development were to be applied for as a resource consent under the RMA.

WRC advises as follows:

- a) As of the date of this letter there are no existing consents to which section 124C(1)(c) of the RMA would apply if the Brymer Development were to be applied for as a resource consent under the RMA.
- b) Further, WRC can confirm that 165ZI of the RMA does not apply as the proposed development is not located in the common marine and coastal area as detailed within the Waikato Regional Coastal Plan (proposed or operative).

WRC staff note that a consent to take water for dust suppression purposes for the development has just been granted by WRC and this aspect of the activity does not form part of the substantive application.

If you require further information on these matters, please contact either Craig or Sheryl in the first instance.

Kind regards,

AnaMaria d'Aubert
Manager - Regional Consents

He taiao mauriora Healthy environment

He hapori hihiri Vibrant communities

He ōhanga pakari Strong economy