## Emma Fahey

**From:** Mary Hill [redacted]
**Sent:** Thursday, 12 November 2026 12:16 pm
**To:** Emma Fahey
**Cc:** Mary Pappon; Danielle Petricevich; Ella Tennent; Melanie Jones
**Subject:** Re: Wairakei South - additional direction in response to Min 7

**Categories:** Tracked To Dynamics 365

Kia ora Emma,

Thank you for the opportunity to provide feedback on behalf of Bay of Plenty Regional Council (BOPRC) on the adjusted timeframes proposed by the applicant and Te Maru o Kaituna River Authority (TMoK) in response to the Panel Convener's minute 7.

BOPRC is not in a position to support the reduced timeframes proposed by the applicant for the following reasons:

- While the applicant may have completed its modelling exercise by 14 December, and while BOPRC's expert (Brad Scarfe) is working proactively to review modelling work as the applicant makes it available, it is unlikely that the full review to determine whether the model is verified will be achieved by that date. The JWS Stormwater/Flood Modelling acknowledges (in 3.5.1) that a further 1 – 2 weeks may be required for this, depending on the differences in the models. The JWS (3.5.2) also notes that an additional 3 weeks would be required to complete the stop bank breach and pump failure scenarios with additional time required for BOPRC review.

- The applicant has indicated that additional reports / assessments may be made available to support the proposal before it is referred to the Panel and that the flood modelling report will be updated (para 7 Joint Memorandum dated 30 October). Preparation and circulation of updated reports will presumably need to occur after completion of the further modelling work being undertaken. Following circulation of the updated reports / assessments, BOPRC will require time to review this material, take advice, and prepare its comments in response.

- Accordingly, the proposal that invited parties (which would include BOPRC) would only have until 22 January 2027 to prepare their comments appears unrealistic and unreasonable, including in light of the summer holiday period.

- If the applicant's model and updated assessment is not available in sufficient time for BOPRC to consider it and take advice, and/or the model is not verified, BOPRC would likely rely on its own model in order to prepare comments on the substantive application. Comments made on that basis would also take time to prepare, depending on when the applicant advises BOPRC of the outcome of the further modelling work.

- While BOPRC is taking the lead (on behalf of the three Councils) on the modelling aspect of the stormwater and flood assessment, TCC and WBOPDC are expected to require time to review and understand the changes and impacts on areas relevant to them. Given their involvement to date has been limited (on the basis BOPRC has taken the lead), it is

anticipated they would need time to familiarise themselves with the work undertaken and the results.

For the reasons previously provided, BOPRC remains of the view that an 80 working day timeframe is both reasonable and appropriate for this project rather than the 50 WD proposed by the applicant.

For the reasons given above, BOPRC would support the extended timeframes proposed by TMoK.

BOPRC acknowledges TMoK's comments in relation to the importance of the Panel being able to draw upon specific expertise in tikanga Māori, Treaty settlement implementation or statutory river co-governance. As an alternative to having an additional Panel member with this experience, one option which BOPRC has seen work well on other fast-track projects is for the Panel to engage a special adviser with relevant expertise in those matters.

Ngā mihi

MARY HI
BARRISTER

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**From:** Emma Fahey [redacted]
**Sent:** Thursday, November 12, 2026 8:49 AM
**To:** Mary Pappon [redacted] Danielle Petricevich [redacted]; Danielle Petricevich [redacted]; Melanie Jones [redacted]; Ella Tennent [redacted]
**Cc:** Mary Hill [redacted]
**Subject:** Wairakei South - additional direction in response to Min 7

Kia ora koutou,

The Panel Convener has directed that I request a response from BOPRC to issues raised in the attached memoranda from the TK River Authority and the Applicant.

The Convener has requested a response ASAP and is happy to receive any comments via a reply to this email (preferably today if possible).

Please let me know if there are any complications with this timeframe or if you have any questions.

Ngā mihi nui,
Emma

**Emma Fahey** (she/her)

Application Lead

[redacted]

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