

- Shared expectation:
 - Developers submit key documents *early*, not at the final stage.
 - Avoid information dumps — prioritise staged delivery and signalling of key items needing early feedback.

5. PDA

- PDA must:
 - Cover trunk infrastructure obligations across the whole site.
 - Include new social infrastructure requirements.
 - Align with internal HCC policy and long-term planning.
- Draft consenting strategy & PDA framework are scheduled to be completed *this week*.
- There was a strong discussion on:
 - The longevity of PDAs after future RMA reform.
 - Ensuring outcomes endure through zoning and legislative changes.

6. Regional Significance & HBA/FDS Alignment

- Developer raised prior inconsistent feedback from regional stakeholders.
- HCC clarified:
 - They will adopt an agnostic, factual approach, avoiding explicit statements of support or opposition.
 - They cannot undermine the FDS or HBA positions by overtly supporting additional residential land capacity.
 - Once an application is listed and referred under fast-track, HCC will not challenge its regional significance.

7. Information Management & Channels

- All documents must be:
 - Sent through Sonia, who will coordinate internally.
 - Managed centrally via HCC's project management system.
- Early sharing of technical reports (even draft) is preferred.

Closed; 10:50am

Minutes

Project: Brymer – Introduction Workshop

Date: 2 February 2026

Time: 11.00am – 1.00pm

Location: MS Teams

Attendees:

Name	Role/Organisation
Fraser McNutt	B&A
Sam Le Heron	B&A
Katherine Hu	B&A
Dean Morris	Maven
Fletcher Bell	Waipa DC
Sonia Baker	HCC
Donna Tracey	HCC
Denzil Govender	HCC
Brent Manning	HCC
Colin Hattingh	HCC
Miffy Foley	WRC
Debbie McCullough	HCC
Tony Denton	HCC
Gillian Cockerell	HCC
Chris Dillon	HCC

Agenda:

Item	Detail	Action
	Meeting commenced with an introduction from Hamilton City Council's appoint project manager for the Brymer Substantive Application (Sonia Barker).	
	Introductions from all meeting participants	
	Sonia notes this is an open forum and invites discussion	
	Briefing from Brymer team – Sam Le Heron	

	Outcome – HCC and partners are updated with work that has occurred to date	
	Refresh on the Brymer Proposal and the scope of the application • Site description: ~81ha of rural land in Waikato District, several parcels on western edge of Hamilton • Spatially site is well located to amenities and services (Dinsdale, education, public open spaces)	
	Specialist investigation • Been occurring since pre-referral • Focus on strategic infrastructure servicing • Priority to connect to HCC network – subsequent modelling to confirm where and stages of this • Clarify key transport interventions	
	Specialist inputs to date • Geotechnical investigations concluded on site, working through recommendations and management of peat as part of this • Archaeological investigations concluded • Contaminated land assessment concluded • Soils assessment concluded • Hydrological investigations concluding • Ecological investigations being concluded • Cultural assessments being progressed • Surface water take application being progressed (outside of FTAA but relevant) • Design guide development for residential • Commercial centre development for neighbourhood centre • Apartment typologies being progressed • Economic assessment being progressed • Acoustic assessment being progressed • Landscape Visual Assessment being progressed • Master Plan and Urban Design Assessment being progressed	
	Overview of Land Use components • Residential - detached duplex lots, front loaded terrace super lots, rear loaded terrace super lots, apartments. Pragma as the build partner for this (design guide) • Neighbourhood centre • Retirement village • Wetlands	
	Referral	

	• Brymer was referred in Sep-2025 • Project description “master-planned residential and mixed-use development and involves construction and operation of ◦ ~1600 residential units (incl. 250-unit retirement village, 0.3ha mixed se neighbourhood centre) • Open spaces including ecological restoration/offsetting, retention of natural wetlands and riparian revegetation • Service infrastructure incl. pump station, water discharge, takes and treatment areas, SW ponds and existing water bores	
	Changes to Master-Plan since the referral application • Post referral, detailed investigation has progressed. • Reports are in preparation to be shared with the wider stakeholder groups for feedback • Sam speaks to MP and the slight changes that have occurred since the MP was previously shared with the group • One build partner to deliver on the residential component of the application. Refining underlying typologies. To be informed through a design guide. • Project team is interested to have input from HCC and wider stake holders regarding urban design and urban look/feel. • 10-12 typologies in the residential area design guide. Will provide details on material palettes, colour schemes and prompt treatment to vested roads, fencing, planting, etc. • Running east-west is the SW pipe. Retention of the drain and key feature of SW design.	
	• In terms of changes: 1650 dwellings for residential application • 1250-1300 is the approximate current yield. • Reflective of trying to achieve density outcomes and integration with existing residential area.	
	State Highway • Project team is currently in discussion with NZTA regarding State Highway 23 • Work in progress, being investigated • Transport and connectivity has been influenced by the HCC Operative District Plan	• Share transport/SH findings with Tony. • Sam to share roading plans (noting they are subject to changes)
	Connection into Network Miffy – • Questions the connection into HCC WW and water Sam - • Drafting strategic options for connection points • Modelling has not commenced as of yet	• Organise meeting with Jackie from IAWAI on network connection points

	Looking for feedback from HCC, IAWAI, other stakeholders	
	Interim WW connection Miffy – - Questions the intention for an interim WW connection Dean – - Maven currently looking into interim solutions. - The result is likely not to be at the scale the referral application highlights - Strategic solution – ideally have the long-term solution would have commenced when the interim solution is being used (interim solution is not long-term) Fraser – - Approach being taken is surface water take - Pushing client towards a reticulated approach - Ideally get WW and water away from first stage (through some method) Dean – - Modelling will provide certainty on this. Will share with Miffy and WRC when approach is more solidified.	- Jackie suggested a preliminary meeting to discuss network and potential connection points. - Challenge will be how far to reach into the network due to surrounding network being at/near capacity.
	Retirement Village Refined as part of detailed investigation Ecological restraints, typology, landform will indicate this with further refinement	
	Social infrastructure Fletcher – Advises to consider the scale of the application and its potential to trigger the requirement for social infrastructure	Fletcher to share HCC work to date on the social infrastructure guide with B&A
	Local Park HCC questions if a park is included and asks applicant to consider this	
	Long-term ownership/vesting - Amenity value added through ecological restoration, planting, etc. Sam – - Questions HCC's view on the long-term ownership of these areas. Potential opportunities for reserves Fraser – Request feedback on cities position and if natural wetland can be classed as a 'public reserve'?	

Stormwater Miffy – Asks what level of information B&A/Project team can provide on SW prior to the SW workshop.	- Share SW information pre-workshop. Miffy to speak with WRC if they are comfortable with the measures taken on flooding - Miffy to provide Dean with Rick from WRC contact details.
Flood assessment - Miffy asks if flood assessment has commenced - Dean confirms it has. Noting the site is in a flooding catchment. Elements are being included into the design to ensure adverse effects are mitigated.	Dean can share this in draft format and put on the agenda to discuss
Peat - Peat identified on site. Not included in P&I Brief - Work is being done to address this such as staging of earthworks, pre-load and staging this out, depths of pre-load, settlement marks are looking to be out ASAP. Debbie – Informs the requirement for any infrastructure in a peat area to have a 100 year life span (HCC). Fraser – This has been made clear to applicant team. Solutions are being sought and explored. Notes the desire for stakeholders and applicants to be on the same page regarding this matter	
Parks Chris D – - Informs that the HCC parks team is interested in minimal open space stormwater management, and to expect this feedback from the Parks team (not in attendance of this workshop) - Generally, they would like to see these two components (open space and stormwater) separate.	
Urban Design - HCC is in the process of appointing dedicated FT UD teams. - They will look at UD from two perspectives 1) Strategically 2) Detailed UD	
Transport Tony - Request to see cross sections and how land use intercepts with this	This will be provided prior to the HCC transport workshop

	• Questions from stakeholders on the MP and if there is a secondary collector • Project team – no secondary collector, MP provides for potential future connections on the western side of the site, although not in the application, rather a consideration Debbie – Indicates that connection into Grandview Road is more feasible. Concern over the Harrogate connection	
	Retirement Village connection Tony – • Is connection from the residential component provided to the wider Brymer site? Sam – • No roading connection currently planned for. Connection to be provided through a walk/cycle way.	
	Typologies of the Retirement Village Brent – • Retirement village being on a sloping area of the site Dean – • Consideration has been applied. Retaining to be internal to units, or between units • Architects currently assisting with informing this. Debbie – • Retirement villages aim for 1:20 grade Dean – • Confirms this is what the aim is Kath – • Speaks to the choice and reasoning of the location of the RV within the site • Distribution of land use – locating the RV in the corner adds a transitional element between the rural and larger lot residential;/ • Retirement village contained within the ‘village’ and residential typically want connection into the existing neighbourhood and amenity	• Retirement village building platform, cut and fill, roading to be shared for Debbie to view
	Retaining and landform Colin –	

• Would like to see the avoidance of previous outcomes retaining has led to. Interested to know what is happening to minimise negative effects. • Interest point for workshop on UD • Principle to be supported by detail Kath – • In relation to the proposal and the nature of the site smaller lots have been strategically located in the flatter areas, while wider lots are located on contour sites • Slope management, max height of retaining walls, interface, etc. will be provided • 3D models will provide a post development land form indication of what the proposed contour is	
Noise effects from zoo • HCC to check this, not typically an issue for local residents	
NZTA • Has been engaged and consulted with to support the Brymer referral application. Ongoing consultation is planned. • To be invited in the transport workshop	• Concept design to be shared as part of modelling design package
Urban Design Workshop • Project team emphasises the need for this workshop to be booked in ASAP. • Noting many minor refinements to MP in terms of lots, etc.	
Staging approach and connection strategy Fraser – • Desired outcome from this collaborative meeting and workshop series is general alignment on how the Brymer application is prepared and presented. • Staging – parent day 0 subdivision • Fee simple, land use Debbie – • Questions why the current ‘Stage 5’ is not ‘Stage 1’? Sam – • Part of the staging strategy is consideration of the scale and size of the site, earthworks, peat, pre-load, etc.	•
Transport Feedback from HCC • Harrogate is not a main access to the site, don’t rely on principle access being Harrogate	

	Draft P&I Brief Feedback Outcome – agreed P&I baseline document	• B&A to provide feedback on P&I Brief AND consulting strategy
	Intended use of the P&I brief • HCC notes it is a road map to centralise everything stakeholders and HCC want to see in one place/document • HCC doesn't intent for it to be rolled into the substantive application, rather a guide to preparing the application • Outcome, assumptions and expectations are aligned	
	P&I Brief UD • Project team seeks clarification on how the outcomes HCC and stakeholders want can be demonstrated and met Sonia – • This can be addressed through discussion and information used. • Not expecting to see each outcome bullet pointed and an explanation on how it is provided	
	P&I Brief Transport • Project team to provide more detailed comments on transport • Concern of the retirement village being disconnected to rest of development particularly the mixed-use centre	
	Fraser – • Who determines/is there a way to manage differing opinions and views Chris D – • this is what these forums can be used to discuss • if agreement cannot be met HCC will highlight this in response letter/RFI • several smaller matters that will be put to side and noted/highlighted and identified to the panel later. Fraser – • Will this letter highlight and outline the process that has been undertaken to reach that point? Chris – • Yes, and it is important to emphasise this	
	Additional points • Project team to share material relating to the workshop topic prior to the meeting (leaving the stakeholder persons time to review and discuss the material, ensuring workshops are most efficient as they can be)	• Share point for specialist material • Provide P&I feedback • Provide consenting strategy feedback

• Sonia will circulate schedule workshop timetable to date as well as internal review meetings, so project team has an idea on when material needs to be provided by • Holding workshops in a staged manner will be useful to the overall application	• B&A to share updated documents and SW info
• HCC preparing template set of draft conditions. Project team indicates the usefulness of this document in informing what HCC wants • Project team requests the latest version of management plans from HCC and WRC	
Draft PDA • Project team is interested in seeing a template or base template for applicant team to build into • Currently worked on by HCC (Gregg is HCC contact for this) • Sonia to inform timing on this	

Jackie comments

My apologies everyone - I'm in an IAWAI Board Meeting. I note that we have a schedule that we're working toward from a water and wastewater options development and modelling perspective. Happy to have a separate more focussed meeting with Dean sometime next week alongside Brent and our SMEs to catchup on progress on those things. Can this meeting be recorded please. Ngaa mihi

Are there any potential reverse sensitivity effects for the northern part (proposed retirement village) given its proximity to the Zoo e.g. noise?

Will consider Brent. Can look at registering a no complaints covenant if need be.

Chris Dillon

instead of no complaints covenants would much prefer land uses are suitably buffered through master planning

Fast-track

Project Name	Brymer Fast-Track	# of meeting notes	001
Meeting	Brymer Introduction	Date of meeting	2/02/2026 (11am)
Location	Teams/Rototuna Meeting Room	Notes taken by:	Jaimee Wilson

Attendees and apologies

☒	Facilitator; Sonia Barker	HCC	☒	Fraser McNutt	Barker
☒	Denzil Govender	HCC	☒	Sam Le Heron	Barker
☒	Colin Hattingh	HCC	☒	Katherine Hu	Barker
☐	Chris Allen (apologies)	HCC	☒	Stella Quigley	Barker
☒	Chris Dillon	HCC	☒	Dean Morris	Maven
☒	Tony Denton	HCC	☒	Donna Tracey	WaiDC
☒	Gillian Cockerill	HCC	☐	Matt Epps	WaiDC
☒	Deborah McKillop	HCC	☒	Fletcher Bell	WaiDC
☒	Juliana Junqueira	HCC	☐	Virendra Prasad	WaiDC
☒	Grant Kettle	HCC	☐	Jackie Colliar (apologies)	IAWAI
☒	Ben Petch	In-Place (HCC)	☒	Miffy Foley	WRC
☒	Brent Manning	Cairo-Cat (HCC)			

FINAL

Agenda

1. Briefing from Brymer team. Outcome: HCC and partners are up to speed on work to date.
2. P&I Brief feedback. Outcome: agreed P&I baseline document.
3. Consenting strategy. Outcome: agreement on project management, collaboration and consenting strategy.
4. Topic identification. Outcome: agree on topic identification and schedule i.e. all main topics that will be addressed by FT application and agreement on HCC & Partners involvement.

Action items

ID.	Actions	Who	By When
1.1	Share updated Masterplan, Stormwater draft, Geotech reports, and modelling briefs with HCC/WDC/WRC.	Sam / Fraser	9 Feb
1.2	Establish SharePoint for document exchange.	Sonia / Denzil	ASAP
1.3	Provide updated P&I Brief with integrated feedback from all disciplines (e.g. Transport, Urban Design, Ecology, and Stormwater).	Sonia / all SME teams	9 Feb
1.4	Circulate a complete workshop schedule, prioritising urban design.	Sonia	9 Feb
1.5	Provide to HCC/WDC/WRC road cross-sections, tracking diagrams, parking strategy, corridor widths for transport review.	Sam	Prior to transport workshop

1.6	Provide WRTM modelling assumptions to HCC transport for approval.	Sam	ASAP
1.7	Set meetings with NZTA regarding SH23 intersection design and access.	Sam / Fraser	16 Feb
1.8	Meet next week with HCC Water/Wastewater (Jackie and Brent) to discuss connection points and constraints.	Dean / Brent / Jackie / Sam	13 Feb
1.9	Share draft social infrastructure assessment for Brymer.	Social Infrastructure working group (HCC + WDC)	9 Feb
1.10	Clarify reserve vesting preferences for natural wetlands.	Parks teams (HCC + WDC)	16 Feb
1.11	Provide PDA template or expected structure (via Greg).	Sonia to coordinate with Greg	ASAP
1.12	Provide template consent conditions (general + management plan structure).	Chris D	23 Feb
1.13	Provide updated staging plan reflecting access sequencing concerns (SH23 early access vs Harrogate).	Sam / Fraser / Dean	Prior to transport workshop

Decisions

ID.	Decisions
1.1	No vehicle connection through Te Kooti Reserve — pedestrian/cycle only.
1.2	Engagement with WRC resilience team required with regard to developing on peat soils.

Discussions

Masterplan Overview

- Sam (Barker & Associates) presented the updated Masterplan for the 81ha Brymer development.
- Key land uses:
 - Residential (approx. 1100–1300 dwellings) across duplex, detached, terraces, and apartments.
 - Neighbourhood centre (≈3000m² GFA).
 - Retirement village (approx. 140–150 units) on northern elevated land.
 - Extensive open space network, wetlands, riparian planting, linear green corridors.
- Several refinements since the earlier working draft were highlighted.

Infrastructure Updates (Water, Wastewater, Stormwater)

Wastewater

- Strong preference now to connect to HCC reticulated network (instead of private package plant from referral stage).
- Two possible connection corridors being explored:
 1. North to Whitney / Rotokauri corridor.
 2. South-east via Rifle Range Road.
- Interim solution may still be required (e.g., package plant, tanker removal), but significantly smaller than originally proposed.

Water Supply

- Proposed approach:
 - Surface water take from Waikato River (following HCC/WRC preferences).
 - Groundwater bores only for construction or temporary need, not long-term potable supply.

Stormwater

- Draft Stormwater Management Plan (SMP) exists and will be shared.
- Multiple stormwater devices including wetlands, treatment trains, raingardens, detention, and swales.
- Site contains significant peat soils → preloading required (≈12+ months settlement in some areas).
- Stormwater constraints heavily influence road levels, connectivity, and reserve locations.

Transport and Connectivity

- Primary access:
 - State Highway 23 – major intersection required; NZTA not present but will need to engage.
 - Harrogate Place (north) – secondary connection; may need redesign or parking removal to accommodate flows.
- Concerns raised about:
 - Reliance on Harrogate as early-stage access.
 - Need for possible future connection to Greenview Road / Newcastle Road.
 - Ensuring bus-capable road corridor design (even if bus service comes later).
 - Lane widths, turning movements, rubbish truck access, landscaping, lighting, and section relationship to roads.

Urban Design and Landform Integration

- Need for early Urban Design Workshop, as design guide influences:
 - Lot widths/depths.
 - Retaining walls and slope management.
 - Built form envelopes.
 - Road cross-sections and interface treatments.
- Concerns raised:
 - Large volumes of cut/fill and retaining.
 - Protecting/enhancing landform.
 - Demonstrating compliance with urban design outcomes in P&I brief.

Reserves, Open Space, Ecology

- Parks staff were not present; feedback will be needed urgently.
- Key themes:
 - Preference for separation of stormwater and recreation reserves.
 - Need for clarity on ownership/vesting of natural wetlands (HCC may not accept unless meeting criteria).
 - Potential for some areas to vest to Waikato District Council instead of HCC.
 - Retirement village connectivity to open space and neighbourhood centre is weak due to topography.

Social Infrastructure

- WDC/HCC developing a Social Infrastructure Strategy for fast-track areas.
- Brymer recommendations (to be shared):
 - May require contributions or onsite provision.
 - Likely pressure on existing aquatic facilities, libraries etc.

Consent Strategy + P&I Brief

- P&I Brief is a “roadmap” for expectations – not part of the final application.
- Updates required across land use, UD, stormwater, transport, ecology, reserves.
- Consent strategy:
 - “Day 0” parent subdivision.
 - Staged land use consents.

- Regional consents packaged clearly.
 - Template conditions are being prepared by councils and will be shared in the coming weeks.
- PDA (Private Development Agreement) template required; Greg is HCC contact.

Closed; 1:05pm

Minutes

Project: Brymer Stormwater

Date: 9 February 2026

Time: 10.30am – 11.45am

Location: MS Teams

Attendees:

Name	Role/Organisation
Sam Le Heron	B&A
Aimee Haycock	HCC – parks planner
Alistair McCullough	HCC – parks planner
Amanda McLaren	HCC (Morphum Environmental)
Brent Manning	HCC / IAWAI
Brian Richmond	WRC
Mark Curtis	Waikato DC – water engineer
Peter Anderson	Waikato DC – transport engineer
Matthew Arthur	Waikato DC – water manager
Megan Wood	WRC – stormwater
Sonia Baker	HCC – project lead for HCC
Tim Hawke	HCC
Denzil Govender	HCC – project lead for HCC
Basil Mathew	HCC
Tim Hawke	HCC
Ben Petch	HCC
Dean Morris	Maven

Item	Detail	Action
	Scope • Purpose: discuss and clarify feedback from SW pre-workshop meeting • Agreement on the process and timeline for SW engagement • Confirm questions early so Maven can align SWMP in alignment with stakeholder feedback and ICMPs • Obtain agreement on consent conditions • Capture stakeholder feedback to de-risk the application	

	• Pre-liminary thoughts provided by HCC following an internal HCC meeting to provide feedback on Stormwater. This was shared as a document to attendees prior to this meeting.	
	Dean (Engineer) • High-level overview – draft package shared in advance. Open for feedback and discussion • Peat and low lying – recognise different SW approach and complexities of the site • Once feedback from these workshops is received will prepared updated plans and draft package and share with relevant stakeholder in the coming weeks (prior to next workshop) • Invites feedback/comments	
	Maven draft feedback shared in advance • Peat • Low lying area • Old swamp land / challenges • High level ground water components that require control / management	Updated a SMP and narrow inputs to progress forward in next 203 weeks
	• Brent and Ben (HCC) complied and noted the feedback from various technical experts. Provided via the pre-circulated document • Key point was the integration of SW and other matters such as land use, soil, earthworks, water quality, ecology, etc. • SW approach to be connected and interrelated to other disciplines	
	Point 1 (from shared document) Maven – • Split between road and lot catchment, roadside swell and soakage tank for lot areas • 10mm soakage potion, roadside calculations Amanda – • SMP framework options – detailed input to guide it (10mm vs regional metric) • Requests the values in which the groundwater and soakage rate calculations have been based on (WGA input) • Good to see how this is in relation to the site- and site-specific considerations and if it will differ between areas within the site	
	Point 2 • The main design for attenuation would be wetlands	

• Tail water (from Lugton culvert) running a 1% hydraulic break line has occurred • Sizing has been detailed in calculations so details can be provided. Look to calibrate this with any information HCC provide	
Point 2 • Choke point at the bottom of the catchment – any real levels, flooding levels etc to help inform this • Flood assessment calibration at the beginning Amanda – • Tail water – complex site for low lying areas (incorporating devices). HCC noticed in other flat areas in Hamilton it was critical for the operation of wetland devices for GW and discharge to consider ALL potential events (outside of 1% AEP event), water quality and wetland operation. • Potential for wetland to not operate as designed or indented to • Wetlands should be site specific. This would be incorporated into the design to avoid a problematic situation • Ensure the gradient of the site and wetland can handle more than anticipated Dean – • Levels during the frequent events – and functionality of the wetlands, what are the expected RL levels in treatment events (configuration of the wetlands) – Risk • Discharge point at centre of the site, critical point – confirm RL level	• Maven to look into all potential events. • Maven to provide information on discharge point level
Point 2 Mark Curtis (Waikato DC) – • Seeks clarification on the downstream effects • What are the current downstream effects? And could other initiatives be considered to improve the situation? • Has anything been considered at a high level to help improve off site impacts? Dean – • Current model improves downstream effects. • Scope currently is only looking at the site, open to consider further than this. As of now only controlling what occurs on the site. Open to feedback on this. • Holding back catchment on site will reduce downstream flooding effects/discharge	• Confirm whether road or structures are being flooded – any alternative options? • Initiatives to improve the farming situation – any option to manage or address the risk

Point 2 Megan (WRC) – • Proposal being within the WRC drainage area • Constricted drainage network increases run off. • Level of service • Urban land proposed in rural drainage area • WRC guidelines for land use change in rural area is no increase in run off within the 10-year rainfall event • Need to assess the effects of the downstream system • Provide detailed assessment that demonstrates to council the effects of the downstream catchment will cause no adverse effects. Risk – no adverse effects and role of FTAT for this	• Where will the proposal line up with LOS ponding being cleared within 3 days for a ten-year event
Point 3 – Peat and Acid Sulfate Dean – • CMW (Geotech) currently working on this. Next issue will contain details and how mitigation will occur. • Concern would be testing and not being readily available in NZ. Any information on this would be valued Mark Curtis (Waikato DC) – • Recognising further investigation will take place, will dewatering effects on bore water quality in the vicinity be investigate? Dean – • Two drill bores on site. ~100m + in depth, unsure of existing bores located outside of the site. • WGA could provide further detail if required Brent – • Significant earthworks on low lying areas • If filling and raising ground levels (assuming to allow for consolidation of peat soils (dewatering effects) or remove and replace peat) both have consequential issues where bulk filling occurs Dean – • Pre-loading peat • Peat is too deep through the middle, removing not a viable option • Pre-loading will have some dewatering effect – can provide info on this when obtained • Proposed first stage of development is outside of peat area (Harrogate Place) Brian –	• HCC to provide guidance and expectations around peat and acid sulfate • Council expectations and how can this be met • HCC will come up with what's acceptable to them and will provide applicant with clarity • Ben to provide timeline

	• WRC has guidance on website around acid sulfate soil management • Provides guidance on monitoring, removal, what to look for and management • Regional Council policy is peat removal and peat subsidence • Consider carbon emissions • Need to address these matters as part of application moving forward	
	Point 3 • Plan of current streams and drains that are being maintained to be shared Brent – • Flooding and inundation in Te Kooti Reserve • Impact of overland flow and the role of calculations Dean – • Likely to be a perimeter drain or swale around the edge, would be designed into the back of lots and drained • Dean to look if it is currently flooding	• B&A/Maven to share plan of current streams and drain that are maintained with HCC • Is there an impact on Te Kooti Reserve? • Pre and post flood maps to provide more detail
	Point 4 • SW pipe system to enter in wetlands • Critical to demonstrate how the systems work together (stormwater and land uses) Aimee (parks planner) • Neighbourhood Park provision when modelling SW	• Demonstrate how SW and LU's work together • WGA to provide ground water and sub-soil within road • B&A to show updated neighbourhood parks provisions
	Point 4 - Archaeology and Heritage • Looking at integration of archaeology assessment as part of the wider design • Stock yard towards retirement village area of the site • Sam confirms HNZPT has been engaged with	
	Point 5 Sam – • Ecological progression on site is advanced • Components of ecology to be discussed in future ecology workshop • The comments in this document will be accounted for	
	Peter Anderson – • Defining ownership and clarification of wetlands • Pavement design and location of trenches and drainage	

Amanda – - Interested to investigate SW device ownership considerations - Notes there are several devices servicing a small area, is there flexibility to combine any devices? Dean – - Constraints from existing drains and flat area along the bottom are reflected by the use of multiple devices	
Mark – - Concerned of the relatively high operation costs of the SW management systems proposed - Would like to see consideration of OpEx on proposed design and if remarkably expensive is there a more cost-effective solution? - Would like to see a life cycle cost of depreciation and operation Dean – - SW ponds/wetlands to have as many functions as possible, many devices and different treatments - Cut out drain use where possible. Trying to reduce the amount of material used in ponds – utilise gravity - Dean acknowledges Marks point on costs. If there are certain aspects of the design Mark is looking to appease inform Dean on this - Open for opportunity and reduce large operation costs in the future	- OpEx of proposed SW management - Are there more cost-effective options? - Life cycle cost of depreciation and operation - Mark to inform Dean on aspects of the design where more cost-effective options could be suited
Street Scape - would like to see how street trees could fit within roading typologies - Current RITS is 1 tree per residential lot - Would like to see trees in street scape network shown through cross sections	Maven to provide HCC (parks team) with cross sections
- Timing for information to be pulled together and circulated. - Appreciate productive conversation today, feedback is invited	

1.0 Brymer Internal feedback on SW per MP 04/02/26

Fast Track - Brymer

Feedback from Relevant Authority representatives on Brymer proposed Master Plan (as presented for stormwater and flood management) [insert plan Ref and date]

Further detail or information and/or assurances is sought from the developer re;

1. Details of the assessment of initial abstraction/retention requirements, and how on-lot devices will achieve this outcome for the balance of development.
2. Engineering details for each element of the stormwater management system (can be at a basic level at this point)). This would include some of the key aspects below and should be at a level that demonstrates that the proposed system & layouts can work with the receiving environment so that reviewers can provide meaningful feedback:
 - a. Basis of design for each element of the stormwater management strategy. Basic design assumptions and what each device is designed to achieve.
 - b. Assessment of soakage and where on the site it can be used
 - c. Sizing and functional operations of treatment devices (including approx. sizing, volumes accommodated, and operational levels)
 - d. Understanding of the downstream receiving environment & expected tailwater conditions across a range of events. ie can the wetlands operate well during dryer periods, as well as the 1% AEP.
 - e. Consideration of O&M, including adequate space, as well as minimising O&M requirements (and subsequent opex) through consolidation of devices.
 - f. Any site-specific constraints that exist and may require bespoke design to achieve outcomes.
3. For the full development and in relation to proposed bulk earthworks, and staging, analysis should extend to;
 - a. Post-earthworks assessment of upstream impacts
 - b. How is below ground water storage considered, and future changes/impacts
 - c. Flooding risk/flood potential from as-is to fully developed state, allowing for Climate Change (CC). Also as a detail; check Fig 6 of Stormwater Management Plan (SMP) showing pre-development flooding of Te Kooti reserve/park. Is this an accurate reflection of the Digital Terrain Modal (DTM)? Applicant should specifically comment on the impacts of earthworks filling in an area of existing flooding as depicted on the DTM/Flood inundation plan.
 - d. Soils – acid sulfate impacts tied to potential peat drainage and/or removal, and including lowering impacts on groundwater levels, and resultant impacts for downstream (rural) activities
 - e. Land drainage and downstream impacts. From flood potential, additions of contaminants (minimal or no urban runoff currently received into system) and jurisdiction (is part of a WRC administered rural land drainage network); including addressing [reported] backwater effect on upstream properties at Laxon Rd culvert. Consideration of change in volume discharged over time in addition to peak flow rates.

4. Further general comments are:
 - a. Buildability on low-lying floodplain (majority of site). In reference to 2 above. Can engineered filling of site and bulk earthworks to raise building platforms as mitigation against flooding, and proposed soakage, be reconciled against the settlement and residual acid sulfate risks as noted?
 - b. Stormwater detention ponds and wetlands. Need more detail to assess capacity, effectiveness of proposed solutions. HCC and WDC are not in favour of multi-use of esplanade and drainage reserves and facilities for open space and recreation. Also consider incorporation with proposed road network as drainage pathways e.g. can it be made to work? i.e. interrelation of detailed design levels
 - c. Ecology – provide an ecological report and detailed assessment, including downstream effects
 - d. Archaeology and heritage (noting Central Drain historic status). How does this impact infrastructure solutions?
5. Overall there is a need for integration of all expert reports/feedback into an integrated (and workable) development solution, with appropriate mitigations/workable conditions

Fast Track - Brymer

Feedback from Relevant Authority representatives on Brymer proposed Master Plan (as presented for stormwater and flood management) [insert plan Ref and date]

Further detail or information and/or assurances is sought from the developer re;

1. Details of the assessment of initial abstraction/retention requirements, and how on-lot devices will achieve this outcome for the balance of development.
2. Engineering details for each element of the stormwater management system (can be at a basic level at this point)). This would include some of the key aspects below and should be at a level that demonstrates that the proposed system & layouts can work with the receiving environment so that reviewers can provide meaningful feedback:
 - a. Basis of design for each element of the stormwater management strategy. Basic design assumptions and what each device is designed to achieve.
 - b. Assessment of soakage and where on the site it can be used
 - c. Sizing and functional operations of treatment devices (including approx. sizing, volumes accommodated, and operational levels)
 - d. Understanding of the downstream receiving environment & expected tailwater conditions across a range of events. I.e can the wetlands operate well during dryer periods, as well as the 1% AEP.
 - e. Consideration of O&M, including adequate space, as well as minimising O&M requirements (and subsequent opex) through consolidation of devices.
 - f. Any site-specific constraints that exist and may require bespoke design to achieve outcomes.
3. For the full development and in relation to proposed bulk earthworks, and staging, analysis should extend to;
 - a. Post-earthworks assessment of upstream impacts
 - b. How is below ground water storage considered, and future changes/impacts
 - c. Flooding risk/flood potential from as-is to fully developed state, allowing for Climate Change (CC). Also as a detail; check Fig 6 of Stormwater Management Plan (SMP) showing pre-development flooding of Te Kooti reserve/park. Is this an accurate reflection of the Digital Terrain Modal (DTM)? Applicant should specifically comment on the impacts of earthworks filling in an area of existing flooding as depicted on the DTM/Flood inundation plan.
 - d. Soils – acid sulfate impacts tied to potential peat drainage and/or removal, and including lowering impacts on groundwater levels, and resultant impacts for downstream (rural) activities
 - e. Land drainage and downstream impacts. From flood potential, additions of contaminants (minimal or no urban runoff currently received into system) and jurisdiction (is part of a WRC administered rural land drainage network); including addressing [reported] backwater effect on upstream properties at Laxon Rd culvert. Consideration of change in volume discharged over time in addition to peak flow rates.
4. Further general comments are:

- a. Buildability on low-lying floodplain (majority of site). In reference to 2 above. Can engineered filling of site and bulk earthworks to raise building platforms as mitigation against flooding, and proposed soakage, be reconciled against the settlement and residual acid sulfate risks as noted?
 - b. Stormwater detention ponds and wetlands. Need more detail to assess capacity, effectiveness of proposed solutions. HCC and WDC are not in favour of multi-use of esplanade and drainage reserves and facilities for open space and recreation. Also consider incorporation with proposed road network as drainage pathways e.g. can it be made to work? i.e. interrelation of detailed design levels
 - c. Ecology – provide an ecological report and detailed assessment, including downstream effects
 - d. Archaeology and heritage (noting Central Drain historic status). How does this impact infrastructure solutions?
5. Overall there is a need for integration of all expert reports/feedback into an integrated (and workable) development solution, with appropriate mitigations/workable conditions

Fast-track

Project Name	Brymer	# of meeting notes	001
Meeting	Stormwater Workshop	Date of meeting	9/02/2026 (10:30am)
Location	Teams/Rototuna Meeting Room	Notes taken by:	Jaimee Wilson

Attendees and apologies

☒	Facilitator; Sonia Baker	HCC	☒	Brian Richmond	WRC
☒	Denzil Govender	HCC	☐	Miffy Foley	WRC
☐	Chris Dillon	HCC	☐	Steven Cornelius	WRC
☐	Tony Denton	HCC	☐	Reuben Mills	WRC
☐	Gillian Cockerell	HCC	☐	David Bastion	WaiDC
☐	Deborah McKillop	HCC	☐	Fletcher Bell	WaiDC
☐	Juliana Junqueira	HCC	☒	Mark Curtis	WaiDC
☐	Andrea Phillips	HCC	☒	Mathew Arthur	WaiDC
☒	Ari Craven	Catchment Engineering	☒	Basil Mathew	Water
☐	Toni Cornes	HCC	☒	Amanda McLaren	Morphum
☐	Aimee Haycock	HCC	☒	Stella Quigley	Barker
☒	Alistair McCullough	HCC	☐	Fraser McNutt	Barker
☒	Ben Petch	In-Place (HCC)	☒	Sam Le Heron	Barker
☒	Brent Manning	Cairo-Cat (HCC)	☒	Dean Morris	Maven
☒	Megan Wood	Wainui Consulting	☒	Tim Hawke	Maven

FINAL

Goal & Agenda

Purpose of the meeting is to discuss and clarify feedback from the stormwater pre-meeting.

Scope;

Obtain agreement on the process and timeline for the stormwater engagement.

Confirm questions early so Maven can align SWMP in alignment with stakeholder feedback and ICMPs.

Obtain agreement on consent conditions we are working towards.

Capture stakeholder feedback to de-risk the application.

Action items

ID.	Actions	Who	By When
1.1	Update stormwater design & modelling package to include the following: - Initial abstraction/retention calculations, including soakage feasibility.	Maven	TBC

	- Details for each SW management element, including conveyance, wetland configuration, and outlet levels. - Detailed assessment of tailwater levels at Laxon Road culvert, covering low-flow to 1% AEP events. - Level information for all receiving drains and confirm drainage network tie-in constraints. - Flood modelling maps – pre and post development, with clearer symbology. - Map of existing drains being retained and integrated into design.		
1.2	Complete updated groundwater model including subsoil drainage, road subgrade impacts, and 10-year groundwater level criteria (road protection).	WGA/Maven	TBC
1.3	Provide sites specific peat and acid sulphate soil investigations (CMW/WGA) including risk assessment, mitigation method, and dewatering effects (including effects on nearby bores).	CMW/WGA	TBC
1.4	Provide clarity on settlement expectations, preload approach, and long-term monitoring.	CMW/WGA	TBC
1.5	Councils to prepare and circulate internal position on acceptable peat management, de-watering, and ground improvement standards.	Ben/Brent	By next workshop, date TBC
1.6	Demonstrate compliance with WRC rural drainage area requirements, including assessment of downstream effects and 10-year runoff volume impacts.	Maven	TBC
1.7	Provide ecological assessment package including species surveys, habitat assessment, water quality considerations, and draft management plans.	Maven/Barker	Before ecology workshop
1.8	Review and respond to Toni Corne's ecological information requirements.	Maven/Barker	Before ecology workshop
1.9	Provide street cross sections demonstrating ability to accommodate street trees, services, stormwater, and pavement protection requirements.	Maven	TBC
1.10	Provide updated roading typology plan reflecting width concerns.	Maven	TBC
1.11	Develop integrated assessment of Grandview Road connection option and its stormwater implications.	Maven	Prior to transport workshop
1.12	Prepare lifecycle cost analysis (OpEx, maintenance, depreciation) for proposed stormwater system.	Maven	TBC
1.13	Clarify proposed ownership model: Council vested vs body corporate, especially wetlands.	Maven/Councils	At next workshop
1.14	Confirm authority requirements for modification of historic central drain; integrate into design constraints.	Maven	Before next design iteration

Discussions

1. Opening & Context

- Prior internal council discussions identified in-sufficient information in the initial submission.
- A consolidated council feedback document was circulated in advance.
- Purpose of workshop:
 - Clarify rationale behind feedback.
 - Provide technical dialogue.
 - Allow Maven to refine and resubmit a more complete package within 2–3 weeks.

2. Overview of Site & Challenges (Maven)

- Site is low-lying, historically swampy, peat dominated.
- High groundwater creates complexities for:
 - Attenuation volumes.
 - Wetland design.
 - Interaction between groundwater and surface storage.
- Downstream constraint: Laxon Road culvert with existing upstream ponding.
- Stormwater system must integrate with existing upstream urban drains.

3. Stormwater Management Detail

a. Initial Abstraction / Retention

- Request for explicit demonstration of how regional 10mm retention and abstraction rules apply across the variable soils.
- Desire for sites specific soakage testing / feasibility. Specific soakage testing / feasibility.

b. Device Design Detail

Councils require greater detail on:

- Hydraulic design.
- Wetland operating range.
- Tailwater sensitivity.
- Interaction with groundwater.
- Upstream conveyance.

- Crossings (bridges vs culverts).

Concerns:

- High groundwater may cause wetlands to remain flooded in low flow conditions.
- Vegetation viability, algae issues, and functionality risks.

c. Tailwater at Luxon Road

- Councils want levels across multiple events, especially low flow and 2-year events.
- Need confidence in positive drainage at all times.

d. Downstream Effects

- WRC highlighted the rural drainage network's strict requirement:
 - No increase in runoff volume up to 10-year event (often unachievable with peat).
 - Therefore, a downstream effects assessment is mandatory.

4. Earthworks, Groundwater, and Peat

a. Peat Depth and Management

- Peat up to 10m: removal not feasible.
- Preload is preferred approach to generate settlement in advance.
- Councils require clear modelling and long-term assurances.

b. Acid Sulphate Soils

- CMW preparing a detailed report.
- Testing capability in NZ limited; referencing Australian guidance recommended.

c. Dewatering Impacts

Councils flagged:

- Potential impacts on nearby rural bores.
- Regional policy considerations (peat subsidence, carbon emissions).

5. Transport & Roading Integration

Key points:

- Road pavement integrity requires groundwater 10-year level below sub-base.
- Need cross-sections showing interaction of:
 - Trees.
 - Stormwater pipes.
 - Services.
 - Culverts/bridges.
- Connection to Grand View Road is still a live issue from transport teams.

6. Ecology

- Additional ecological information requested including:
 - Fish passage.
 - Riparian margins.
 - Habitat assessments.
 - Draft ecological management plans.
- Maven to provide ecology package prior to ecology workshop.

7. Archaeology & Heritage

- The historic central drain has archaeological value.
- Modifications require an authority; Maven has initiated discussions.

8. O&M, Lifecycle Costs, and Asset Ownership

- WDC raised concern about long term affordability of complex stormwater assets.
- Request for lifecycle costing including OpEx and depreciation.
- Consideration of alternative ownership (Council vs Body Corporate).

9. Park Provision & Streetscape

- Parks team wants:
 - Ensured neighbourhood park provision.
 - Larger buffers to incorporate tree planting.
 - Compliance with RITS tree requirements.

10. Matters to be covered in future workshops (*added 20 February from WDC feedback*)

- Flood assessments will need to include a downstream erosion assessment. For example, an erosion assessment between the Brymer development SW discharge and the discharge to the Waipa River at Blackett Rd?
 - For context: Blackett Rd is often closed due to road and bridge flooding during weather events (refer photo below). A better understanding is required of what occurs in this area during these events. For example, tailwater effects, localised flooding and at-risk assets and property. Investigations need to be undertaken to determine if SW discharges from the Brymer development may increase the downstream adverse effects during these weather events.
- Where soakage is proposed, an investigation needs to be undertaken to determine the possible adverse effects to adjacent properties and consider potential mitigations.
- As discussed previously, WDC has concerns about the lifecycle costs (including depreciation costs) of the proposed Brymer SW infrastructure. WDC would like the developer to provide evidence that the SW system will be financially sustainable in terms of the lifecycle costs, and the SW rates revenue Council will receive from the development. Councils need to be given the opportunity to consider the affordability of the proposed system and be able to suggest other systems that may be more cost effective.
- In terms of reducing Councils exposure to high maintenance costs during the establishment phase of swales, ponds and wetlands, the maintenance/defects liability phase, needs to be extended. In addition:
 - The maintenance contract must instruct the contractor to undertake regular maintenance throughout the maintenance period and Council will undertake annual inspections to ensure that the ongoing maintenance is being undertaken.

Attachments



Closed; 11:45am

Project: Brymer Substantive Application – Land Use & Urban Design

Date: 18 February 2026

Time: 10.00am

Location: MS Teams

Attendees:

Name	Role/Organisation
Fraser McNutt	B&A
Sam Le Heron	B&A
Katherine Hu	B&A
Cam Wallace	B&A
Dean Morris	Maven
Brent Manning	HCC
Aimee Haycock	HCC
Toni Cornes	HCC
Sonia Barker	HCC
Denzil Govender	HCC
Kiri Crossland	HCC
Deborah McKillop	HCC
Alistair McCullough	HCC
Colin Hattingh	HCC
Fletcher Bell	WDC
Elsa Snyders	WDC

Item	Detail	Action
1	Urban Design and Land Landscape discussion and workshop: Purpose – discussion of MP design for Brymer Project, reviewing design information previously shared (Design Guide) and gathering direct feedback on standards and design elements.	
2	Actions (a) Transport meeting to be scheduled. (b) Provide revised cross-sections including swales, trees, parking, SW interfaces (c) Clear plan for neighbourhood park provisions and amenity	(a) Transport Meeting to be book over the coming week (by 25/02/26) Applicant team, Council and SME to coordinate and deliver actions.

	(d) Topography driven alternative lot layout options, especially steep areas in northern block. (e) Clarify PT futureproofing in movement framework (f) SW technical Session (g) Provide staging plan revision, including service connections per stage/super-lot (h) Example rear-lane detail (width, lighting, turning) (i) Path grading analysis (walking/cycling connections to Harrogate).	
	Topography, Density & Retirement Village (Northern Block) <u>Council position</u> • Strong concerns about RV being on steep topography in the northern block • Steep terrain presents challenges for accessibility, connectivity, retaining walls. • Council will not accept vesting of retaining walls – liability and cost to rate payers • Wetland implications of this area – offsetting is off the table for wetland impacts • Councils message is to relocate RV or demonstrate how contour risk is managed at no cost to council.	
3	Topography, Density & Retirement Village <u>Discussion</u> • Consideration of aged lifestyle accommodation as an alternative to RV • Earthworks model/draft being developed to understand retaining requirements • Investigate innovative design solutions for managing steep topography and avoiding excessive retaining • Private infrastructure and earthworks requirements for RV	
4	Topography, Density & Retirement Village <u>Council Preference</u> • Avoid excessive retaining • Consider different typologies in challenging topographical areas	
4	Green Space, Biodiversity & Steep Land Management • Options discussed for steep green space areas ○ Biodiversity offsetting site (covenant protection as alternative to council ownership) ○ Public space that is usable ○ Management by lifestyle block owners	
5	Green Space, Biodiversity & Steep Land Management	

	• Fraser previously emailed Gillian about options for black mudfish offsetting as Waiwhakareke is at/near capacity. Potential for another site. • Long term offset/restoration potential for mudfish habitat • Access for walking and cycling connection via easement in gross through wetland to provide connectivity • SW corridors are not intended to be parks or recreational reserves – they are multifunctional by primarily conveyance • Council Parks team uncomfortable with number of open spaces/parks provided in MP. SW slivers have no amenity value on their own. • Naturalisation of SW features encouraged where feasible.	
6	Walking & Cycling Connectivity • Positive feedback from council on road layouts, walking/cycling cross sections • Council supports walking/cycling connectivity, including through Te Kooti Park, subject to detailed alignment grades.	
7	Walking & Cycling Connectivity • Vehicle crossings intersecting with pedestrians/cycling paths – need to avoid conflicts • Consider disability/accessibility guidelines and appropriate gradients. Gradients towards Harrogate need analysis • Path interfaces with swales and potential flood levels to be resolved • Proposal to provide shared path connectivity east and west to existing cul-de-sacs – confirmed by applicant team • Three points of connection needed for the yield proposed • Clarity sought on type of pathway being proposed for the dedicated shared pathways • Maven to update plans to show swales and interface – Fraser suggests calling SW access a “maintenance path”.	
8	Transport Network Integration <u>HCC points made</u> • Different level of service at boundary with Harrogate Place – transitions from secondary collector with 3.5m shared path down Harrogate Place with limited footpaths. • Demonstrate solution for walking/cycling grades onto Harrogate • Wider alternative connectivity upgrades and timing • Road hierarchy clarity – where does arterial end and collector begin	

	• Shared paths to maintain consistent level of service across boundaries • Cross-section too narrow in places	
9	Public Transport • Brent raised PT connectivity and intentions • Sam confirmed a future-proofed approach – roading network designed for bus connections, infrastructure being designed and included • Also noting buses are not run by the applicant but connectivity for buses is accounted for in scope • Staging and connectivity to be discussed in transport session	
10	Amenity, Parks & Public Realm Quality <u>Council feedback</u> • Development lacks amenity provision – especially considering density • Parks team (Aimee) noted a big area of proposed development is not covered by neighbourhood park provision • Existing parks serve existing residents – new green spaces • SW spaces alone do not add amenity • Higher density = need more amenity for residents	
11	Amenity, Park & Public Realm Quality <u>Council would like to see</u> • Additional neighbourhood parks – ideally two road frontages, close to neighbourhood centres • More tree canopy coverage – space for street trees between vehicle crossings • Integrations of play and social spaces near higher density areas and neighbourhood centre • Riparian planting corridor design – how to plant up corridors and where to provide park provision • Multi-functional use of SW ponds acceptable provided regular flooding does not occur (not every 5, or even 10 years) – WRC position.	
12	Density, Typologies & Built Form <u>Applicant Proposed</u> • Community with various typologies • Scale of application/site allows for affordability, connection, walking, cycling, open spaces • Flexibility to provide for a wider market and variety	
13	Density, Typologies & Built Form	

	<u>Rear lanes</u> • Applicant notes utilitarian, short, designed for vehicle access not a major design flourish or design as a destination/play area for children • HCC view is rear lanes should be as short as possible; design of unit interface with rear lane is critical to ensure 'eyes on the lane'. • Key requirements: lighting, pedestrian safety, visibility, vehicle manoeuvring	
14	Cross Sections & Streetscape • More detail on location specific cross sections, especially where roads interface with SW corridors or park edges • Southern drain cross section needed – with trees, cycle path connection and overland pond requirements; add trees adjoining; cross section back to central portion. • Potential to demonstrate: ○ Street tree frequency and canopy targets ○ Effects of grouped vehicle crossings ○ Climate resilience – lighter paving suggested, and extending to light-coloured roofs ○ Co-location of parking, lighting, and service lateral within vehicle crossings – principles to achieve more canopy and shared function of laterals ○ HCC raised idea of vehicle crossing plan	
15	Design Guide & Implementation Pathway • B&A Design Guide prepared and circulated pre-workshop • DG and B&L conditions adopted from relevant ODP zones • DG is fundamental part of connecting residential typologies – lots of typologies enabled without individual lot RC • End product: lot purchaser must comply with core controls and design guidelines; Design Review Panel assesses plans at building consent stage • Conditions strategy has formed a starting point – Chris confirmed core controls outlined and conditions will be clear	
16	Design Guide & Implementation Pathway • Critical elements should be controls not flexible guidelines ○ Glazing percentage – ODP requires 20%; a small toilet window doesn't achieve street interaction ○ Tree canopy coverage/deep soil provisions ○ Paving colour and heat island effects – lighter paving and roofs recommended.	

	• Consistency of DG over time versus plan change longer term • Layers of compliance within DG “must do”, “we encourage” • Seeking HCC feedback on what guidelines should move to controls and what controls might sit more comfortably as guidelines	
17	Infrastructure & Ownership • Stormwater discharge consent being applied for through WRC (not Waikato District), subject to fast-track process approval • IAWAI • SW could be council owned and IAWAI managed	
18	Other Matters • Boundary treatments • Easements required for access • Wetland/Harrogate place Buffer – Toni flagged wetland with minimum 10m buffer going onto roading corridor – avoid other things in this buffer • HCC mentions no childcare centre • Hui with iwi/hapu in coming weeks	
19	Decisions • Council supports walking and cycling connectivity including through Te Kooti Park, subject to detailed alignment and grades • SW slivers are not parks/reserves, but they must safely incorporate pedestrian/cycling routes where proposed • Council requires additional neighbourhood park provision • Council prefers to avoid excessive retaining.	

Fast-track

Project Name	Fast-Track	# of meeting notes	001
Meeting	Brymer Land Use and Urban Design Workshop	Date of meeting	18/02/2026 (10:00am)
Location	Teams/Anglesea Meeting Room	Notes taken by:	Jaimee Wilson

Attendees and apologies

☒	Facilitator; Sonia Baker	HCC	☒	Alistair McCullough	HCC
☐	Chris Dillon	HCC	☒	Colin Hattingh	HCC
☐	Juliana Reu Junqueira	HCC	☐	Miffy Foley	WRC
☒	Ben Petch	In-Place (HCC)	☐	Mark Rushworth	NZTA
☒	Brent Manning	Cairo-cat (HCC)	☐	Donna Tracey	WDC
☒	Kiri Crossland	HCC	☒	Fletcher Bell	WDC
☒	Deborah McKillop	HCC	☒	Elsa Snyders	WDC
☐	Steve Denize	HCC	☒	Sam Le Heron	Barker
☒	Gillian Cockerell	HCC	☒	Fraser McNutt	Barker
☒	Toni Cornes	HCC	☒	Katherine Hu	Barker
☐	Tony Denton	HCC	☒	Cam Wallace	Barker
☒	Aimee Haycock	HCC	☒	Stella Quigley	Barker
☒	Denzil Govender	HCC	☒	Dean Morris	Maven

FINAL

Goal

To discuss and provide feedback on the draft land use and Urban Design technical assessment information.

Action items

ID.	Actions	Who	By When
1.1	Schedule Transport Workshop.	Sonia / Applicant Team	25/2/26
1.2	Provide revised cross-sections including swales, trees, parking, stormwater interfaces.	Applicant Team	25/2/26
1.3	- Applicant team to update Design Guide (track-changes) addressing controls vs guidelines, glazing, tree canopy, colour materials. - Council to provide collective feedback in a tracked-changes format.	Applicant team / Sonia	25/2/26
1.4	Provide clear plan for neighbourhood park provision and amenity distribution.	Applicant team	25/2/26
1.5	Provide topography-driven alternative lot layout options, esp. northern steep areas.	Applicant team	25/2/26

1.6	Clarify public transport futureproofing in the movement framework.	Applicant	Prior to transport workshop
1.7	Hold Stormwater Technical Session	Technical experts	19/2/26
1.8	Provide staging plan revision, including service connections per stage/super lot.	Applicant team	4/3/26
1.9	Submit summary of deviations from PC-12 and reasoning.	Applicant team	25/2/26
1.10	Provide example rear-lane detail (width, lighting and rubbish truck turning).	Applicant team	Prior to transport workshop
1.11	Provide path gradient analysis (walking/cycling connections to Harrogate).	Applicant team	4/3/26

Decisions

ID.	Decisions
1.1	Council supports walking & cycling connectivity, including through Te Kooti Park, subject to detailed alignment and grades.
1.2	Stormwater slivers are not parks/reserves, but they must safely in-corporate pedestrian/cycling routes where proposed.
1.3	Council requires additional neighbourhood park provision.
1.4	Preference expressed by Council to avoid excessive retaining by considering alternative lot sizes or typologies.

Discussions

1. Transport, Connectivity & Roading

Key Themes:

- Transport is integral to the Master Plan—needs separate, focused session.
- Council stressed the need for:
 - Three points of connection for a community of 1600 lots.
 - Clear integration with existing suburbs and Harrogate Place.
 - Early consideration of public transport routes, even if future-proofed only.
 - Clarity around road hierarchy, especially where arterial classification ends and collector roads begin.
 - Shared paths must maintain consistent level of service across boundaries.
- Concerns around:
 - Cross-sections being too narrow in some places.
 - Walking/cycling gradients (especially up toward Harrogate).
 - Path interfaces with swales and potential flood levels.

2. Topography & Lot Design

- Northern areas are steep, leading to:
 - Likely heavy reliance on retaining walls.
 - Applicant asking whether larger lots are preferred to minimise engineered retaining.

- Council preference:
 - Avoid excessive retaining.
 - Consider larger lots or different typologies rather than forcing density into topographically constrained areas.

3. Stormwater & Green Space Integration

- Stormwater corridors not intended to be parks/recreation.
- Council parks team expressed concern at:
 - Insufficient neighbourhood park provision.
 - Lack of amenity layering on stormwater features.
- Key discussion points:
 - Stormwater slivers are multifunctional but not recreational reserves.
 - Some areas may be maintenance access only.
 - Ensure stormwater ponds near apartments are visually and functionally appropriate.
 - Naturalisation opportunities encouraged where feasible.

4. Amenity & Public Realm Quality

Council repeatedly noted:

- Development lacks clear amenity provision, especially given proposed densities.
- Desire to see:
 - Additional neighbourhood parks or pocket parks.
 - More tree canopy coverage, including space for street trees between vehicle crossings.
 - Integration of play and social spaces, especially near higher density areas and the neighbourhood centre.

5. Density, Typologies & Built Form

- Debate over density at the urban fringe:
 - Applicant emphasised affordability, market diversity, and long-term flexibility.
 - Council concerned about:
 - Over intensification without amenity.
 - Creating future problem areas.
- Typologies include terraces, duplexes, standalone homes, 4-5 storey apartments.
- Rear lanes:
 - Applicant: utilitarian, not intended for play.
 - Council: lanes must still meet safe & liveable standards (lighting, width, manoeuvring and rubbish truck access).

6. Cross Sections & Streetscape

Key issues raised:

- Need for more detailed, location specific cross-sections:
 - Especially where roads interface with stormwater corridors or park edges.

- Parking and tree allocation:
 - Must show how trees and parking spaces coexist, particularly where driveway spacing is tight.
- Council wants explicit demonstration of:
 - Street tree frequency.
 - Canopy targets.
 - Effects of grouped vehicle crossings.
 - Climate resilience (lighter paving suggested).

7. Design Guide & Implementation Pathway

- A 40-page design guide covers:
 - Architectural controls.
 - Typology standards.
 - Bulk & location rules.
 - Street interface provisions.
- Council concerns:
 - Need clarity on who certifies guideline compliance.
 - Critical elements (trees, glazing %, depth of soil, colours) should be controls, not flexible guidelines.
 - Prevent design drift over multi-year build program.

Applicant confirmed:

- A Design Review Panel (independent) will certify compliance.
- Council will not be responsible for approvals beyond standard RC/BC processes.

8. Staging & Servicing

- Stage 1 clear, but later stages (2–5) appear ambiguous.
- Need resolution on:
 - Infrastructure phasing.
 - Number and location of services connections per super lot.
 - How commercial/neighbourhood centre staging will occur.
- Applicant to align staging with PC-12 framework.

9. Outstanding Topics Needing Separate Workshops

- Transport & Road Hierarchy Workshop (urgent).
- Stormwater Technical Workshop.
- Design Guide & Conditions Alignment Workshop.
- Neighbourhood Centre / Mixed Use Detail Session.

Closed; 12pm.

Minutes

Project: Brymer Transport Workshop

Date: [Choose date]

11/03/2026

Time: 10.00am

Location: MS Teams

[Insert]

Attendees:

Name	Role/Organisation
Fraser McNutt	B&A
Sam Le Heron	B&A
Ben Petch	HCC
Tony Denton	HCC
Deborah Mckillop	HCC
Chris Allen	HCC
Brent Manning	HCC
Grant Smith	Hollyford
Dr Saeid Adli	CoLab Solutions
Fletcher Bell	Waikato DC
Mathew Epps	Waikato DC
Tobie Ueckermann	Transplan
Mike Wood	NZTA

Item	Detail	Action
1	Agenda • Intro • Applicant summarises key development concept, area, network connection points, key assumptions, staging, etc. • Road hierarchy, network, layout, construction matters, e.g. Geotech, SW implications • Discussion on modelling scope and brief (RCA feedback and Q&A) • Public Transport (PT) and off-site externalities TBC • Next steps, timing, responsibilities	

2	Pavement potential of Harrowgate • Concept plan for wider • Potential for eastern road hierarchy requirement and whether current hierarchy needs to change • Cross section of PT on the pan handle • Construction traffic, staging, and how it interrelates with Harrowgate and wider within the site	
3	Higher density cross section scenario to demonstrate • Cycle cross sections	• Demonstrate higher density cross sections.
4	• Refuse aspect for rear lane and ability to manoeuvre. • Bridge versus culvert scenario for Maven solutions.	• Solutions for Maven to consider
5	HCC truck movement actions. PT feedback.	• Highlight on land use map where the bus aspects might go.
6	Land Use/Development summary B&A (Sam) • Appreciate this is a hybrid of an RCA and Brymer transport session so will aim to cover both • Project referred in Sept. 2025, progressing with substantive application development • Referred project includes 1650 residential units (250-unit RV on northern portion), neighbourhood centre, open space network ○ Mixed typologies: apartment, terrace apartment, duplex, single detached, similar to what is provided in MDRZ HCC ODP.	
7	Specialist reports • Detailed specialist investigations are ongoing for Geotech, peat, engineering (SW), strategic servicing, transport, ecology, planning/UD considerations ○ Project team notes Geotech/stormwater implications are a subject matter. The relationship of this with transport matters is not lost, however they are being progressed as part of other workstreams – open to questions/comments to build into these workshops. ○ Detailed construction methodology, including peat soil preload and sequencing is being considered and progressed as part of wider workstream	
8	Concept Plan • Key to show 3 waters and transportation connections • Show connections and stages that promote future connections for roading • Future landscaping and parks space	

9	Connectivity • Brymer Land Use meeting in Feb 2026 which covered a range of aspects, including wider connectivity approach. • Broader philosophy has focused on strategic connections to: ○ Harrowgate (up to Brymer) ○ A Brymer Road connection ○ SH23/Whatawhata Road connection • No scope to add an 'East' connection to Grandview as outside of the referral scope and would add in new third-party land. • The ability for a future connection is not being precluded in the wider development, road hierarchy and philosophy being adopted, but is not relied upon or required to support staged development. • Tony questioned northern connection to Brymer - unviable	
	Transport Hierarchy • Mixed of transport hierarchy through the site, recognition of the mix of activities, density, and relationship to wider site • Still exploring opportunities to rationalise these further, and aligning with ODP and Peacocke Road standards where appropriate • Anticipated transport interventions as part of facilitating the staged development, including upgrades to Harrowgate, Ayrshire and Highgrove up to Brymer • SH23 connection, pedestrian/cycle connections back to existing network includes shared path connections from the site into the wider existing network.	
	NZTA: • Sensitive testing included given opportunity around transport infrastructure and staging (impact on connections or not) ○ E.g. replacing apartment typology vs. something else	• Need to agree sensitivity testing that NZTA have brought up. Define and agree. • Need to determine if a bridge or culvert is being proposed for vesting.
	WRTM land use assumption • Within Hamilton • Updated re WISE employment model • Areas outside Hamilton have not been updated – did Tony have a different view ○ Inconsistency in LU assumption. How widespread/considered	• Vehicle truck tracking • HCC scenario for lower order streets

	○ Base model 'fine' – Tony comfortable ● Risk of RV being more normal and what this does for trip distribution ○ Staging timeframe – prior to 2035 (20-50 units, within the northern portion)	
	● How to demonstrate both construction and development effects with staging ● Can earthworks and constructions traffic come via SH23 and/or Brymer/ ● Extent of Harrogate trips and staging. Key with modelling. Debbie referencing 800 coming out of Harrogate	
	● Grant – natural demand and first scenario developed ● Brent – same basis excluding TKE	● First scenario developed
	2025 ● Nothing base	
	2035 ● Nearly fully loaded, without apartments ● SH connection in, residential block ● Two scenarios ○ Not the full transport scenario ○ Full transport (with SH23 scenario) with full LU in place ● Trip generations for other parts (Commercial) – rate of uptake (confirm trips) ● Nodes for LU, connections to transport corridor, where this is/identify ● Scenario test of the future block also ● Potential to 'test' the Grandview connection	● Confirm trips for commercial
	2045 ● Balance LU and apartments and anything else	
	Council Context with Brief: ● Suggested agenda topics (including expectations of HCC) are as below: 1. <i>The developer should produce a draft WRTM brief, for approval of the RCA reps (WDC, HCC and NZTA for this FTA), prior to modelling, to be commissioned through Co-lab; and;</i> 2. <i>That brief will be heavily reliant on developer being explicit about intended connectivity, staging, land-use and yield/timing and transport classes;</i>	

	3. <i>Time horizons for growth incorporated into model are 2035, 2045 and 2055, per approach used with other Fast Track Areas (FTA)</i> 4. <i>Subject to NZTA concurrence, we would also be asking to add a scenario allowing for the future inputs from WA FTA as well</i> 5. <i>Detail needed from developer includes transport split, % for mode share and Public Transport (PT)</i> 6. <i>HCC, WDC and WRC to confirm potential and intended future PT routes</i> 7. <i>Key nodes and connection points to local and State Highways network required to be identified, including intended timing of north south ‘through-link’</i> 8. <i>Intersection design to follow based on further SIDRA analysis</i> 9. <i>HCC to consider whether further Hamilton Traffic Modelling (HTM) may be required e.g. use HTM for any detailed design approvals that may be required as part of consent conditions</i> 10. <i>Developers cover the costs of HTM upgrades to reflect consented land uses and network changes in the HCC local network.</i> 11. <i>HCC consider that the developer should also provide and upload key WRTM and design outputs into the HTM (at their cost)</i> Two phase staging	
	Sam questions – • NZTA – what is the West Hamilton Network Review – and whether this is something that has changed / happened since referral	
	Modelling scope and brief appreciated	
	Topics: • Timing on ‘validation ‘phase is critical • Weide growth potential (WA) as example • Timeline to progress with WRTM modelling scenarios	
	Information to be provided and from who? • Multi-modal trip generation/PT and active shares? • Details on additional development access options considered by 2045 and beyond?	

Fast-track

Project Name	Fast-track	# of meeting notes	01
Meeting	Brymer FTA Transport Matters Modelling Brief	Date of meeting	11/03/2026 (10am)
Location	Teams	Notes taken by:	Tessa Leong

Attendees and apologies

☒	Facilitator; Ben Petch	HCC	☒	Fletcher Bell	Waikato DC
☒	Tony Denton	HCC	☐	Virendra Prasad	Waikato DC
☐	Sonia Baker	HCC	☐	Krisoffer Hansson	NZTA
☐	Victor Devyatov	HCC	☒	Matthew Epps	Waikato DC
☒	Deborah Mckillop	HCC	☒	Sam Le Heron	Barker
☒	Chris Allen	HCC	☒	Tobie Ueckermann	Transplan
☒	Brent Manning	HCC/Cairocat	☐	Kana Sakai	WRC
☒	Grant Smith	Hollyford	☒	Mike Wood	NZTA
☒	Fraser McNutt	Barker	☐	Emily Hunt	NZTA
☒	Dr Saeid Adli	CoLab Solutions	☐	Gillian Cockerell	HCC
☐	Chris Dillion	HCC			

FINAL

Please provide your review comments within two days of receiving the document.
Minutes become final after two days.

Agenda

Goal:

To discuss Brymer FTA transport modelling brief and refine based on agreed scope.

Agenda:

1. Introductions – 5 mins.
2. Applicant summarises key development concept, area, network connection points, key assumptions, staging, etc. 15 mins.
3. Road hierarchy, network layout and construction matters eg. Geotech and stormwater implications – 15 mins.
4. Discussion on modelling scope and brief (RCA feedback and Q&A) – 40 mins.
5. Public Transport (PT) and off-site externalities to be considered – 15 mins.
6. Next steps, timing and responsibilities – 15 mins.

Actions

ID.	Actions – one time, not carried forward	Who	Deadline
1.1	Update modelling brief to include 2035 Scenario A (Stages 1–2, no SH23), Scenario B (Stages 1–5 with SH23), Scenario C (sensitivity test for potential southern connection); define modelling nodes by land-use cluster.	Tobie / Grant	18 March

1.2	Provide full staging table (dwelling numbers by stage, timing, retirement village phasing, uptake assumptions).	Sam / Tobie	18 March
1.3	Explicitly include neighbourhood centre trip generation in the modelling inputs.	Tobie	With updated modelling brief
1.4	Incorporate NZTA sensitivity-testing requirements regarding infrastructure uncertainty and external land-use updates.	Grant / Saeid	With updated modelling brief
1.5	Provide complete Park Edge Road cross-section showing PT capability and stormwater reserve interface.	Tobie	1–2 weeks
1.6	Provide updated road cross-sections (collector, neighbourhood, retail) including bus-stop recesses, raised platforms, cycle crossings.	Tobie	1–2 weeks
1.7	Confirm vehicle tracking approach acceptable to HCC (13.5m buses; 8.3m trucks for neighbourhood streets)?	Tony / Design Team	Next technical workshop
1.8	Provide conceptual plan for future southern/eastern connections ensuring no preclusion.	Sam / Tobie	Prior to lodgement
1.9	Clarify retirement village staging, access points, and trip generation for 2035.	Sam	With staging table
1.10	Confirm construction traffic strategy and CMP, including assessment of early SH23 access needs.	Development Team / Construction Planner	Pre transport assessment submission
1.11	Circulate revised modelling brief to HCC, WDC, NZTA for sign-off before modelling runs.	Tobie/ Sam	After brief update (~1 week)
1.12	Include intended bus circulation route within development on a drawing and supply to attendees	Tobie/Sam	1–2 weeks
1.13	Seek comments from WRC on PT services and share with applicant team	Brent	2 weeks

Decisions

ID.	Decisions
1	A 2031 model scenario is NOT required. Instead, early staging will be tested using 2035 model with only Stage 1–2 land use.
2	Model full development in 2035 (Stages 1–5), with remaining apartments in 2045.
3	Future eastern connection (eg to Grandview Rd) is outside the Fast-track consent scope, but the design must not preclude it.
4	Peacock standards may be referenced, but HCC preference is to align with ODP transport corridor standards where appropriate.
5	Retirement village will be included in 2035 modelling (to Brymer Rd), with expected lower peak-hour generation.
6	Construction traffic impacts must be accounted for, with CMP required at substantive stage.
7	NZTA request for sensitivity testing is accepted and will be incorporated.

Discussed

Movement Network

- Based on NZ Street Design Guide; 50 km/h max, narrow corridors, extensive active-mode infrastructure.
- Dedicated bi-directional cycleway on western collector.
- Future-proofed for public transport even if services are delayed 10+ years.

Primary Access & Staging

Early reliance on Harrogate Place could concentrate ~5,000 daily trips through a current cul-de-sac and minor local roads until the SH23 connection arrives in later stages (~post-2036). HCC views this as an inappropriate purpose for Harrogate Place.

Intersection & Road Functionality

Highgrove and Ayrshire are expected to take additional load; concept options include roundabouts, medians and bus-stop recessing.

Future Connectivity

Future links to the “missing tooth” south of SH23 and potential connections toward Grandview/Waikato district remain long-term options to signal in concept planning. Future links need to be of an appropriate road section for possible anticipated future traffic volumes. Barkers team are preparing a high level concept plan for the area SE of the Brymer FT application area to demonstrate integration.

Water/Wastewater Integration of trunk infrastructure with road layout

A central pump station is envisaged to service land by gravity beyond the site; rising main likely to run toward Grandview, corridor choices may interact with transport layout.

Attachments

Closed: 11:55am

Fast-track

Project Name	Brymer Fast-Track	# of meeting notes	001
Meeting	Brymer Water and Wastewater Next Steps	Date of meeting	11/02/2026 (3pm)
Location	Teams/Rototuna Meeting Room	Notes taken by:	Jaimee Wilson

Attendees and apologies

☒	Facilitator; Brent Manning	Cairocat/HCC	☒	Chris Allen	HCC
☒	Ben Petch	InPlace/HCC	☒	Steve Denize	HCC
☐	Sonia Baker	HCC	☒	Jackie Colliar	IAWAI
☒	Chris Dillon	HCC	☐	Fraser McNutt	Barker
☒	Mark Marr	HCC	☒	Sam Le Heron	Barker
☒	Glenn Boyd	HCC	☒	Dean Morris	Maven

FINAL

Goal and Agenda

Goal;

Fast-Track Brymer – feedback on Developer proposed Water and Wastewater service solutions/connections to HCC and Iawai networks.

Agenda;

1. Introductions (developer to outline key points and assumptions in their plans).
2. Discuss developer proposed wastewater solution.
3. Discuss developer proposed water solution.
4. Wrap up and agree/document next steps.

Action items

ID.	Actions	Who	By When
1.1	Provide updated lot counts, staging breakdown (1A, 1B and 1C), and densities (including Retirement Village).	Maven	18 Feb
1.2	Confirm yield assumptions and 50/50 density split or provide updated distribution.	Maven	18 Feb
1.3	Provide updated wastewater routes including alternative alignment to reduce pumping head.	Maven	25 Feb
1.4	Draft wastewater modelling brief (3 connection points, routes and catchment definition).	Mark / Dean	18 Feb
1.5	Draft water modelling brief (3 interim scenarios and strategic direction).	Glenn / Dean	18 Feb
1.6	Provide modelling pricing and schedule.	HCC	25 Feb
1.7	Share draft water allocation service report with Maven.	HCC	ASAP

Decisions

ID	Decision
1.1	Wastewater - Three wastewater connection points will be modelled. - Maven to reassess rising main route to minimise elevation and pumping head minimising routes.- - Catchment for modelling to include adjacent land draining naturally towards Brymer (catchment boundary yet to be defined by Iawai). - Maven to provide updated lot numbers, staging plan, density assumptions, and yield confirmation for Brymer Fast-Track up to fully developed state.
1.2	Water - Three connection points and interim scenarios agreed to test with modelling. - Bore water will not be considered for potable supply. - HCC/Iawai to proceed with preparing both interim testing and initial strategic reservoir/zone work. - Retirement village will be modelled as a separate node under Scenario 3. - Firefighting levels: - Stage 1A and 1B = FW2 - Stage 1C = FW3

Discussions

1. Wastewater Discussion – Key Points

1.1 Proposed Maven Option

- Maven presented a preferred concept involving:
 - Central pump station within Brymer Farms.
 - Rising main (250 OD) pumping up to Rotokauri Road, bypassing constrained areas.
 - Gravity main (approx. 300 mm) along Rotokauri Road to the existing HCC network.
- Alternative routes (e.g. via Brymer and Rifle Range Road) considered but less favourable due to:
 - Urban service congestion.
 - Traffic management complexity.
 - Construction difficulty and cost.

1.2 HCC/IAWAI Technical Feedback

- No existing strategic wastewater planning for this area—this is new network demand outside HCC's current city boundary.
- The Western Interceptor has limited available capacity, meaning:
 - Any solution likely requires strategic upgrades and detailed modelling.
 - Interim connections may be possible for very small staging but must be analysed carefully.

- Concerns raised about:
 - Large pumping head (>40 m static head and losses) creating long-term operational cost and pressure risks.
 - Use of multiple small pump stations within subdivisions — operationally undesirable.
 - Need to avoid routing rising mains over significant elevation rises.

1.3 Additional Catchment Considerations

- Discussions indicated need to include adjacent landholdings in strategic planning because neighbouring developers may also seek servicing.
- Catchment definitions should be rational and futureproof, not limited to Brymer boundary.

1.4 Modelling Requirements – Wastewater

Three connection points are to be assessed:

1. Grandview connection.
2. Western Interceptor upstream location.
3. Rotokauri Road connection (the Maven preferred).

Modelling is expected to take up to 6 weeks, plus 1 week for brief confirmation.

2. Water Supply Discussion – Key Points

2.1 Current Maven Proposal

- Existing water bore shown on earlier diagrams — clarified this will not be used for potable supply if connecting to HCC.
- Initial concept included connections to:
 - Dinsdale zone.
 - Newcastle boosted zone.
→ Not feasible, as these zones cannot service Brymer long-term due to capacity and pressure constraints (Newcastle is a lower pressure zone).

2.2 HCC Strategic Context

- HCC's water zones (Dinsdale, Newcastle, Rotokauri) are already constrained.
- Brymer will likely require a new reservoir and new pressure zone, potentially costing \$147M (early estimate).
- Strategic servicing must also consider:
 - Wider future WA catchments.
 - Interaction with Rotokauri and Te Kōwhai growth areas.
 - Not allowing interim solutions to become permanent.

2.3 Interim Scenario Testing

HCC will run three modelling scenarios for interim solutions:

Scenario 1:

- Stage 1A (Harrogate) only – single ended supply.
- Firefighting FW2.

Scenario 2:

- Stages 1A, 1B and 1C – looped system.
- Firefighting FW3.

Scenario 3:

- Scenarios 1 and 2 plus the Retirement Village added as separate demand node.

All scenarios assume:

- 150mm connection at Ayrshire Drive.
- Standard HCC modelling assumptions.
- Demand based on lots and water efficiency allowances.

2.4 Strategic Water Solution

- Likely outcome: A new dedicated reservoir and pressure zone for Brymer and potentially surrounding land.
- Must be advanced in parallel with interim modelling to prevent dead-end supply mains.

Closed; 4:20pm



IAWAI - Flowing Waters

19 December 2025

Dear Sanjil Mistry

SUBJECT: Brymer Farms Ltd. (BFL) Fast-track application

Following on from your various discussions with Future Proof, IAWAI (Flowing Waters), Waikato District Council (WDC) and Hamilton City Council (HCC) representatives (collectively the parties), we can confirm the following;

The outcome the parties seek is a development that supports a thriving, well-connected community that is developed in a way that is sustainable and enduring for future generations.

This letter sets out a target timeline in moving forward with you towards the lodgment of your substantive Fast-track application. As far as practicable, our goal is to work collaboratively with you towards agreed conditions of consent and a Private Development Agreement (PDA) necessary to enable relevant conditions of consent to be drafted. The timeline in this letter is ambitious but we commit to doing our collective best.

This letter focuses on a timeline as well as specific aspects of water and wastewater servicing but it is noted that full engagement is expected on all aspects of the Fast-track application including transport, stormwater and other planning considerations.

BACKGROUND

- i. Brymer Farms Limited owns land in Waikato District which is contained within the area of land adjacent to the HCC territorial boundary known as Brymer Farms.
- ii. Brymer Farms Limited has recently had the subject site referred by the Minister as a listed project under the Fast-track Approvals Act (FTAA).
- iii. Brymer Farms Limited now seeks to lodge a substantive Fast-track application for consideration to undertake urbanisation of its landholding within Brymer Farms land.
- iv. There are known constraints to providing infrastructure services (water, wastewater, stormwater and transport) to support urbanisation of this area. These matters need to be addressed collectively with the parties to inform the FTAA substantive application process.
- v. Brymer Farms Limited has a preference to connect water and wastewater servicing to existing Hamilton services but are also considering self-servicing options.

AGREED PRINCIPLES

- i. The parties will work collaboratively and in good faith to support the substantive Fast-track application.
- ii. IAWAI will work constructively with Brymer Farms Limited to explore options to connect water and wastewater services to the existing Hamilton networks. The agreed preference is to explore strategic connection to the reticulated network also taking into account other adjacent lands likely to develop over the long term, followed by staged development options for Brymer Farms.

- iii. Any servicing options need to be evidence based with modelling being an essential tool to inform the options available for consideration. When an agreed solution is determined the parties will then be in a position to enter into a potential PDA and to develop draft conditions of consent. Consequently, information provided by Brymer Farms Limited must be of a quality and comprehensiveness that allows modelling to be undertaken to the level requested by the parties.
- iv. IAWAI understands that Brymer Farms Limited has constructed two water bores on the subject land and is in the process of securing a surface water-take consent. There are significant compliance and public health requirements that need to be addressed to the satisfaction of the parties before bore water can be agreed to, if it can be agreed to at all.
- v. As an alternative, the parties propose that Brymer Farms Limited connect to existing Hamilton water networks and, Brymer Farms Limited secures a water allocation on acceptable terms and conditions such that the allocation can be transferred and added to IAWAI's existing allocation.
- vi. Brymer Farms Limited will undertake and fund all necessary work required to be undertaken by the parties in accordance with the project Cost Recovery Agreement.
- vii. Where those assessments require access to HCC, WDC, and or IAWAI information and data or require modelling assessments, HCC, WDC, and IAWAI will use best endeavours to make that information and data available in a timely manner and to facilitate the modelling assessment at Brymer Farms Limiteds cost. This work can start when the cost-recovery agreement is in place.
- viii. Over and above the comprehensive modelling information required, to enable delivery of the compressed and ambitious timeline set out below, all information provided by the applicant must be as comprehensive and as well developed as possible.

AGREED TARGET TIMELINE

	Action/Workshop	Activity / Outcome	Target Timeframe
1	Agree on engagement process to consider options to address water and waste water servicing	Confirm and follow a collaborative approach agreed with Future Proof, including IAWAI, HCC & WDC. Etc.	Timeline: Dec 2025/early Jan 2026
2	Provisional Master Plan	To set out in a coordinated and agreed way the scope of the Fast-track substantive Application, Master Plan layout, roading widths, park space, yield, connectivity etc.	Timeline: January 2026
3	Infrastructure Assessments	Finalisation of transports, stormwater, water and wastewater scopes to begin modelling networks. An estimate of costs to be agreed and timelines for modelling.	Timeline: February 2026
4	Draft PDA terms (Infrastructure)	Drafting of potential Private Developer Agreement terms and circulate for review.	Timeline: February/March 2026
5	Modelling of Infrastructure	Impact of proposal on three waters and transport networks modelled, processed and summarised.	Timeline: February through May 2026

			(dependent on modelling data and information availability)
6	Land Use, Urban Design, Ecological Assessments, etc.	Assessments reviewed by the Council's and comments provided in collaboration with Brymer Farms Limited.	Timeline: March through to April 2026
7	Agree Mitigations and Amend Master Plan if necessary	Mitigations reflected as relevant in amended masterplan.	Timeline: April through to May 2026
8	Commercial Terms/PDA, conditions and draft conditions of consent	Assessments and agreements on mitigations and infrastructure translated into recommended conditions of consent and Private Developer Agreements.	Timeline: Late April into May 2026

In closing, we reinforce our commitment to working collaboratively and in good faith with you to support the timely lodgement of your substantive Fast-track application.

Regards,



Andrew Parsons
Head of Strategy and Delivery
IAWAI



Will Gauntlett
General Manager – Strategy and Growth
Waikato District Council



Blair Bowcott
General Manager – Strategy, Growth and Planning
Hamilton City Council



Bill Wasley
Future Proof Independent Chair

19 August 2026

Fraser McNutt
Barker and Associates
Hamilton

Dear Fraser

FAST TRACK SUBSTANTIVE APPLICATION – ACKNOWLEDGMENT OF ENGAGEMENT

Hamilton City Council (HCC) wishes to acknowledge the positive engagement undertaken by Brymer Farms Limited (Brymer) in relation to its proposed Fast-track Project (Project).

That engagement has proceeded on the basis that you have acknowledged that HCC is a Relevant Local Authority under the Fast Track Approvals Act 2024 (FTAA). The purpose of this letter is to acknowledge the engagement undertaken to date, identify at a high level the matters that have been discussed, and confirm that HCC expects to continue participating in any future process available to it. This letter is not intended to replace or limit any formal comments HCC may provide through the statutory process.

HCC confirms that over the past 18 months, the Brymer Project team has engaged positively with HCC through a series of meetings, discussions, information exchanges and design reviews concerning the referred Brymer Fast Track application (**referred application**) and the nature of the substantive application (**substantive application**). This engagement has occurred throughout the evolution of the proposal and has assisted both Brymer and HCC in identifying, considering and responding to matters relevant to the Project, its supporting infrastructure and its relationship and connectivity with the surrounding area. In general terms we consider that the process has been collaborative and useful in refining elements of the referred application and informing the substantive application.

A significant component of the consultation with HCC has involved detailed consideration of the Master Plan design and roading layout for the substantive application. This has included consideration and discussion of the structure and hierarchy of the proposed road network, connections and future connectivity with the surrounding transport network and adjoining areas, internal movement and accessibility, and the manner in which the proposed network supports the long-term development and integration of the proposed land uses within the Project site.

Brymer has constructively engaged with HCC through a series of workshops to address the various challenges and technical requirements required for the project. That engagement included addressing issues relating to the strategic land use pattern, geotechnical matters, three waters, transport, and funding and financing issues relating to demand placed on HCC infrastructure.

As with any proposal of this scale and complexity, while there has been good progress and agreement reached on many of the planning issues, there remain matters outstanding which require further assessment, refinement, consideration and if possible, agreement. The extent of any remaining issues will ultimately depend on the substantive application, supporting technical information and any proposed conditions.

The key matters for HCC which are still to be resolved are mostly focussed on the impacts of the Project on Hamilton City and its infrastructure, the need to address HCC's role as a territorial authority for part of the development area, recognising HCC as an affected infrastructure owner, service provider, and road controlling authority, and how these matters are resolved via conditions and associated PDA requirements.

HCC is generally supportive of the Project, including the proposed transport connections between the Project site and Hamilton City, provided these outstanding issues are resolved to its satisfaction. In particular, for those transport connections to be made, HCC requires that:

- a. Transport effects on the HCC network are addressed, including any necessary corridor upgrades arising from those connections;
- b. Funding and financing issues are resolved (on the basis of growth pays for growth) in respect of HCC infrastructure, including payment of HCC development contributions equivalents;
- c. Subject to the Panels approval, Brymer's proposed resource consent conditions address these, and other matters, identified via our ongoing engagement on condition drafting.

HCC will continue to work with you to resolve these matters as the substantive application progresses through the FTAA process.

HCC looks forward to continuing constructive engagement as the Project progresses.

Yours sincerely



Blair Bowcott

GM Strategy Growth and Planning
Hamilton City Council

CC: Sanjil Mistry, Andrew Parsons, Jackie Colliar, Chris Allen, Will Gaunlett, Nick Birdsall

IAWAI



Urban & Environmental



14 August 2026

Fraser McNutt
Planner and Partner
Barker and Associates

Dear Fraser

IAWAI Response to Brymer Memorandum on consultation dated 6 August 2026

Introduction

1. I refer to your memorandum on consultation dated 6 August 2026 in respect of the Brymer Farms Limited (**Brymer**) substantive fast track application (**consultation memorandum**). The consultation memorandum states that:

'... as part of the preparation of Brymer's substantive application under the Fast-track Approvals Act 2024 (FTAA) for the Brymer Farms development, Brymer is documenting the consultation undertaken during the approximately 18 months leading up to lodgement. We are seeking IAWAI's confirmation that the following fairly reflects the nature, extent and outcomes of that engagement to date.'

2. The consultation memorandum then goes on to provide Brymer's account of the engagement between it and IAWAI over an approximately 18-month period and concludes by stating that:

'This engagement will be recorded in the substantive application to the Environmental Protection Authority (EPA). To assist in ensuring that the application contains an accurate record, we would appreciate IAWAI confirming by return email that the above fairly reflects the nature, extent and outcomes of the consultation undertaken to date, including the continuity of engagement through the transition of the relevant HCC staff into IAWAI, the work undertaken to identify and narrow the water and wastewater servicing issues, and the ongoing development of proposed servicing solutions and associated draft conditions. If IAWAI considers that any aspect of this summary should be corrected, clarified or expanded, please provide those comments so they can be considered prior to lodgement.'

3. This letter documents IAWAI's response to the consultation memorandum. The consultation memorandum contains substantial detail of Brymer's experience during the engagement. Rather than IAWAI provide corrections to the Brymer memo, we set out in this letter our position in relation to the engagement.

IAWAI position

At the outset, IAWAI acknowledges that Brymer has worked collaboratively with IAWAI, and its representatives throughout the 18-month period of engagement. IAWAI also acknowledges that this engagement began during the period when water and wastewater

services were the responsibility of Hamilton City Council (**HCC**) and Waikato District Council (**WDC**), and that these responsibilities transferred to IAWAI during the consultation period. IAWAI considers this transition to have been relatively seamless and appreciates Brymer's positive and collaborative approach during that transition phase. As the consultation memorandum notes, *'staff subsequently transitioned into IAWAI, providing continuity in the personnel, technical knowledge and servicing matters under consideration through the establishment of IAWAI and thereafter.'* IAWAI agrees.

4. Dealing with the matters addressed during the engagement, IAWAI also agrees with the content of the consultation memorandum where it states:

'Through that engagement, the water and wastewater servicing issues have progressively been identified and narrowed'

'On the basis of the work undertaken to date, Brymer Farms Limited considers that there is a substantial degree of alignment between Brymer Farms Limited and IAWAI as to the nature of the key servicing issues and the likely infrastructure solutions and other measures required to enable connection to IAWAI's reticulated networks, subject to appropriate conditions, further detailed design and the necessary infrastructure delivery arrangements.'

And later:

'Brymer Farms Limited considers that the consultation undertaken across this period, both prior to and following the establishment of IAWAI, has provided the relevant servicing personnel and, subsequently, IAWAI with a meaningful opportunity to understand the proposal, identify and work through servicing requirements and constraints, provide technical input, and collaboratively develop a pathway for the future servicing of the development. The engagement has progressed from the identification of potential servicing constraints to a more focused consideration of the likely solutions, and the conditions and delivery arrangements required to implement those solutions.'

5. The consultation memorandum states that *"Technical advice and feedback from the relevant HCC and IAWAI staff, together with subsequent modelling of the reticulated networks, has informed the proposed servicing strategy and infrastructure programme."* IAWAI agrees that technical advice and feedback have been provided and awaits an updated version of the proposed servicing strategy and infrastructure programme to reflect our most recent discussions.
6. However, in relation to the draft conditions concerning water and wastewater services, IAWAI's understanding of the current position differs in some respects from that outlined in the consultation memorandum. IAWAI has been provided with an initial set of draft conditions and acknowledges that those conditions seek to address water and wastewater issues. However, IAWAI has not been involved in the progressive development of the consent conditions to date and considerable issues remain outstanding, including matters relating to technical detail, development and infrastructure delivery timeframes, security and bonding arrangements, and funding and financing.

7. IAWAI has also been advised since receipt of your consultation memorandum that you intend to reissue the draft conditions and that comments would be best directed to that revised version. We request that the revised conditions more accurately reflect the key matters discussed over the course of the past 18-months and more recently during our meeting on 5 August 2026. We noted that the delivery of the strategic water and wastewater servicing solutions must be subject to clear and enforceable timeframes and completed substantially earlier than contemplated by the initial draft conditions. We also noted that the delivery programme, together with appropriate security and bonding arrangements, should be agreed and secured before any interim servicing options are considered. Further, any proposed interim servicing solutions will require detailed assessment of the associated risks, opportunities and liabilities, alongside firm commitments regarding the delivery of the strategic servicing solutions, before IAWAI is able to support such arrangements.
8. IAWAI accepts that many of these matters may ultimately be addressed through the proposed Project Development Agreement (PDA) referred to in the consultation document. Nevertheless, the draft conditions require strengthening to ensure alignment between matters discussed through consultation and those proposed in the application, and to provide clarity regarding roles, responsibilities and implementation requirements.
9. IAWAI notes that a number of amendments to the infrastructure programme and servicing strategy were discussed and were to be incorporated into your proposal for further review by IAWAI. IAWAI has not yet received an updated proposal reflecting those amendments. Once that information is received, IAWAI will be able to comment with greater certainty on the extent of alignment between the parties and whether the amendments adequately address the concerns raised through consultation.
10. In addition, the conditions must ensure that, as a condition precedent, the Project Development Agreement (PDA) is agreed and in place prior to the commencement of development, rather than at the s 224(c) stage or a similar later milestone. In this regard, IAWAI does not accept that negotiations concerning the PDA are as advanced as implied in the consultation memorandum.
11. IAWAI will provide Brymer with more detailed feedback on the new draft conditions you have undertaken to provide, once we have received them. IAWAI will provide Brymer with more detailed feedback on the new draft conditions you have undertaken to provide, once we have received them. It may be that those revised conditions address some or all of the matters identified in this response. Should substantive progress be made through the next iteration of the draft conditions, IAWAI reserves the ability to update this response accordingly.
12. Returning to the intended purpose of the consultation memorandum, if it is proposed that the memorandum be lodged with or incorporated into the substantive application, IAWAI requests that this response be included in full alongside it to ensure that the record accurately reflects IAWAI's position.

13. We also note that we still need to work through potential conditions associated with stormwater management and look forward to working through those details with you on behalf of and alongside WDC and HCC.
14. Finally, IAWAI wishes to record that, notwithstanding the outstanding matters identified above, engagement with Brymer to date has been positive and constructive. IAWAI remains committed to continuing discussions in that spirit as the parties work through the refinement of the draft conditions and negotiation of the PDA.
15. As noted, we will provide detailed feedback on the draft conditions you have undertaken to provide, once we have received them. In the meantime, should you wish to discuss any of the matters raised in this response, please do not hesitate to contact us.

Regards



Andrew Parsons
General Manager – Growth and Delivery



Stella Quigley

From: Fraser McNutt
Sent: Sunday, 16 August 2026 2:45 pm
To: Briar Belgrave
Subject: FW: Fast Track - Brymer
Attachments: Brymer Substantive Conditions - Part B LUC 15.08.26 (002).docx

Ngā mihi | Kind regards,

FRASER MCNUTT
Partner/Waikato Manager (MNZPI)



PO Box 9342,
Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204

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and we request you delete it and contact us at once by return email.

From: Fraser McNutt
Sent: Sunday, 16 August 2026 2:40 pm
To: 'Andrew Parsons' [REDACTED]
Cc: SanjiL [REDACTED]; Chris Allen [REDACTED]; Jackie Colliar [REDACTED]
Subject: RE: Fast Track - Brymer

Thanks for your email and response letter Andrew,

On behalf of my client, I thank you for your continued cooperation during the pre lodgement phase of our Brymer Farms Fast-track application. We look forward to narrowing the IAWAI relevant matters as soon as we are able.

As we have discussed on a number of occasions, the application continues to be refined as we approach lodgement. Accordingly, any information shared during the pre lodgement phase is provided in **good faith** to facilitate constructive engagement and should not be regarded as comprising, or representing, our complete or final application. The complete application will be provided through the EPA in accordance with the statutory process once it has been accepted.

That said, the evolving nature of the application does not prevent ongoing constructive dialogue, feedback and refinement during the pre lodgement phase. *I've attached a word document so feel free to respond with track change comments for our consideration (the sooner the better).* Alternatively, given my clients deadlines let me know a time to meet and work through the attached.

For the avoidance of doubt, all information and documentation shared during this pre lodgement phase is provided on a **without prejudice basis** and in good faith, for the purposes of facilitating constructive engagement as the Applicant progresses towards formal lodgement of the application with the EPA.

In that spirit, I attach our latest draft set of conditions relating to the land use consent component of the application. As you will see, the document contains a number of placeholders for updated reports and report references, including references to other specialist assessments, together with a number of cross-references that remain to be finalised.

I emphasise that these conditions remain **in draft and are not the final set of proposed conditions**. I would therefore appreciate this being kept in mind in any review or feedback provided at this stage.

For completeness, the application will of course need to include an appropriate suite of proposed conditions addressing all of the consents being sought. For ease of review, and to make the most efficient use of everyone's time at this stage, I have elected to share the draft land use consent conditions, as these contain a substantial proportion of the conditions currently proposed across the application.

Ngā mihi | Kind regards,

FRASER MCNUTT

Partner/Waikato Manager (MNZPI)



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From: Andrew Parsons [REDACTED]

Sent: Friday, 14 August 2026 3:21 pm

To: Fraser McNutt [REDACTED]

Cc: SanjiL [REDACTED]; Andrew Parsons [REDACTED]; Chris Allen [REDACTED]

[REDACTED]; Jackie Colliar [REDACTED]

Subject: Fast Track - Brymer

Kia ora Fraser

Following our discussion today, please find attached **IAWAI Response to Brymer Memorandum on consultation dated 6 August 2026**.

Kind Regards
Claire

Claire Hornsey

Assistant, GM Growth and Delivery

- (336) Roads, footpaths, cycleways, lighting and other transport assets proposed to vest in a road controlling authority shall be:
- (a) constructed in accordance with the approved engineering plans;
 - (b) appropriately tested and commissioned;
 - (c) recorded in as-built documentation; and
 - (d) maintained for the applicable defects liability period,
- to the satisfaction of the relevant road controlling authority.

5.9.3 Retaining Walls – Sub-Staged Construction

- (337) Retaining walls within each sub-stage of the development must be constructed in the locations generally shown on the MAVEN plan [insert plan reference].
- (338) The retaining walls required within each sub-stage must be designed and constructed:
- (a) in general accordance with the approved plans and information forming part of this consent;
 - (b) in general accordance with the recommendations and requirements of the approved geotechnical report [insert geotechnical report reference]; and
 - (c) together with any associated fences, barriers, drainage, foundations, erosion protection and other ancillary works necessary to ensure the retaining walls are structurally stable, safe and appropriately integrated with the adjoining finished ground levels.
- (339) Retaining walls and associated fences may be constructed on a sub-stage basis, provided that all retaining works necessary to support the landform, roads, lots, accessways or other works within that sub-stage are completed before those areas are brought into use or relied upon for subsequent construction.
- (340) Where a retaining wall straddles or supports more than one sub-stage, the Consent Holder must ensure that the portion required to safely support the relevant sub-stage is completed before works within that sub-stage are completed.
- (341) Any material departure from the location, height, form or engineering design of a retaining wall shown on the approved plans must be supported by confirmation from a suitably qualified and experienced geotechnical and/or structural engineer that the amended design remains consistent with the intent of the approved geotechnical assessment and does not result in any additional adverse effects beyond those authorised by this consent.

Stella Quigley

From: Fraser McNutt
Sent: Sunday, 9 August 2026 9:56 am
To: Briar Belgrave
Subject: FW: Brymer Farms Consultation IAWAI
Attachments: Proposed Masterplan Set_30072026.pdf; UDA Drawing Set _Concept Plan_06082026.pdf; UDA Drawing Set v1_05082026.pdf; Brymer Farms Letter to IAWAI 9-8-26.pdf

Ngā mihi | Kind regards,

FRASER MCNUTT
Partner/Waikato Manager (MNZPI)



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From: Fraser McNutt
Sent: Sunday, 9 August 2026 9:36 am
To: Chris Allen [REDACTED]; Jackie Colliar [REDACTED]
Cc: Sanjil Mistry [REDACTED]; Juliana Reu Junqueira [REDACTED]; Nick Birdsall [REDACTED]
Subject: Brymer Farms Consultation IAWAI

Good morning Chris and Jackie,

Please find attached a **consultation confirmation** letter for your review on behalf of your organisation.

I have copied WDC and HCC into this correspondence for transparency, continuity and completeness of the consultation record, and to ensure that all parties remain appropriately informed as we progress toward lodgement of my client's substantive application with the Environmental Protection Authority (EPA). The purpose of this correspondence, together with the attached letter, is to formally record and confirm for the purposes of the EPA application the considerable engagement, consultation and discussions that have taken place between the relevant parties over the past approximately 18 months. I would appreciate it if you could review the attached letter and provide any comments or amendments by way of tracked changes, where considered necessary. Subject to any amendments received, the letter will be included within the consultation material accompanying the application to the EPA.

To assist with finalisation of the consultation package, I would be grateful to receive your response no later than **close of business Thursday** this week.

For completeness and context, I have also provided the most up to date Master Plan Package, Concept Plan and Catchment Plans. These documents reflect the current form of the proposal and will substantially form the basis of the layout and design presented in the final substantive application.

At present, the proposal provides for just over 1,000 residential dwellings, approximately 2,000 m² GFA of commercial activity, together with the associated supporting infrastructure, open space and related development components. The updated material is provided to ensure that your review of the consultation confirmation letter is undertaken with reference to the current proposal and the information that is intended to underpin the forthcoming EPA application.

Should you have any questions regarding the attached letter or supporting material, or wish to discuss any aspect of the proposal prior to providing your response, please do not hesitate to contact me.

Thanks

Fraser

Ngā mihi | Kind regards,

FRASER MCNUTT
Partner/Waikato Manager (MNZPI)



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298 Victoria Street, Hamilton 3204

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and we request you delete it and contact us at once by return email.

To: Chris Allen/Jackie Colliar
From: Fraser McNutt – Barker & Associates Limited
Date: 6 August 2026
Re: Consultation Brymer Farms Substantive

Dear Jackie and Chris,

Brymer Farms – Confirmation of Consultation

As part of the preparation of Brymer Farms Limited's substantive application under the Fast-track Approvals Act 2024 (FTAA) for the Brymer Farms development, Brymer Farms Limited is documenting the consultation undertaken during the approximately 18 months leading up to lodgement. We are seeking IAWAI's confirmation that the following fairly reflects the nature, extent and outcomes of that engagement to date.

Consultation in relation to the future provision of potable water and wastewater services to the development has been ongoing and collaborative throughout this period. Prior to the formal establishment of IAWAI in July 2026, this engagement was undertaken with the relevant Hamilton City Council (HCC) staff responsible for three waters matters. Those staff subsequently transitioned into IAWAI, providing continuity in the personnel, technical knowledge and servicing matters under consideration through the establishment of IAWAI and thereafter.

Accordingly, references to consultation with IAWAI in the substantive application are intended, where relevant, to encompass this continuity of engagement with the relevant staff both in their former capacities within HCC and, from July 2026, within IAWAI. The engagement has principally focused on the future provision of potable water and wastewater services to the development, including network capacity, infrastructure requirements, funding, staging and sequencing, and the works and other measures likely to be required to enable the development to connect to IAWAI's reticulated water and wastewater networks.

Through that engagement, the water and wastewater servicing issues have progressively been identified and narrowed. Technical advice and feedback from the relevant HCC and IAWAI staff, together with subsequent modelling of the reticulated networks, has informed the proposed servicing strategy and infrastructure programme. On the basis of the work undertaken to date, Brymer Farms Limited considers that there is a substantial degree of alignment between Brymer Farms Limited and IAWAI as to the nature of the key servicing issues and the likely infrastructure solutions and other measures required to enable connection to IAWAI's reticulated networks, subject to appropriate conditions, further detailed design and the necessary infrastructure delivery arrangements.

Draft conditions of consent addressing water and wastewater servicing have also been shared and progressively developed through the consultation process. Those conditions have been the subject of ongoing discussion and refinement as the technical work and proposed servicing solutions have developed, with the intention that the conditions appropriately provide for the infrastructure, staging, sequencing and other requirements necessary to support connection of the staged development to IAWAI's networks.

Building on this work, Brymer Farms Limited and IAWAI are also progressing a Project Development Agreement (PDA), in conjunction with WDC and HCC where applicable. The PDA is intended to further formalise the servicing strategy and arrangements for the timing, sequencing, funding and delivery of the potable water and wastewater infrastructure required to support the staged development.

Brymer Farms Limited considers that the consultation undertaken across this period, both prior to and following the establishment of IAWAI, has provided the relevant servicing personnel and, subsequently, IAWAI with a meaningful opportunity to understand the proposal, identify and work through servicing requirements and constraints, provide technical input, and collaboratively develop a pathway for the future servicing of the development. The engagement has progressed from the identification of potential servicing constraints to a more focused consideration of the likely solutions, and the conditions and delivery arrangements required to implement those solutions.

This engagement will be recorded in the substantive application to the Environmental Protection Authority (EPA). To assist in ensuring that the application contains an accurate record, we would appreciate IAWAI confirming by return email that the above fairly reflects the nature, extent and outcomes of the consultation undertaken to date, including the continuity of engagement through the transition of the relevant HCC staff into IAWAI, the work undertaken to identify and narrow the water and wastewater servicing issues, and the ongoing development of proposed servicing solutions and associated draft conditions. If IAWAI considers that any aspect of this summary should be corrected, clarified or expanded, please provide those comments so they can be considered prior to lodgement.

Brymer Farms Limited appreciates the constructive and collaborative engagement of the relevant HCC and IAWAI staff throughout this process and looks forward to continuing to work together to finalise the appropriate servicing arrangements, including through the PDA and suitable conditions of consent, to reflect the servicing outcomes developed through the consultation process.

Kind regards,

Fraser McNutt



Planner and Partner B&A

Iwi and Hapū



Urban & Environmental

MEMORANDUM OF UNDERSTANDING

Between

Ngaa Uri o Maahanga Trust Board (on behalf of Ngaati Maahanga)

and

Brymer Farms Limited

1. PURPOSE

The purpose of this Memorandum of Understanding (MOU) is to establish a framework for ongoing engagement, collaboration and mutual understanding between Ngaa Uri o Maahanga Trust Board (on behalf of Ngaati Maahanga) and Brymer Farms Limited in relation to the Brymer Farms Development.

The parties acknowledge their shared interest in achieving positive environmental, cultural, social and economic outcomes while supporting the successful delivery of the development.

2. BACKGROUND

- A. Ngaati Maahanga are mana whenua within the area in which the Brymer Farms Development is proposed and exercise responsibilities as kaitiaki in relation to the whenua, wai, taonga species and wider cultural landscape.
- B. Brymer Farms Limited is the landowner and developer of the Brymer Farms Development and is responsible for the planning, design, consenting, construction and implementation of the project.
- C. Ngaati Maahanga prepared a Cultural Impact Assessment (CIA) for the project to identify cultural values, potential effects and recommended mitigation measures.
- D. The parties acknowledge that ongoing engagement and collaboration will assist in achieving positive outcomes for both the development and the wider community.
- E. Parties acknowledge that this MOU is separate from, and does not alter, the findings or position expressed in the Ngaati Maahanga Cultural Impact Assessment – Version 2 (June 2026).

3. GUIDING PRINCIPLES

The parties agree to:

- Engage in good faith, respectfully and in a timely manner.
- Recognise and respect the role of Ngaati Maahanga as mana whenua and kaitiaki within its rohe.
- Recognise and respect the role of Brymer Farms Limited as the developer responsible for delivering the project.
- Maintain open communication and transparency throughout the life of the project.
- Work collaboratively to identify practical and achievable solutions to issues as they arise.
- Support environmental enhancement, cultural wellbeing, housing delivery and long-term community outcomes.
- Foster a relationship based on mutual respect, trust and shared understanding.

4. RELATIONSHIP COMMITMENTS

The parties commit to maintaining regular communication throughout the planning, consenting, construction and implementation phases of the project.

Brymer Farms Limited will provide reasonable opportunities for Ngaati Maahanga to review and comment on relevant management plans, monitoring programmes and project documentation where cultural and environmental matters are involved.

Ngaati Maahanga will provide cultural advice and feedback within reasonable timeframes to support project delivery and implementation.

5. CULTURAL IMPACT ASSESSMENT

The parties acknowledge the Ngaati Maahanga Cultural Impact Assessment prepared for the Brymer Farms Development.

Brymer Farms Limited acknowledges the recommendations and outcomes identified within the CIA and will seek to incorporate those outcomes through project design, consent conditions, management plans and implementation processes where appropriate.

Ngaati Maahanga acknowledge the willingness of Brymer Farms Limited to engage constructively throughout the CIA process and to consider the recommendations identified within the assessment.

6. CULTURAL MONITORING

Brymer Farms Limited will engage Ngaati Maahanga cultural monitors for agreed high-risk ground disturbance activities including:

- Bulk earthworks;
- Drainage installation;
- Wetland modification works;
- Works within or adjacent to wetlands; and
- Other agreed high-risk activities.

Cultural monitoring will operate in accordance with agreed project protocols, including the Accidental Discovery Protocol and Kooiwi Discovery Protocol.

7. ENVIRONMENTAL AND ECOLOGICAL OUTCOMES

The parties recognise the importance of protecting and enhancing wetlands, waterways, indigenous biodiversity and ecological corridors associated with the development.

The parties will work collaboratively to support:

- Wetland protection and enhancement;
- Ecological restoration initiatives;
- Biodiversity outcomes;
- Monitoring and adaptive management processes; and
- Long-term environmental stewardship.

8. RESTORATION, PLANT SUPPLY AND SERVICES

Where practicable and subject to commercial requirements and procurement processes, Brymer Farms Limited will provide Ngaati Maahanga, iwi-owned nurseries and Ngaati Maahanga-affiliated businesses with reasonable opportunities to participate in:

- Native plant supply;
- Ecological restoration works;
- Environmental monitoring services;
- Cultural monitoring services; and
- Other project-related services.

Nothing in this clause creates an exclusive supply arrangement or procurement obligation.

9. EMPLOYMENT, TRAINING AND BUSINESS OPPORTUNITIES

The parties acknowledge the potential for the project to contribute to local employment and economic development.

Where practicable, Brymer Farms Limited will seek opportunities to:

- Promote employment opportunities to Ngaati Maahanga members;
- Promote supplier and contractor opportunities to Ngaati Maahanga businesses;
- Explore training, internship and development opportunities associated with the project.

10. HOUSING OUTCOMES

The parties acknowledge the importance of housing outcomes for current and future generations.

Where practicable, Brymer Farms Limited and Ngaati Maahanga will explore opportunities that may support Ngaati Maahanga whaanau participation in future housing opportunities, home ownership or whaanau housing opportunities arising from the development.

Nothing in this clause creates any obligation to provide housing allocation, discounted housing or preferential purchasing rights.

11. CULTURAL RECOGNITION

Brymer Farms Limited will engage with Ngaati Maahanga regarding opportunities for:

- Cultural naming of reserves, wetlands, streets and public spaces;
- Interpretation of cultural history and landscape values; and
- Recognition of Te Ara o Kāroro, Te Uhi Pā and the wider Ngaati Maahanga cultural landscape where appropriate.

12. INFORMATION SHARING

Brymer Farms Limited will provide Ngaati Maahanga with relevant monitoring information associated with environmental and cultural outcomes identified through the CIA and associated consent conditions.

13. DISPUTE RESOLUTION

Any issue arising under this MOU will initially be addressed through direct discussions between authorised representatives of the parties.

Where a matter cannot be resolved through discussion, the parties may agree to engage an independent mediator.

14. TERM

This MOU will commence on the date of signing and remain in force until completion of the development unless varied or terminated by agreement of the parties.

15. STATUS OF MOU

This MOU records the intentions and commitments of the parties and does not create statutory approval rights, contractual obligations or fetter the legal rights, responsibilities or decision-making functions of either party.

16. SIGNATORIES

Signed for Ngaa Uri o Maahanga Trust Board (on behalf of Ngaati Maahanga)

Jo Kukutai

Chair

Date: 4 June 2026

Signed for Brymer Farms Limited

Name:

Position:



Date: _____

Stella Quigley

From: Fraser McNutt
Sent: Thursday, 13 August 2026 7:59 am
To: Briar Belgrave
Subject: FW: Brymer Farms MOU
Attachments: Memorandum_of_Understanding_-_Brymer_Farms_Ltd_-_June_2026[65608].pdf

Ngā mihi | Kind regards,

FRASER MCNUTT
Partner/Waikato Manager (MNZPI)



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and we request you delete it and contact us at once by return email.

From: Fraser McNutt
Sent: Friday, 5 June 2026 9:13 am
To: 'Jo Kukutai' 
Cc: Sanjil Mistry 
Subject: RE: Brymer Farms MOU

Signed for your records Jo.

Talk soon.

Ngā mihi | Kind regards,

FRASER MCNUTT
Partner/Waikato Manager (MNZPI)



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298 Victoria Street, Hamilton 3204

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From: Jo Kukutai [REDACTED]
Sent: Thursday, 4 June 2026 11:47 pm
To: Fraser McNutt [REDACTED]
Subject: Brymer Farms MOU

Kia ora anoo Fraser,
Following completion of the CIA process, Ngaati Maahanga have prepared a project-specific Memorandum of Understanding between Ngaa Uri o Maahanga Trust Board and Brymer Farms Ltd. Please find the attached MOU draft. If agreeable, I have signed it in humble anticipation.
Ngaa mihi,
Jo

MEMORANDUM OF UNDERSTANDING

Between

Ngaa Uri o Maahanga Trust Board (on behalf of Ngaati Maahanga)

and

Brymer Farms Limited

1. PURPOSE

The purpose of this Memorandum of Understanding (MOU) is to establish a framework for ongoing engagement, collaboration and mutual understanding between Ngaa Uri o Maahanga Trust Board (on behalf of Ngaati Maahanga) and Brymer Farms Limited in relation to the Brymer Farms Development.

The parties acknowledge their shared interest in achieving positive environmental, cultural, social and economic outcomes while supporting the successful delivery of the development.

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- B. Brymer Farms Limited is the landowner and developer of the Brymer Farms Development and is responsible for the planning, design, consenting, construction and implementation of the project.
- C. Ngaati Maahanga prepared a Cultural Impact Assessment (CIA) for the project to identify cultural values, potential effects and recommended mitigation measures.
- D. The parties acknowledge that ongoing engagement and collaboration will assist in achieving positive outcomes for both the development and the wider community.
- E. Parties acknowledge that this MOU is separate from, and does not alter, the findings or position expressed in the Ngaati Maahanga Cultural Impact Assessment – Version 2 (June 2026).

3. GUIDING PRINCIPLES

The parties agree to:

- Engage in good faith, respectfully and in a timely manner.
- Recognise and respect the role of Ngaati Maahanga as mana whenua and kaitiaki within its rohe.
- Recognise and respect the role of Brymer Farms Limited as the developer responsible for delivering the project.
- Maintain open communication and transparency throughout the life of the project.
- Work collaboratively to identify practical and achievable solutions to issues as they arise.
- Support environmental enhancement, cultural wellbeing, housing delivery and long-term community outcomes.
- Foster a relationship based on mutual respect, trust and shared understanding.

4. RELATIONSHIP COMMITMENTS

The parties commit to maintaining regular communication throughout the planning, consenting, construction and implementation phases of the project.

Brymer Farms Limited will provide reasonable opportunities for Ngaati Maahanga to review and comment on relevant management plans, monitoring programmes and project documentation where cultural and environmental matters are involved.

Ngaati Maahanga will provide cultural advice and feedback within reasonable timeframes to support project delivery and implementation.

5. CULTURAL IMPACT ASSESSMENT

The parties acknowledge the Ngaati Maahanga Cultural Impact Assessment prepared for the Brymer Farms Development.

Brymer Farms Limited acknowledges the recommendations and outcomes identified within the CIA and will seek to incorporate those outcomes through project design, consent conditions, management plans and implementation processes where appropriate.

Ngaati Maahanga acknowledge the willingness of Brymer Farms Limited to engage constructively throughout the CIA process and to consider the recommendations identified within the assessment.

6. CULTURAL MONITORING

Brymer Farms Limited will engage Ngaati Maahanga cultural monitors for agreed high-risk ground disturbance activities including:

- Bulk earthworks;
- Drainage installation;
- Wetland modification works;
- Works within or adjacent to wetlands; and
- Other agreed high-risk activities.

Cultural monitoring will operate in accordance with agreed project protocols, including the Accidental Discovery Protocol and Kooiwi Discovery Protocol.

7. ENVIRONMENTAL AND ECOLOGICAL OUTCOMES

The parties recognise the importance of protecting and enhancing wetlands, waterways, indigenous biodiversity and ecological corridors associated with the development.

The parties will work collaboratively to support:

- Wetland protection and enhancement;
- Ecological restoration initiatives;
- Biodiversity outcomes;
- Monitoring and adaptive management processes; and
- Long-term environmental stewardship.

8. RESTORATION, PLANT SUPPLY AND SERVICES

Where practicable and subject to commercial requirements and procurement processes, Brymer Farms Limited will provide Ngaati Maahanga, iwi-owned nurseries and Ngaati Maahanga-affiliated businesses with reasonable opportunities to participate in:

- Native plant supply;
- Ecological restoration works;
- Environmental monitoring services;
- Cultural monitoring services; and
- Other project-related services.

Nothing in this clause creates an exclusive supply arrangement or procurement obligation.

9. EMPLOYMENT, TRAINING AND BUSINESS OPPORTUNITIES

The parties acknowledge the potential for the project to contribute to local employment and economic development.

Where practicable, Brymer Farms Limited will seek opportunities to:

- Promote employment opportunities to Ngaati Maahanga members;
- Promote supplier and contractor opportunities to Ngaati Maahanga businesses;
- Explore training, internship and development opportunities associated with the project.

10. HOUSING OUTCOMES

The parties acknowledge the importance of housing outcomes for current and future generations.

Where practicable, Brymer Farms Limited and Ngaati Maahanga will explore opportunities that may support Ngaati Maahanga whaanau participation in future housing opportunities, home ownership or whaanau housing opportunities arising from the development.

Nothing in this clause creates any obligation to provide housing allocation, discounted housing or preferential purchasing rights.

11. CULTURAL RECOGNITION

Brymer Farms Limited will engage with Ngaati Maahanga regarding opportunities for:

- Cultural naming of reserves, wetlands, streets and public spaces;
- Interpretation of cultural history and landscape values; and
- Recognition of Te Ara o Kāroro, Te Uhi Pā and the wider Ngaati Maahanga cultural landscape where appropriate.

12. INFORMATION SHARING

Brymer Farms Limited will provide Ngaati Maahanga with relevant monitoring information associated with environmental and cultural outcomes identified through the CIA and associated consent conditions.

13. DISPUTE RESOLUTION

Any issue arising under this MOU will initially be addressed through direct discussions between authorised representatives of the parties.

Where a matter cannot be resolved through discussion, the parties may agree to engage an independent mediator.

14. TERM

This MOU will commence on the date of signing and remain in force until completion of the development unless varied or terminated by agreement of the parties.

15. STATUS OF MOU

This MOU records the intentions and commitments of the parties and does not create statutory approval rights, contractual obligations or fetter the legal rights, responsibilities or decision-making functions of either party.

16. SIGNATORIES

Signed for Ngaa Uri o Maahanga Trust Board (on behalf of Ngaati Maahanga)

Jo Kukutai

Chair

Date: 4 June 2026

Signed for Brymer Farms Limited

Name:

Position:



Date: _____

Stella Quigley

From: Jo Kukutai [REDACTED]
Sent: Tuesday, 18 August 2026 5:41 pm
To: Fraser McNutt
Cc: Sanjil Mistry; Briar Belgrave; Kahurimu Flavell; Pepa Anderson
Subject: Re: Brymer Farms MOU

Kia ora Fraser,

Ngaati Maahanga agree that the lizards (makomako) could be relocated to Lake Waiwhakareke because of the short distance that they would need to be transported conditional on the habitat at Waiwhakareke supporting the makomako to thrive once they are relocated. As mana whenua, Pepa and I want to ensure that the makomako would be cared for and monitored after they have been relocated, to ensure their success in their new Kainga.

Ngaa mihi,
Jo

On Tue, 18 Aug 2026 at 10:00, Fraser McNutt [REDACTED] wrote:

Kia ora Jo

A friendly reminder that we intend to lodge the substantive Brymer Farms application, which will include your CIA as an attachment.

Part of the application addresses the management of flora and fauna, particularly lizard management. We are applying for the relevant Wildlife Authority in tandem with the application and have completed preliminary reporting and management plans through our ecologists, which I have attached for your reference.

As I think is already clear from our previous discussions, our intention is that any lizards encountered and requiring relocation would be released into the Lake Waiwhakareke habitat, which is soon to be protected by a pest-proof fence.

Our key question is whether this approach, and Lake Waiwhakareke as the proposed release location, is acceptable to you.

We would also be very happy to receive any other feedback you may have on the attached management plans or the proposed approach more generally.

Ngā mihi | Kind regards,

FRASER MCNUTT
Partner/Waikato Manager (MNZPI)



PO Box 9342,
Waikato Mail Centre, Hamilton 3240
[298 Victoria Street](#), Hamilton 3204

barker.co.nz



B&A

Urban & Environmental



Kerikeri, Whangārei, Warkworth,
Auckland, **Hamilton**, Cambridge,
Tauranga, Napier, Wellington,
Christchurch, Queenstown, Wānaka

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From: Jo Kukutai

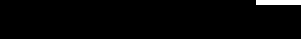


Sent: Monday, 8 June 2026 8:40 pm

To: Sanjil Mistry



Cc: Fraser McNutt



Subject: Re: Brymer Farms MOU

Kia ora Sanjil,

I am well and hope you are also. Here is the signed MOU as requested. Everything else has been sent to Fraser.

Ngāa mihi,

Jo

On Mon, Jun 8, 2026 at 5:25 PM Sanjil Mistry



wrote:

Kia ora Jo

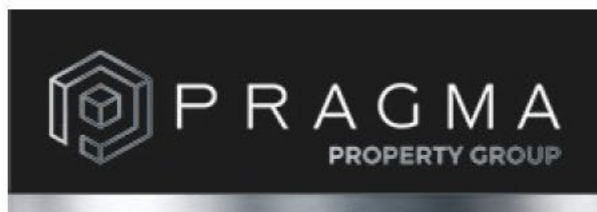
Hope your well. Can you please get the final paperwork to Fraser as soon as he needs it please. I believe final reports will be circulating soon.

Nga Mihi

Sanjil

Sanjil Mistry

Director



Pragma

[101 Greenwood St](#)

P.O. Box 5264

Hamilton

New Zealand

Cell: [REDACTED]

Email: [REDACTED]

From: Jo Kukutai [REDACTED]

Sent: Friday, June 5, 2026 9:13 AM

To: Fraser McNutt [REDACTED]

Cc: Sanjil Mistry [REDACTED]

Subject: Re: Brymer Farms MOU

Caution: External message. Be cautious with links and attachments. Verify the sender or check with IT.

Kia ora koorua,

Thanks for this.

Ngaa mihi,

Jo

On Fri, 5 Jun 2026 at 09:12, Fraser McNutt [REDACTED] wrote:

Signed for your records Jo.

Talk soon.

Ngā mihi | Kind regards,

FRASER MCNUTT
Partner/Waikato Manager (MNZPI)

B&A
Urban & Environmental



PO Box 9342,
Waikato Mail Centre, Hamilton 3240
[298 Victoria Street](#), Hamilton 3204

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and we request you delete it and contact us at once by return email.

From: Jo Kukutai [REDACTED]
Sent: Thursday, 4 June 2026 11:47 pm
To: Fraser McNutt [REDACTED]
Subject: Brymer Farms MOU

Kia ora anoo Fraser,

Following completion of the CIA process, Ngaati Maahanga have prepared a project-specific Memorandum of Understanding between Ngaa Uri o Maahanga Trust Board and Brymer Farms Ltd. Please find the attached MOU draft. If agreeable, I have signed it in humble anticipation.

Ngaa mihi,

Jo

Stella Quigley

From: Fraser McNutt
Sent: Thursday, 13 August 2026 8:00 am
To: Briar Belgrave
Subject: FW: Brymer CIA feedback for your consideration.
Attachments: BA response to CIA - Brymer (003).docx

Ngā mihi | Kind regards,

FRASER MCNUTT
Partner/Waikato Manager (MNZPI)



PO Box 9342,
Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204

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and we request you delete it and contact us at once by return email.

From: Fraser McNutt
Sent: Wednesday, 20 May 2026 12:53 pm
To: Jo Kukutai 
Subject: Brymer CIA feedback for your consideration.

Tēnā koutou Te Uri o Maahanga Trust Board

Kia ora Jo

See attached our comments on the CIA for Brymer. Are you able to consider and either adjust the CIA or we can catch up and discuss?

I would love to sign you up to do the WA CIA also please – when suits?

Come back to me!

Ngā mihi | Kind regards,

FRASER MCNUTT

Partner/Waikato Manager (MNZPI)



PO Box 9342,
Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204

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and we request you delete it and contact us at once by return email.

20 May 2026

Ngaati Maahanga
Attn: Te Uri o Maahanga Trust Board
Via email

Tēnā koutou Te Uri o Maahanga Trust Board

Response to recommendations outlined in Cultural Impact Assessment prepared for Brymer Farms Limited (584 Whatawhata Road, Hamilton)

Brymer Farms Ltd would like to thank Ngaati Maahanga for the preparation of the Cultural Impact Assessment (CIA) dated 23 February 2026, and for the ongoing engagement throughout the development of the Brymer proposal at 584 Whatawhata Road.

We acknowledge Ngaati Maahanga as mana whenua for the site and recognise the cultural significance of the whenua, wai, wetlands and wider Waikato River catchment. We also recognise the importance of Te Ture Whaimana o Te Awa o Waikato and the exercise of kaitiakitanga as outlined in the CIA.

We appreciate the detailed review undertaken and the clear set of mitigation measures and cultural requirements identified in Section 6 of the CIA, which have been informed by a comprehensive assessment of potential cultural effects, including those on groundwater, wetlands, peat soils and taonga species.

Brymer Farms Ltd has carefully considered all recommendations set out in the CIA. Our response is provided in Table 1 below, grouped as follows:

- Accepted
- Accepted in principle (subject to refinement)
- Alternative approach proposed (with clarification of implementation)

Table 1: Mitigation Measures and Cultural Requirements

	Mitigation measures	Response	Accepted
6.1	Water and hydrology		
	• Installation of groundwater monitoring bores and ongoing monitoring • Provision of monitoring data to Ngāti Maahanga • Implementation of adaptive management frameworks	These recommendations are supported and can be incorporated into the project design, management plans and proposed conditions.	Accepted

Mitigation measures	Response	Accepted
- Avoidance of abstraction from natural wetlands - Retention and enhancement of existing wetlands (approximately 2.57ha) wherever practicable.		
- Groundwater abstraction shall not degrade wetlands or baseflows - Groundwater levels supporting wetland health shall be maintained	We agree that abstraction must not adversely affect wetlands or baseflows. However, drawdown thresholds and response triggers will need to be finalised through detailed hydrogeological assessment and confirmed through the consenting process.	Accepted in principle (subject to refinement).
Stormwater discharge quality shall demonstrate no deterioration of receiving environments	- The intent is supported - Outcomes will be expressed through measurable consent standards (e.g. quality limits, discharge criteria) rather than absolute “no change” requirements	Accepted in principle (subject to refinement).
Discharge structures shall avoid placement within wetlands	- Direct discharge to wetlands will be avoided where practicable - Some controlled discharge locations may be required for engineering and treatment purposes	Accepted in principle (subject to refinement).
- Abstraction shall not result in degradation of connected wetlands or reduction in baseflows - Stormwater discharge quality shall demonstrate no deterioration of receiving environments - Groundwater levels supporting wetland health shall be maintained	While the project will seek to avoid, minimise and mitigate adverse effects, it is not practicable to guarantee no hydrological or environmental change. The project will instead ensure that: - Effects are avoided where practicable - Remaining effects are appropriately mitigated and managed - Outcomes are consistent with regulatory standards and monitoring frameworks	Recommendation for alternative agreed approach

Mitigation measures		Response	Accepted
6.2	Whenua and Contamination		
	- Preparation of a Remedial Action Plan (RAP) and Site Management Plan (SMP) - Removal and appropriate management of offal pits and contaminated areas - Implementation of sediment and erosion control measures to protect wetlands and waterways	These recommendations are supported and can be incorporated into the project design, management plans and proposed conditions.	Accepted
	- Earthworks shall minimise peat oxidation and subsidence. - Stormwater recharge systems shall be designed to maintain groundwater stability. - Monitoring shall be undertaken during staged development to identify peat shrinkage or instability.	- These principles are supported in principle - Implementation will be determined through detailed geotechnical design - Some settlement is inherent in peat environments, and cannot be entirely avoided - Monitoring will be tied to: - Defined performance criteria - Trigger levels for adaptive management	Accepted in principle (subject to refinement).
6.3	Wetlands and Ecology		
	- Development and implementation of fish management plans in accordance with national guidelines - Preparation of a lizard management plan in consultation with the Department of Conservation - Establishment of riparian and wetland planting using native species - Maintenance and enhancement of ecological connectivity	These recommendations are supported and can be incorporated into the project design, management plans and proposed conditions.	Accepted
	Eco-sourced planting within catchment	The preference for on-site restoration is supported. However, offsetting may still be required where complete avoidance	Accepted in principle (subject to refinement)

Mitigation measures		Response	Accepted
	Preference for on-site restoration over offsetting	is not practicable, consistent with regulatory requirements. At this stage there is sufficient mitigation available on site, if offsetting is necessary, we support involving Ngaati Maahanga as part of this. We will prioritise locally sourced native species and iwi nursery involvement where practicable, while recognising that availability constraints may limit exclusive sourcing from within the immediate catchment.	
6.4	Wastewater and Infrastructure		
	- Connection to the Hamilton City Council wastewater network as the preferred servicing solution - Ensuring infrastructure maintains appropriate separation from wetlands	These recommendations are supported and can be incorporated into the project design, management plans and proposed conditions.	Accepted
6.5	Urban Design and Cultural Integration		
	- Cultural input shall inform naming of wetlands, reserves and streetscapes. - Interpretive elements may be incorporated where appropriate.	These recommendations are supported and can be incorporated into the project design and proposed conditions.	Accepted
	- Engagement during detailed design - Ecological corridor retention and enhancement - Opportunities for iwi participation in restoration and monitoring	- We consider that it may be useful to acknowledge and proposed that engagement will occur at key design stages, with a focus on collaboration rather than formal design approval - Ecological corridor enhancement is supported where practicable, recognising the need to integrate with engineering design, stormwater systems and urban layout - We support opportunities for iwi participation in restoration and monitoring where practicable	Accepted in principle (subject to refinement)

Mitigation measures		Response	Accepted
6.6	Cultural Monitoring and Protocols		
	- Adoption of Accidental Discovery Protocols (ADP), kōiwi tangata procedures and taonga tūturu processes - Provision for cultural monitoring during construction activities	These recommendations are supported and can be incorporated into the project design, management plans and proposed conditions.	Accepted
	- Cultural monitors present during works - Authority to halt works	We support cultural monitoring during construction, however suggest that the scope is risk-based and focused on agreed higher sensitivity activities, including bulk earthworks, wetland works, and drainage installation. Protocols (including stop-work procedures) are proposed to be clearly defined within management plans	Accepted in principle (subject to refinement).
	Other matters		
	- Provision of designs and plans to Ngaati Maahanga - Engagement at detailed design stage	We support iwi input at key design stages. However, consider it would be beneficial to focus the review on agreed key management plans (e.g. stormwater, ecological, and remediation plans) rather than all detailed engineering documentation.	Accepted in principle (subject to agreed refinement of engagement and design review scope).
	Provision of stormwater designs, RAP/SMP and other plans to Ngāti Maahanga for review	These provisions are supported as engagement mechanisms. We however intend that the provision of detail will be in an information sharing / review capacity, noting the formal approval and decision-making authority rests with the consent authority. We therefore recommend that engagement will not extend to formal approval or sign-off functions	Accepted in principle (subject to refinement).
	- Monitoring of cumulative effects across development stages - Adjustment of abstraction where thresholds exceeded	We support the intent of understanding cumulative effects and adaptive management. However, practically, monitoring at a full catchment scale is beyond the control of an individual developer. We recommend that adaptive management is based on clearly defined	Accepted in principle (subject to refinement).

Mitigation measures	Response	Accepted
Adaptive management for cumulative degradation at catchment wide scale	and measurable trigger levels and included within proposed management plans, and agree to implement robust site-based monitoring.	
Ongoing Engagement	We acknowledge that the CIA emphasises the importance of ongoing engagement and adaptive management throughout the life of the development. Brymer Farms Ltd is committed to: - Continuing engagement with Ngāti Maahanga through detailed design, construction and operation - Providing transparency of monitoring data - Working collaboratively to refine mitigation measures and management responses where required	Accepted

We appreciate Ngaati Maahanga's constructive approach and the neutral position contingent on the implementation of mitigation measures outlined in the CIA.

We consider that, with the incorporation of the measures outlined above, the proposal can appropriately manage cultural effects while supporting positive environmental outcomes, including wetland protection, restoration, and improved long-term catchment management.

We look forward to continuing to work in partnership with Ngaati Maahanga as the project progresses

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

Fraser McNutt

Ministry of Education

B&A

Urban & Environmental

Minutes

Project: Fast Track – MoE consultation

Date: 3 December 2025

Time: 2.00pm

Location: B&A Office

Name	Role/Organisation
Fraser McNutt	B&A
Suan Henderson	MoE
Gemma Hayes	MoE
Patrick Broman	MoE

Item	Detail	Action
Actions	a) Conversation on easement for school access (Gordonton) b) Meeting with Teritry Team and MoE (with B&A) mid Jan 2026 to discuss Tauwhare Agri-research institute c) Circulate Draft Consultation Packages with MoE for in depth detail on each of the sites, as well as updated MPs d) Circulate Structure plans e) Mention of a wider rim concept plan for Hamilton - highlighting key infrastructure (SWWTP, SL, etc., schools, parks, social infrastructure, developments, and other significant features/amenities	
1	Introductions	
2	FM - Share, update, open to any comments and feedback on all projects.	
3	Contextual Overview – FM speaks to Power Point Presentation • Introduction of B&A Fast Track Applications (FTA) and their stages in the FT process. (excluding ones that have had previous consultation with MoE). • High level overview of the location, scope, and components of each FTA. • Highlighting when further stages in FT applications are aiming to occur for all projects	• Circulate updated consultation packs with up-to-date information for all projects.
4	Brymer Farms • Work with nearing land parcels for connection through the site, and to the wider existing areas.	

	Noting this is a likely route for children travelling to/from school.	
5	Gordonton - Gordonton School adjacent to site - Consultation with community and Gordonton School has occurred on two separate occasions to date. - The school is well informed and aware of the proposed development - Community is generally supportive of the development – services community interests via walk/cycle ways, and the potential for this to connect into or near to Gordonton School. - Iwi aware and receptive to cultural characteristics found on site - School is generally supportive of application - concerns still present due to the large scale of the proposal	Conversation to be had with B&A and MoE on easement for school access
6	Houchens - Part of SL1 Growth cell - Strategic boundary agreement WDC/HCC 2 purchased school sites in Peacockes - 1 of which is designated - Fraser questions if there is a potential for a south Hamilton high school, or has this been investigated? - Patrick, no current desire from MoE, but would depend on numbers and the cohesiveness of the development - not currently envisioned but potentially in the future - If HCC is supportive of the large-scale infrastructure (e.g. SWWTP) that would support the development this could result in a large influx of residents (considering school capacity)	
7	Industrial North - Spoke to Master Plan, lot numbers, location, stage of application, noting there is room for amendments and improvements to the Master Plan. - MoE notes this development is not of concern for school capacity.	
8	Mexted Residential - Potential to break ground ~2027/28. - Students to be travelling through the area from this point in time onwards.	Indicate Staging/timelines when determined. Provide insight into nearby schools that will be used and their capacity.

	Indicate where populations could congregate initially and ensure nearby schools have capacity – Staging to assist in determining this.	
9	Rogerson Block Spoke to Master Plan, lot numbers, location, stage of application, noting there is room for amendments and improvements to the Master Plan.	
10	Tauwhare - Agri-research tertiary institute - Onsite education, accommodation, research facilities, offices. - Wider stakeholders for institution being Waikato Uni, Tainui, MoE. FM invites MoE feedback on this (now and ongoing), and to introduce potential stakeholders who may be involved. - Meeting with the Tertiary team, MoE, and B&A to discuss Tauwhare Agri-research institute. - Speed environment and pedestrian road crossing locations to be considered in relation to nearby Tauwhare School	Meeting with Tertiary Team and MoE to discuss agri-research centre. Mid Jan, 2026.



Fraser McNutt
Barker and Associates
[REDACTED]

13 August 2026

Tēnā koutou,

Brymer Fast Track Consent, Hamilton

Thank you for providing the master plan for the Brymer Fast Track consent application for our review. We appreciate this engagement as residential development in this location will have implications for the local schooling network.

The Ministry has reviewed the information provided, which shows the master plan for the development of 1,050 residential units and two commercial/neighbourhood centres.

While there is space in the local secondary network, and in the primary network for the northern stages of the development, areas in the southern stages (accessed via Grandview Road/Whatawhata Road) will likely need to be accommodated at primary schools which will be challenging and require significant investment to grow. We will continue to carefully monitor and assess future schooling capacity required in the catchment.

Well-integrated transport options both within the development and connecting to the existing city will be important to the future successful functioning of the community. Ensuring the safety of vulnerable road users such as students making their way to school should be a minimum requirement in the design of the transport network. We anticipate that the consent application will address these matters.

Thank you for the opportunity to provide feedback on this application. We would welcome the continuation of engagement with you on this proposal as it progresses to ensure we have early information in order to inform our planning.

Nāku noa, nā

A handwritten signature in black ink, appearing to read "Clive Huggins", is written over a light blue circular stamp.

Clive Huggins
Director, Land Investment and Planning
School Property
Cc: Marcus Freke, Director of Education, Waikato Region

Stella Quigley

From: Susan Henderson [REDACTED]
Sent: Friday, 14 August 2026 9:09 am
To: Fraser McNutt
Cc: Briar Belgrave; Sanjil Mistry; Alisa Neal; Patrick Broman
Subject: RE: Brymer Substantive Application
Attachments: Draft MoE engagement letter - Brymer Fast Track consent - August 2026.pdf

[UNCLASSIFIED]

Kia ora Fraser, thank you for the opportunity to review the substantive application for the Brymer fast track consent.

Please find attached a response from the Ministry.

Ngā mihi,
Susan

Susan Henderson | Lead Advisor - Spatial Planning
School Property

DDI [REDACTED] | Mobile [REDACTED]

From: Fraser McNutt [REDACTED]
Sent: Tuesday, 4 August 2026 11:02 am
To: Susan Henderson [REDACTED]; Patrick Broman [REDACTED]
Cc: Briar Belgrave [REDACTED]; Sanjil Mistry [REDACTED]; Alisa Neal [REDACTED]
Subject: Brymer Substantive Application

Kia ora Susan and Patrick,

Barker & Associates is preparing the substantive application for the Brymer Farms development under the Fast-track Approvals Act 2024.

The proposal has been refined and reduced in scale from the development referred by the Minister last year. As shown on the attached final draft master plans, the current proposal provides for approximately 1,050 residential units, comprising:

- approximately 786 terrace, duplex, detached and rural-residential units;
- additional residential units within two proposed apartment sites (264);
- two proposed commercial or neighbourhood centre sites (total GFA 2026m²);
- a network of public parks, recreation reserves, pedestrian connections and stormwater reserves; and
- the retention, enhancement and offsetting of identified wetland and ecological features.

The development is proposed to occur progressively across 12 principal residential stages, together with a separate rural-residential stage. The subdivision will include a connected road network and the construction and vesting of the necessary transport, stormwater, wastewater, water supply and public reserve infrastructure as development proceeds.

For the Ministry's information, we have attached:

- a high-level summary of the proposal; and
- the proposed master plan set dated July 2026.

The master plans are final drafts and are being provided to assist the Ministry's understanding of the proposal ahead of lodgement. The complete substantive application, including the supporting technical assessments, infrastructure details and proposed conditions, will be provided once the application has been lodged and accepted by the EPA.

At this stage, we would welcome any comments from the Ministry on matters relevant to its functions or interests, including any matters relating to anticipated education demand, existing or planned schooling capacity, or the staging of residential growth that we should consider before lodgement.

If possible, please provide any comments within the next week so they can be considered as the substantive application is finalised. We appreciate the short timeframe. If there are no matters the Ministry wishes to raise at this stage, a brief confirmation would also be helpful.

Please feel free to contact myself or Briar if you would like to discuss the proposal or require any further information.

Kind regards,

Fraser

Ngā mihi | Kind regards,

FRASER MCNUTT
Partner/Waikato Manager (MNZPI)



PO Box 9342,
Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204

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Fraser McNutt
Barker and Associates
[REDACTED]

13 August 2026

Tēnā koutou,

Brymer Fast Track Consent, Hamilton

Thank you for providing the master plan for the Brymer Fast Track consent application for our review. We appreciate this engagement as residential development in this location will have implications for the local schooling network.

The Ministry has reviewed the information provided, which shows the master plan for the development of 1,050 residential units and two commercial/neighbourhood centres.

While there is space in the local secondary network, and in the primary network for the northern stages of the development, areas in the southern stages (accessed via Grandview Road/Whatawhata Road) will likely need to be accommodated at primary schools which will be challenging and require significant investment to grow. We will continue to carefully monitor and assess future schooling capacity required in the catchment.

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Thank you for the opportunity to provide feedback on this application. We would welcome the continuation of engagement with you on this proposal as it progresses to ensure we have early information in order to inform our planning.

Nāku noa, nā

A handwritten signature in dark ink, appearing to read "Clive Huggins", is written over a light blue horizontal line.

Clive Huggins
Director, Land Investment and Planning
School Property
Cc: Marcus Freke, Director of Education, Waikato Region

Stella Quigley

From: Fraser McNutt
Sent: Tuesday, 4 August 2026 11:02 am
To: Susan Henderson; Patrick Broman
Cc: Briar Belgrave; Sanjil Mistry; Alisa Neal
Subject: Brymer Substantive Application
Attachments: Proposed Masterplan Set_30072026.pdf

Kia ora Susan and Patrick,

Barker & Associates is preparing the substantive application for the Brymer Farms development under the Fast-track Approvals Act 2024.

The proposal has been refined and reduced in scale from the development referred by the Minister last year. As shown on the attached final draft master plans, the current proposal provides for approximately 1,050 residential units, comprising:

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Please feel free to contact myself or Briar if you would like to discuss the proposal or require any further information.

Kind regards,

Fraser

Section 30 FTAA Letters



Urban & Environmental

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,

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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

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:	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.

Waikato District Council



Urban & Environmental

18 August 2026

Brymer Farms Limited
c/o Fraser McNutt
Partner
Barker and Associates

DELIVERED Via EMAIL: [REDACTED]

Cc: Sanjil Mistry, Juliana Reu Junqueira, and Jackie Colliar.

Dear Fraser

FAST-TRACK PROPOSAL: Pre Substantive Consultation Brymer

Thank you for your letter dated 6 August 2026 regarding consultation undertaken between the project team and Waikato District Council staff (alongside Hamilton City Council, Waikato Regional Council, NZTA, and from 1 July 2026 IAWAI) in relation to the proposed Brymer Farms development throughout the referral application process and in the lead up to lodgement of the substantive application to the Environmental Protection Authority (EPA).

Waikato District Council (Council staff) acknowledge that the applicant team has engaged extensively and constructively with Council over approximately the past 18 months in relation to a range of matters associated with the proposal. These discussions have covered, among other things, growth planning, land use, infrastructure, open space, connectivity, staging, funding and financing considerations, and the broader strategic context of the development proposal.

Council staff agree that the consultation process has provided a valuable forum for the exchange of information and consideration of how the proposal may integrate with the wider growth area and associated infrastructure planning. We also acknowledge that discussions regarding the proposed Private Developer Agreement (PDA) have occurred during this period and note that the applicant has taken on board and responded to a range of feedback provided by Council officers as the proposal has evolved.

Council staff welcome the opportunity to review and provide further feedback on technical reports and information should the applicant share these with staff.

Consultation has assisted Council staff in understanding the proposal and its evolution.

Discussions regarding the PDA and associated infrastructure delivery arrangements are continuing. Good progress has been made in identifying and discussing key issues, and Council looks forward to further work with the applicant team to resolve these matters as the proposal progresses.

Council's participation in consultation and pre-application discussions reflects its commitment to engaging early and constructively with the project team. Council will provide a clear position once the full suite of application material and technical assessments has been received and reviewed. This may occur through Council's response to completeness and scope checks, and through written comments provided to the Expert Panel during the substantive process.

Council appreciates the positive engagement undertaken to date and welcomes the opportunity to continue working with the applicant as the proposal progresses through the relevant assessment and approval processes.

Kind regards



Hazel Coalter

PLANNING AND GROWTH MANAGER
WAIKATO DISTRICT COUNCIL

Stella Quigley

From: Fraser McNutt
Sent: Wednesday, 12 August 2026 10:02 am
To: Nick Birdsall
Cc: Mathew Arthur; Dean Morris; Briar Belgrave
Subject: RE: Waikato District Council Stormwater principles for FT development - Brymer

Hello Nick, confirming we are taking into account your feedback below on the SW in particular.

We have factored in these comments into our draft conditions, and we understand MAVEN are actively working on this as we near the lodgement of our substantive application.

Ngā mihi | Kind regards,

FRASER MCNUTT
Partner/Waikato Manager (MNZPI)



PO Box 9342,
Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204

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and we request you delete it and contact us at once by return email.

From: Nick Birdsall [REDACTED]
Sent: Sunday, 2 August 2026 1:42 pm
To: Fraser McNutt [REDACTED]
Cc: Mathew Arthur [REDACTED]
Subject: Waikato District Council Stormwater principles for FT development - Brymer

Hi Fraser,

A quick drop-in of the described principles we want to see in stormwater design/specification/outcomes for Fast-track development, mindful that Brymer is driving toward lodging its substantive application and stormwater technical details are yet to land.

- Provide a SW capital cost estimate so we can estimate the depreciation that forms part of the OPEX.
- Opex costs for all SW infrastructure, including depreciation need to be provided to allow WDC to establish if the subdivision SW will be financially sustainable for WDC

- Erosion to be assessed at 2yr ARI event velocity and post-development 2yr ARI volume must not be any greater than pre-development ARI volume
- Even if there is a minor increase, there needs to be a proportional financial contribution towards mitigating any downstream adverse effects. We will need to agree up-front how the financial contribution would be established
- Latest Climate Change adjustment to be used in the assessments
- Attenuation to achieve 80% of the pre-development run-off
- Existing downstream culverts and bridges need to be surveyed
- Stormwater design shall take into account the presence of peat and other soft ground conditions across the site, including potential settlement, constructability constraints, groundwater interaction, and long-term asset performance.
- Centralised stormwater pond system is preferred over multiple dispersed devices, where feasible, to improve maintenance efficiency, operational performance, and overall stormwater management outcomes.
- Rain garden devices should be designed with a minimum surface area of 20 m² to ensure adequate treatment performance, ease of maintenance, and long-term functionality.

It is a shopping list, but it should all be aligned to what you would otherwise expect. I am confident much of it will be incorporated into what the Maven team are designing for Brymer, but if you would pass it through so they can take on board given they are in-progress with their work. It would be good if they could let us know where they **cannot** align with what they are intending/designing as part of the substantive package, then we can limit our attention/focus to those areas only.

Thanks – and appreciate the willingness to land these.

Nick Birdsall

Growth Implementation Manager - Strategy & Growth

Waikato District Council

Te Kaunihera aa Takiwaa o Waikato

Nama waea: [REDACTED]

Poutaapeta Mahi: Private Bag 544, Ngaruawahia 3742

Waahi Mahi: 15 Galileo Street, Ngaruawahia



Stella Quigley

From: Fraser McNutt
Sent: Sunday, 16 August 2026 2:45 pm
To: Donna Tracey; Nick Birdsall
Cc: Will Gauntlett [REDACTED]; Briar Belgrave
Subject: RE: Brymer Farms Consultation WDC
Attachments: Brymer Substantive Conditions - Part B LUC 15.08.26 (002).docx

Afternoon Donna, Nick and Will.

As agreed, we will look forward to your response early this week but in the meantime I promised some updated draft conditions....

Donna, I mentioned that we will get to you the typology plans and design guide ASAP to help you make sense of our approach. I expect these to be ready tomorrow or Tuesday at the latest. I'll endeavour to send these onto you in the same vein set out below.

Thus, on behalf of my client, I thank you for your continued cooperation during the pre lodgement phase of our Brymer Farms Fast-track application.

As we have discussed on a number of occasions, the application continues to be refined as we approach lodgement. Accordingly, any information shared during the pre lodgement phase is provided in **good faith** to facilitate constructive engagement and should not be regarded as comprising, or representing, our complete or final application. The complete application will be provided through the EPA in accordance with the statutory process once it has been accepted.

That said, the evolving nature of the application does not prevent ongoing constructive dialogue, feedback and refinement during the pre lodgement phase. *I've attached a word document so feel free to respond with track change comments for our consideration (the sooner the better).* Alternatively, given my clients deadlines let me know a time to meet and work through the attached.

For the avoidance of doubt, all information and documentation shared during this pre lodgement phase is provided on a **without prejudice basis** and in good faith, for the purposes of facilitating constructive engagement as the Applicant progresses towards formal lodgement of the application with the EPA.

In that spirit, I attach our latest draft set of conditions relating to the land use consent component of the application. As you will see, the document contains a number of placeholders for updated reports and report references, including references to other specialist assessments, together with a number of cross-references that remain to be finalised.

I emphasise that these conditions remain **in draft and are not the final set of proposed conditions**. I would therefore appreciate this being kept in mind in any review or feedback provided at this stage.

For completeness, the application will of course need to include an appropriate suite of proposed conditions addressing all of the consents being sought. For ease of review, and to make the most efficient use of everyone's time at this stage, I have elected to share the draft land use consent conditions, as these contain a substantial proportion of the conditions currently proposed across the application.

Ngā mihi | Kind regards,

FRASER MCNUTT
Partner/Waikato Manager (MNZPI)



PO Box 9342,
Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204

Kerikeri, Whangārei, Warkworth,
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From: Fraser McNutt
Sent: Sunday, 9 August 2026 10:42 am
To: Nick Birdsall [REDACTED]
Cc: Juliana Reu Junqueira [REDACTED]; [REDACTED]; Chris Allen
[REDACTED]; Sanjil Mistry [REDACTED]
Subject: Brymer Farms Consultation WDC

Good morning Nick,

Please find attached a **consultation confirmation** letter for your review on behalf of your organisation.

I have copied HCC and IAWAI into this correspondence for transparency, continuity and completeness of the consultation record, and to ensure that all parties remain appropriately informed as we progress toward lodgement of my client's substantive application with the Environmental Protection Authority (EPA). The purpose of this correspondence, together with the attached letter, is to formally record and confirm for the purposes of the EPA application the considerable engagement, consultation and discussions that have taken place between the relevant parties over the past approximately 18 months. I would appreciate it if you could review the attached letter and provide any comments or amendments by way of tracked changes, where considered necessary. Subject to any amendments received, the letter will be included within the consultation material accompanying the application to the EPA.

To assist with finalisation of the consultation package, I would be grateful to receive your response no later than **close of business Thursday** this week. Additionally, if any outstanding invoices need paying, please let me know ASAP and I'll ensure the client attends to these immediately.

For completeness and context, I have also provided the most up to date Master Plan Package, Concept Plan and Catchment Plans. These documents reflect the current form of the proposal and will substantially form the basis of the layout and design presented in the final substantive application.

At present, the proposal provides for just over 1,000 residential dwellings, approximately 2,000 m² GFA of commercial activity, together with the associated supporting infrastructure, open space and related development components. The updated material is provided to ensure that your review of the consultation confirmation letter is undertaken with reference to the current proposal and the information that is intended to underpin the forthcoming EPA application.

Should you have any questions regarding the attached letter or supporting material, or wish to discuss any aspect of the proposal prior to providing your response, please do not hesitate to contact me.

Thanks

Fraser

Ngā mihi | Kind regards,

FRASER MCNUTT

Partner/Waikato Manager (MNZPI)



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Stella Quigley

From: Fraser McNutt
Sent: Tuesday, 18 August 2026 11:34 am
To: Briar Belgrave
Subject: FW: WDC - confirmation of engagement with Brymer Pre Substantive
Attachments: WDC - Confirmation of engagement with Brymer Pre Substantive.pdf

Ngā mihi | Kind regards,

FRASER MCNUTT
Partner/Waikato Manager (MNZPI)



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From: Donna Tracey [REDACTED]
Sent: Tuesday, 18 August 2026 11:30 am
To: Fraser McNutt [REDACTED]; Sanjil Mistry [REDACTED]
Cc: Juliana Reu Junqueira [REDACTED]; Jackie Colliar [REDACTED]; Hazel Coalter [REDACTED]; Nick Birdsall [REDACTED]; Andrew Parsons [REDACTED]
Subject: WDC - confirmation of engagement with Brymer Pre Substantive

Kia ora Fraser and Sanjil

Please find attached a confirmation of engagement letter from Waikato District Council. This is in response to your letter sent 9 August outlining the engagement over the last 18 months.

We encourage the sharing of information, technical reports, and supporting documentation at the time the substantive application is lodged, as this provides staff with the maximum opportunity to review and assess the material. We appreciate the collaborative engagement to date and look forward to continuing to work with the applicant, where permitted under the Fast-track process, throughout the substantive application stage.

Ngā 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



18 August 2026

Brymer Farms Limited
c/o Fraser McNutt
Partner
Barker and Associates

DELIVERED Via EMAIL: [REDACTED]

Cc: Sanjil Mistry, Juliana Reu Junqueira, and Jackie Colliar.

Dear Fraser

FAST-TRACK PROPOSAL: Pre Substantive Consultation Brymer

Thank you for your letter dated 6 August 2026 regarding consultation undertaken between the project team and Waikato District Council staff (alongside Hamilton City Council, Waikato Regional Council, NZTA, and from 1 July 2026 IAWAI) in relation to the proposed Brymer Farms development throughout the referral application process and in the lead up to lodgement of the substantive application to the Environmental Protection Authority (EPA).

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Kind regards



Hazel Coalter

PLANNING AND GROWTH MANAGER
WAIKATO DISTRICT COUNCIL

Stella Quigley

From: Sam Le Heron
Sent: Tuesday, 11 August 2026 10:25 am
To: Briar Belgrave
Subject: FW: FT Brymer FTA Transport Matters Modelling Brief Meeting Minutes
Attachments: FT Brymer FTA Transport Matters Modelling Brief_MN_20260311.pdf

Transport workshop notes.

Ngā mihi | Kind regards,

SAM LE HERON
Senior Associate (MNZPI)



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From: Tessa Leong [REDACTED]
Sent: Friday, 13 March 2026 1:21 pm
To: Ben Petch [REDACTED]; Tony Denton [REDACTED]; Sonia Baker [REDACTED]
[REDACTED]; Victor Devyatov [REDACTED]; Deborah Mckillop [REDACTED]
[REDACTED]; Chris Allen [REDACTED]; Brent Manning [REDACTED]
[REDACTED]; Fraser McNutt [REDACTED]; Saeid Adli [REDACTED]
[REDACTED]; Chris Dillon [REDACTED]
Fletcher Bell (Guest) [REDACTED]
[REDACTED]; Sam Le Heron [REDACTED]
[REDACTED]; Mike Wood [REDACTED]; Emily Hunt [REDACTED]
[REDACTED]; Gillian Cockerell [REDACTED]
Cc: Andrea Spalding [REDACTED]
Subject: FT Brymer FTA Transport Matters Modelling Brief Meeting Minutes

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Hi all,

Please see below link to the meeting minutes from the Brymer FTA Transport Matters Modelling Brief Meeting.

Link: [FT Brymer FTA Transport Matters Modelling Brief_MN_20260311](#)

Please review and complete action items if required.

Kind regards

Tessa Leong

Programme Coordinator (Contract) | Urban and Spatial Planning Unit

Email: [REDACTED]



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Fast-track

Project Name	Fast-track	# of meeting notes	01
Meeting	Brymer FTA Transport Matters Modelling Brief	Date of meeting	11/03/2026 (10am)
Location	Teams	Notes taken by:	Tessa Leong

Attendees and apologies

☒	Facilitator; Ben Petch	HCC	☒	Fletcher Bell	Waikato DC
☒	Tony Denton	HCC	☐	Virendra Prasad	Waikato DC
☐	Sonia Baker	HCC	☐	Krisoffer Hansson	NZTA
☐	Victor Devyatov	HCC	☒	Matthew Epps	Waikato DC
☒	Deborah Mckillop	HCC	☒	Sam Le Heron	Barker
☒	Chris Allen	HCC	☒	Tobie Ueckermann	Transplan
☒	Brent Manning	HCC/Cairocat	☐	Kana Sakai	WRC
☒	Grant Smith	Hollyford	☒	Mike Wood	NZTA
☒	Fraser McNutt	Barker	☐	Emily Hunt	NZTA
☒	Dr Saeid Adli	CoLab Solutions	☐	Gillian Cockerell	HCC
☐	Chris Dillion	HCC			

FINAL

Please provide your review comments within two days of receiving the document.
Minutes become final after two days.

Agenda

Goal:

To discuss Brymer FTA transport modelling brief and refine based on agreed scope.

Agenda:

1. Introductions – 5 mins.
2. Applicant summarises key development concept, area, network connection points, key assumptions, staging, etc. 15 mins.
3. Road hierarchy, network layout and construction matters eg. Geotech and stormwater implications – 15 mins.
4. Discussion on modelling scope and brief (RCA feedback and Q&A) – 40 mins.
5. Public Transport (PT) and off-site externalities to be considered – 15 mins.
6. Next steps, timing and responsibilities – 15 mins.

Actions

ID.	Actions – one time, not carried forward	Who	Deadline
1.1	Update modelling brief to include 2035 Scenario A (Stages 1–2, no SH23), Scenario B (Stages 1–5 with SH23), Scenario C (sensitivity test for potential southern connection); define modelling nodes by land-use cluster.	Tobie / Grant	18 March

1.2	Provide full staging table (dwelling numbers by stage, timing, retirement village phasing, uptake assumptions).	Sam / Tobie	18 March
1.3	Explicitly include neighbourhood centre trip generation in the modelling inputs.	Tobie	With updated modelling brief
1.4	Incorporate NZTA sensitivity-testing requirements regarding infrastructure uncertainty and external land-use updates.	Grant / Saeid	With updated modelling brief
1.5	Provide complete Park Edge Road cross-section showing PT capability and stormwater reserve interface.	Tobie	1–2 weeks
1.6	Provide updated road cross-sections (collector, neighbourhood, retail) including bus-stop recesses, raised platforms, cycle crossings.	Tobie	1–2 weeks
1.7	Confirm vehicle tracking approach acceptable to HCC (13.5m buses; 8.3m trucks for neighbourhood streets)?	Tony / Design Team	Next technical workshop
1.8	Provide conceptual plan for future southern/eastern connections ensuring no preclusion.	Sam / Tobie	Prior to lodgement
1.9	Clarify retirement village staging, access points, and trip generation for 2035.	Sam	With staging table
1.10	Confirm construction traffic strategy and CMP, including assessment of early SH23 access needs.	Development Team / Construction Planner	Pre transport assessment submission
1.11	Circulate revised modelling brief to HCC, WDC, NZTA for sign-off before modelling runs.	Tobie/ Sam	After brief update (~1 week)
1.12	Include intended bus circulation route within development on a drawing and supply to attendees	Tobie/Sam	1–2 weeks
1.13	Seek comments from WRC on PT services and share with applicant team	Brent	2 weeks

Decisions

ID.	Decisions
1	A 2031 model scenario is NOT required. Instead, early staging will be tested using 2035 model with only Stage 1–2 land use.
2	Model full development in 2035 (Stages 1–5), with remaining apartments in 2045.
3	Future eastern connection (eg to Grandview Rd) is outside the Fast-track consent scope, but the design must not preclude it.
4	Peacock standards may be referenced, but HCC preference is to align with ODP transport corridor standards where appropriate.
5	Retirement village will be included in 2035 modelling (to Brymer Rd), with expected lower peak-hour generation.
6	Construction traffic impacts must be accounted for, with CMP required at substantive stage.
7	NZTA request for sensitivity testing is accepted and will be incorporated.

Discussed

Movement Network

- Based on NZ Street Design Guide; 50 km/h max, narrow corridors, extensive active-mode infrastructure.
- Dedicated bi-directional cycleway on western collector.
- Future-proofed for public transport even if services are delayed 10+ years.

Primary Access & Staging

Early reliance on Harrogate Place could concentrate ~5,000 daily trips through a current cul-de-sac and minor local roads until the SH23 connection arrives in later stages (~post-2036). HCC views this as an inappropriate purpose for Harrogate Place.

Intersection & Road Functionality

Highgrove and Ayrshire are expected to take additional load; concept options include roundabouts, medians and bus-stop recessing.

Future Connectivity

Future links to the “missing tooth” south of SH23 and potential connections toward Grandview/Waikato district remain long-term options to signal in concept planning. Future links need to be of an appropriate road section for possible anticipated future traffic volumes. Barkers team are preparing a high level concept plan for the area SE of the Brymer FT application area to demonstrate integration.

Water/Wastewater Integration of trunk infrastructure with road layout

A central pump station is envisaged to service land by gravity beyond the site; rising main likely to run toward Grandview, corridor choices may interact with transport layout.

Attachments

Closed: 11:55am

Stella Quigley

From: Fraser McNutt
Sent: Sunday, 9 August 2026 10:42 am
To: Briar Belgrave
Subject: FW: Brymer Farms Consultation WDC
Attachments: UDA Drawing Set _Concept Plan_06082026.pdf; UDA Drawing Set v1_05082026.pdf; Proposed Masterplan Set_30072026.pdf; Brymer Farms Letter to WDC 9-8-26.pdf

Ngā mihi | Kind regards,

FRASER MCNUTT
Partner/Waikato Manager (MNZPI)



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From: Fraser McNutt
Sent: Sunday, 9 August 2026 10:42 am
To: Nick Birdsall [REDACTED]
Cc: Juliana Reu Junqueira [REDACTED] Chris Allen
[REDACTED]; Sanjil Mistry [REDACTED]
Subject: Brymer Farms Consultation WDC

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To assist with finalisation of the consultation package, I would be grateful to receive your response no later than **close of business Thursday** this week. Additionally, if any outstanding invoices need paying, please let me know ASAP and I'll ensure the client attends to these immediately.

For completeness and context, I have also provided the most up to date Master Plan Package, Concept Plan and Catchment Plans. These documents reflect the current form of the proposal and will substantially form the basis of the layout and design presented in the final substantive application.

At present, the proposal provides for just over 1,000 residential dwellings, approximately 2,000 m² GFA of commercial activity, together with the associated supporting infrastructure, open space and related development components. The updated material is provided to ensure that your review of the consultation confirmation letter is undertaken with reference to the current proposal and the information that is intended to underpin the forthcoming EPA application.

Should you have any questions regarding the attached letter or supporting material, or wish to discuss any aspect of the proposal prior to providing your response, please do not hesitate to contact me.

Thanks

Fraser

Ngā mihi | Kind regards,

FRASER MCNUTT
Partner/Waikato Manager (MNZPI)



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To: Nick Birdsall – Growth Implementation Manager – Strategy & Growth

From: Fraser McNutt – Barker & Associates

Date: 6 August 2026

Re: Consultation Brymer Farms Substantive

Dear Nick

We write to formally confirm the consultation and engagement undertaken with Waikato District Council (WDC) in relation to the proposed development site discussed and shown in the attached plans and information, together with the associated infrastructure, connections and wider integration necessary to support the proposed development (collectively referred to in this letter as the “Referred Subject Site”), and the forthcoming substantive application to the Environmental Protection Authority (EPA).

For the purposes of this letter, references to the Referred Subject Site are intended to encompass the land proposed for development, together with the associated infrastructure, connections, open space and other supporting elements required to service, support and appropriately integrate the development with the surrounding area.

This letter is intended to provide a formal record of the consultation undertaken with WDC in respect of the Referred Subject Site and to accompany the consultation material forming part of the substantive EPA application.

Over approximately the past 18 months, the project team has engaged extensively with WDC through a series of meetings, discussions, information exchanges and reviews as the proposal has evolved. This engagement has been broad in nature and has provided an important forum for discussing the strategic, planning and development considerations associated with the Referred Subject Site and its relationship with the wider area. The consultation undertaken with WDC has included consideration of the evolving Master Plan and Concept Plan, including the overall form and scale of development, the arrangement of residential and commercial activities, open space provision, connectivity, development staging and the relationship of the proposal with surrounding land uses and the wider growth context.

A significant component of the discussions has related to the proposed open space network and wider amenity outcomes for the Referred Subject Site. This has included consideration of the location, scale, function and distribution of open space, the relationship between open space and the proposed development areas, opportunities for recreation and community use, and how the open space network may contribute to the long-term amenity, accessibility and overall functioning of the development.

These discussions have assisted in informing the ongoing refinement of the Master Plan and Concept Plan, including consideration of how open space can be appropriately integrated with development areas, movement connections, natural features and the wider surrounding environment.

Consultation with WDC has also included broader discussions regarding the PDA and the strategic planning and growth context within which the Referred Subject Site sits. These discussions have considered the relationship of the proposed development to anticipated growth and development in the wider area, the integration of the Referred Subject Site with surrounding and future development, and the planning and infrastructure considerations associated with enabling development of this scale and nature.

The engagement has provided an opportunity for the project team and WDC to discuss how the proposal may respond to the broader objectives and considerations associated with the PDA, including the sequencing and integration of development, the provision of appropriate supporting infrastructure and services, and the relationship between the Referred Subject Site and the wider growth area.

The parties have also discussed potential infrastructure funding and financing opportunities, including the possible application of mechanisms available under the Infrastructure Funding and Financing (IFF) framework. These discussions have been exploratory in nature and have considered whether alternative funding and financing mechanisms may provide opportunities to assist with the delivery of infrastructure required to support the development and wider growth outcomes. No particular IFF structure or funding arrangement is recorded by this letter as having been agreed or committed to. Rather, the consultation to date has identified IFF and other potential funding and financing mechanisms as matters warranting consideration as the development, infrastructure requirements and delivery arrangements are further progressed.

Consultation has also included consideration, at a broader level, of the movement and connectivity requirements associated with the Referred Subject Site, including its relationship with surrounding areas and the need to provide for appropriate long-term connections. These matters have been considered alongside the wider Master Plan, rather than as the primary focus of the consultation undertaken with WDC.

The site's topography and resulting design response have also formed part of the discussions, including the relationship between landform, development areas, open space, earthworks, levels and the overall configuration of the proposal. These considerations have informed successive refinements to the Concept Plan as the project has progressed.

More broadly, the consultation undertaken with WDC has provided an ongoing opportunity for Council officers and the project team to identify, discuss and consider matters relevant to the planning, growth, open space, PDA, infrastructure delivery, funding and financing, connectivity and long term integration of the Referred Subject Site. The engagement undertaken to date has assisted the project team in understanding and responding to these matters as the proposal has progressed toward its current form.

The current proposal provides for just over 1,000 residential dwellings, approximately 2,000 m² GFA of commercial activity, together with associated open space, supporting infrastructure, connections and related development components.

For completeness and context, the most up to date Master Plan Package, Concept Plan and Catchment Plans are provided with this letter. These documents reflect the current form of the proposal for the Referred Subject Site and substantially represent the information, layout and design upon which the substantive application to the EPA is intended to be based. We acknowledge and appreciate the considerable time, engagement and input provided by WDC officers throughout the consultation process to date.

For the purposes of maintaining an accurate and transparent consultation record, we would appreciate WDC reviewing this letter and providing any comments, corrections or amendments considered necessary. In particular, we welcome any tracked changes required to ensure that the nature, scope and extent of the engagement described above fairly and accurately reflects WDC's involvement in the consultation process.

Subject to any amendments or comments received, this letter will be included within the consultation record accompanying the substantive application to the EPA as evidence of the consultation and engagement undertaken in relation to the Referred Subject Site.

Please do not hesitate to contact me should you wish to discuss any aspect of this letter, the updated plans, or the consultation undertaken to date.

Kind regards,

Fraser McNutt



Planner and Partner B&A

Waikato Regional Council



Urban & Environmental

Stella Quigley

From: Fraser McNutt
Sent: Monday, 10 August 2026 3:30 pm
To: [REDACTED]
Cc: Miffy Foley; Marne Cole; Briar Belgrave
Subject: Brymer Farms
Attachments: FW: REQ231694 - Brymer fast-track app query - exisiting RC's for site

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Miffy/WRC

Notwithstanding the attached email sent to the WRC RUD team, please see below our re-confirmation of our s30 requirements.

Noting we are **not a 'listed project'** but a 'referred project'.

We are following up with your technical team today at a scheduled meeting to confirm that the following will be issued but will not be deemed competing with our substantive application.

The live consent application is being processed by Craig Inskeep and is for a ground water bore take for dust suppression and trickle feed for firefighting (lifestyle blocks only). Will be issued next week

Brymer Farms Limited – Notice under section 30(2) of the Fast-track Approvals Act 2024

Barker & Associates acts on behalf of Brymer Farms Limited in relation to the Brymer Farms Limited fast-track project (Brymer).

The Project is a referred project under the Fast-track Approvals Act 2024 (FTAA), following the Minister's decision dated 4 September 2025 to accept the referral application and refer the Project for consideration under the FTAA.

Brymer Farms Limited intends to lodge a substantive application for the Project seeking, among other approvals, resource consents under section 42(4)(a) of the FTAA.

Accordingly, pursuant to **section 30(2) of the FTAA**, Brymer Farms Limited hereby gives written notice to Waikato Regional Council, as a regional council that will be a consent authority for an area in which the approvals sought for the Project will apply.

Project and proposed activities

Brymer is a comprehensively planned, multi-staged residential development providing for the urbanisation and subdivision of the Project site. The development will provide approximately 1,048 residential units, including approximately 248 apartment units, together with approximately 2,184 m² of commercial gross floor area and associated transport, three-waters, open-space and supporting infrastructure.

The substantive application is expected to seek regional resource consents associated with the staged development of the Project, including, as applicable:

- development-related earthworks and associated land disturbance;

- erosion and sediment control and associated discharges;
- stormwater diversion, management and discharge to the receiving environment;
- works in or in proximity to wetlands and watercourses;
- any associated diversion or use of water;
- ecological mitigation and offsetting works; and
- other regional consenting matters necessary to enable the subdivision, development and supporting infrastructure.

The Project will be delivered progressively through multiple stages. The regional approvals sought through the substantive application are therefore expected to provide for the relevant activities across the Project site and over the staged implementation of the development.

Section 30 response

For the purposes of section 30 of the FTAA, Brymer Farms Limited does not hold an existing resource consent for all of the same activities using some or all of the same natural resources for which resource consent will be sought through the substantive application.

We therefore request that Waikato Regional Council provide the written notice required by **section 30(3) of the FTAA**, within the statutory timeframe, identifying:

(a) any existing resource consent to which section 124C(1)(c) or 165ZI of the Resource Management Act 1991 would apply if the relevant approval were applied for as a resource consent under that Act; or

(b) that there are no existing resource consents of that kind.

Please treat this email as Brymer Farms Limited's formal written notification to Waikato Regional Council for the purposes of **section 30(2) of the Fast-track Approvals Act 2024**.

We would appreciate acknowledgement of receipt of this notice. Please contact us if WRC requires any further information reasonably necessary to identify the relevant existing resource consents for the purposes of its response under section 30(3).

Ngā mihi,

Ngā mihi | Kind regards,

FRASER MCNUTT
Partner/Waikato Manager (MNZPI)



PO Box 9342,
Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204

barker.co.nz



B&A
Urban & Environmental



Kerikeri, Whangārei, Warkworth,
Auckland, **Hamilton**, Cambridge,
Tauranga, Napier, Wellington,
Christchurch, Queenstown, Wānaka

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.

Stella Quigley

From: Briar Belgrave
Sent: Monday, 10 August 2026 1:54 pm
To: Fraser McNutt
Subject: FW: 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

FYI

Ngā mihi | Kind regards,

BRIAR BELGRAVE
Partner



barker.co.nz



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: RUD Queries [REDACTED]
Sent: Friday, 29 May 2026 3:39 pm
To: Marne Cole [REDACTED]
Subject: REQ231694 - Brymer fast-track app query - exisiting RC's for site

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:	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: Miffy Foley [REDACTED]
Sent: Monday, 10 August 2026 3:34 pm
To: Fraser McNutt
Cc: Marne Cole; Briar Belgrave
Subject: RE: Brymer Farms

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks Fraser.

Miffy Foley | TEAM LEADER - STRATEGIC AND SPATIAL PLANNING | Strategic and Spatial Planning, Science, Policy and Information
WAIKATO REGIONAL COUNCIL | Te Kaunihera ā Rohe o Waikato

P: [REDACTED]
M: [REDACTED]
F: facebook.com/waikatoregion
Private Bag 3038, Waikato Mail Centre, Hamilton, 3240

From: Fraser McNutt [REDACTED]
Sent: Monday, 10 August 2026 3:30 pm
To: WRC Fast Track Apps [REDACTED]
Cc: Miffy Foley [REDACTED] Marne Cole [REDACTED] Briar Belgrave
[REDACTED]
Subject: Brymer Farms

CAUTION: This email originated from outside of Waikato Regional Council. Do not follow guidance, click links, or open attachments unless you recognise the sender and know the content is safe.

Hello Miffy/WRC

Notwithstanding the attached email sent to the WRC RUD team, please see below our re-confirmation of our s30 requirements.

Noting we are not a 'listed project' but a 'referred project'.

We are following up with your technical team today at a scheduled meeting to confirm that the following will be issued but will not be deemed competing with our substantive application.

The live consent application is being processed by Craig Inskeep and is for a ground water bore take for dust suppression and trickle feed for firefighting (lifestyle blocks only). Will be issued next week

Brymer Farms Limited – Notice under section 30(2) of the Fast-track Approvals Act 2024

Barker & Associates acts on behalf of Brymer Farms Limited in relation to the Brymer Farms Limited fast-track project (Brymer).

The Project is a referred project under the Fast-track Approvals Act 2024 (FTAA), following the Minister's decision dated 4 September 2025 to accept the referral application and refer the Project for consideration under the FTAA.

Brymer Farms Limited intends to lodge a substantive application for the Project seeking, among other approvals, resource consents under section 42(4)(a) of the FTAA.

Accordingly, pursuant to **section 30(2) of the FTAA**, Brymer Farms Limited hereby gives written notice to Waikato Regional Council, as a regional council that will be a consent authority for an area in which the approvals sought for the Project will apply.

Project and proposed activities

Brymer is a comprehensively planned, multi-staged residential development providing for the urbanisation and subdivision of the Project site. The development will provide approximately 1,048 residential units, including approximately 248 apartment units, together with approximately 2,184 m² of commercial gross floor area and associated transport, three-waters, open-space and supporting infrastructure.

The substantive application is expected to seek regional resource consents associated with the staged development of the Project, including, as applicable:

- development-related earthworks and associated land disturbance;
- erosion and sediment control and associated discharges;
- stormwater diversion, management and discharge to the receiving environment;
- works in or in proximity to wetlands and watercourses;
- any associated diversion or use of water;
- ecological mitigation and offsetting works; and
- other regional consenting matters necessary to enable the subdivision, development and supporting infrastructure.

The Project will be delivered progressively through multiple stages. The regional approvals sought through the substantive application are therefore expected to provide for the relevant activities across the Project site and over the staged implementation of the development.

Section 30 response

For the purposes of section 30 of the FTAA, Brymer Farms Limited does not hold an existing resource consent for all of the same activities using some or all of the same natural resources for which resource consent will be sought through the substantive application.

We therefore request that Waikato Regional Council provide the written notice required by **section 30(3) of the FTAA**, within the statutory timeframe, identifying:

- (a) any existing resource consent to which section 124C(1)(c) or 165ZI of the Resource Management Act 1991 would apply if the relevant approval were applied for as a resource consent under that Act; or
- (b) that there are no existing resource consents of that kind.

Please treat this email as Brymer Farms Limited's formal written notification to Waikato Regional Council for the purposes of **section 30(2) of the Fast-track Approvals Act 2024**.

We would appreciate acknowledgement of receipt of this notice. Please contact us if WRC requires any further information reasonably necessary to identify the relevant existing resource consents for the purposes of its response under section 30(3).

Ngā mihi,

Ngā mihi | Kind regards,

FRASER MCNUTT
Partner/Waikato Manager (MNZPI)



PO Box 9342,
Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204

barker.co.nz



Urban & Environmental



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Auckland, **Hamilton**, Cambridge,
Tauranga, Napier, Wellington,
Christchurch, Queenstown, Wānaka

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Stella Quigley

From: Sam Le Heron
Sent: Tuesday, 11 August 2026 10:23 am
To: Briar Belgrave
Subject: FW: FT Brymer Stormwater Meeting Minutes 19 March
Attachments: FT_Brymer Stormwater_MN_004_20260319.pdf

Attendance attached.

Ngā mihi | Kind regards,

SAM LE HERON
Senior Associate (MNZPI)



barker.co.nz



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From: Tessa Leong [REDACTED]
Sent: Monday, 23 March 2026 2:07 pm
To: Sonia Baker [REDACTED] Ben Petch [REDACTED] Brent Manning [REDACTED]
[REDACTED] Dean Morris [REDACTED] Sam Le Heron [REDACTED]
Fraser McNutt [REDACTED] Raatite Kanimako [REDACTED] Mark Curtis WAIDC
[REDACTED] Ari Craven [REDACTED] Amanda McLaren [REDACTED]
[REDACTED] Megan Wood [REDACTED] Tim Hawke [REDACTED]
Cc: Andrea Spalding [REDACTED] Miffy Foley [REDACTED] Fletcher Bell (Guest) [REDACTED]
Subject: FT Brymer Stormwater Meeting Minutes 19 March

Hi all

Please see attached the final meeting minutes from the Brymer Stormwater meeting last Thursday 19 March. Please review and complete action items as required.

Link:  [FT Brymer Stormwater MN 004 20260319.pdf](#)

Kind regards

Tessa Leong
Programme Coordinator (Contract) | Urban and Spatial Planning Unit
Email: [REDACTED]

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Fast-track

Project Name	Fast-track	# of meeting notes	001
Meeting	Brymer Stormwater	Date of meeting	19 March 2026 (3pm)
Location	Teams	Notes taken by:	Tessa Leong

Attendees and apologies

☒	Facilitator; Sonia Baker	HCC	☒	Mark Curtis	Waik DC
☐	Ben Petch	HCC (In-Place)	☒	Ari Craven	HCC (Catchment Engineering)
☒	Brent Manning	HCC (Cairo-cat)	☒	Amanda McLaren	Morphum
☐	Dean Morris	Maven	☒	Megan Wood	Wainui Consulting
☒	Sam Le Heron	Barker	☒	Tim Hawke	Maven
☒	Fraser McNutt	Barker	☒	Steven Cornelius	WRC
☒	Raatite Kanimako	Maven			

FINAL

Goal & Agenda

Goal:

Purpose of the meeting is to discuss further information received from Brymer.

Agenda:

1. Obtain agreement on the process and completeness of information requirements.
2. Obtain agreement on consent conditions we are working towards.
3. Agree actions and next steps.

Action items

ID.	Actions	Who	By When
1.1	Confirm operational assumptions of Luxon Road floodgate with WRC drainage scheme Managers.	Maven (Tim / Raatite)	Early April
1.2	Provide WRC 1D Waipā River model outputs and confirm drainage scheme contact.	Steven (WRC)	Early April
1.3	Update hydraulic model to reflect confirmed gate behaviour and rerun scenarios.	Maven	Following action 1
1.4	Undertake scenario analysis (nested events, tailwater and backflow conditions) to demonstrate no worsening of effects.	Maven	Prior to lodgement
1.5	Document justification for on-lot retention aligned with HCC Three Waters Practice Notes	Maven	Prior to lodgement
1.6	Provide secondary overland flow path plan including road conveyance and depth compliance.	Maven	Prior to lodgement
1.7	Review 10-year event backwater impacts into pipe network and assess design mitigation.	Maven	Prior to EPA

1.8	Prepare a groundwater interaction briefing (groundwater range, seasonal variation, wetland base levels, liner strategy, long-term performance).	WGA with Maven	Draft within 1–2 weeks
1.9	Convene targeted groundwater workshop with Councils and Specialists.	Sonia / Sam / Maven	Early April
1.10	Confirm positive drainage performance of wetlands for day-to-day rainfall events.	Maven	Prior to lodgement

Decisions

ID	Decision
1.	On-lot retention (tanks with overflow to soakage where feasible) is the preferred and supported approach, including to meet initial abstraction and retention requirements.
2.	Retention within road corridors is not supported, due to maintenance, funding, and pavement risk concerns.
3.	Consent notices on titles for on-lot stormwater devices are acceptable and expected.
4.	Hamilton City Council Three Waters Management Practice Notes will be used as the primary reference, even though the site sits within Waikato District.
5.	It is acknowledged that matching pre-development runoff volumes for 10-year events is likely not achievable; therefore, assessment will focus on demonstrating no adverse effects.
6.	Current regional flood models are not calibrated for this catchment; they can inform levels but not be relied upon for calibration.

Discussions

Drainage Scheme & Tailwater Effects

- The site is heavily influenced by backwater from the Waipā/Waikato River system, with long-duration elevated tailwater levels. It was agreed that timing of events is highly variable, and therefore design should demonstrate robustness across multiple scenarios rather than relying on a single event case.

Hydraulic Modelling Limitations

- There are significant constraints around calibration due to a lack of local gauges. Regional models can provide indicative levels but are not suitable for direct calibration. Maven will refine modelling assumptions as more drainage scheme information becomes available.

Luxon Road Floodgate

- Operation of the floodgate at Luxon Road is a critical assumption. Maven currently assumes ~30% opening based on site observations, but this must be confirmed with WRC.

Wetlands & Water Quality Devices

- Both Waikato Regional Council and Hamilton City Council emphasised the importance of positive drainage for wetlands during normal rainfall conditions, not just extreme events. There is shared concern about constrained outlets and tailwater interference. Groundwater interaction (including seasonal variation) needs clearer explanation, with careful consideration of lining, buoyancy, and maintenance risks.

Groundwater

- A dedicated groundwater discussion is required to align expectations on groundwater levels, variability, interaction with wetlands, and broader effects. Agreement was reached to hold a focused follow-up session supported by a technical briefing.

Path to Lodgement

- All parties agreed on the importance of resolving key infrastructure and effects issues before lodgement, recognising the cost and risk of proceeding without alignment.

Attachments

Closed: 4:15pm

From: Fraser McNutt [REDACTED]
Sent: Thursday, 20 August 2026 4:08 pm
To: RUD Business Support [REDACTED]
Sheryl Roa [REDACTED]; Miffy Foley [REDACTED]
Cc: Briar Belgrave [REDACTED]; Alisa Neal [REDACTED]
Subject: FW: REQ231694 - Brymer fast-track app query - exisiting RC's for site

Hello WRC,

Miffy, as you are aware, we are shortly intending to lodge the Brymer Substantive Application. As part of that process, we will be required to confirm whether there are any existing resource consents for the same, or substantially the same, activity.

For clarity, the land well consent for dust suppression and firefighting purposes referenced below will remain a **stand-alone application** and will not form part of the Fast-track application for the **use of water**. That application has since been refined with discussions through Craig has been very helpful in progressing it for us. We understand that should be issued today/tomorrow morning.

I am writing ahead of lodgement to ensure there is no uncertainty on this point and to refresh our request, noting that the three-month period expires on 29 August. Nothing has changed in relation to the site or the details originally provided.

We are therefore seeking confirmation from Waikato Regional Council under section 30 of the Fast-track Approvals Act 2024 regarding the identification of any existing resource consent for the same, or substantially the same, activity.

The relevant Records of Title are:

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

Could Council please confirm whether Waikato Regional Council holds any existing resource consents that authorise the same, or substantially the same, activity as that proposed within the Brymer Fast-track application area?

Many thanks,

Ngā mihi | Kind regards,

FRASER MCNUTT
Partner/Waikato Manager (MNZPI)



PO Box 9342,
Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204

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From: RUD Queries [REDACTED]
Sent: Friday, 29 May 2026 3:39 pm
To: Marne Cole [REDACTED]
Subject: REQ231694 - Brymer fast-track app query - exisiting RC's for site

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

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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.

Water Take



Urban & Environmental

Stella Quigley

From: Fraser McNutt
Sent: Wednesday, 4 March 2026 12:47 pm
To: Kahurimu Flavell; Wayne Te Kerei Harris; Jo Kukutai; Carol Henry; Te Makarini Mapu; Harry Wilson; Orrin Kapua; Bradley Menzies; Sonny Matenga; Norm Hill
Cc: Stella Quigley
Subject: Hui Minutes and Presentation from Monday
Attachments: 02 March 2026 - Hui Minutes and Presentation.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

kia ora

Attached are our meeting minutes and presentation for your review.

Can I please request any feedback/amendments be provided back to me and Stella by COB this Friday.

Ngā mihi | Kind regards,

FRASER MCNUTT
Partner/Waikato Manager (MNZPI)



PO Box 9342,
Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204

barker.co.nz



B&A

Urban & Environmental



Kerikeri, Whangārei, Warkworth,
Auckland, **Hamilton**, Cambridge,
Tauranga, Napier, Wellington,
Christchurch, Queenstown, Wānaka

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Project: Waikato River Water Take Hui – Brymer Farms Development, and others

Date: 2 March 2026

Time: 10.00am

Location: Waikato Tainui Office / MS Teams

Attendees:

Name	Role/Organisation
Fraser McNutt	B&A
Claire Houlbrooke	WGA (hydrogeologist)
Kahurimu Flavell	Waikato Tainui
Wayne Harris	Pouwhenua
Norm Hill	Te Hira
Jo Kukutai	Ngaati Maahanga
Carol Henry	Ngaati Wairere
Te Makarini Mapu	Waikato Tainui
Harry Wilson	Ngaati Koroki Kahukura
Orrin Kapua	Ngāti Apakura
Menzies Bradley	Ngaati Hauaa
Sonny Matenga	Ngaati Tamainupoo
Karuna Deobhakta	Waikato Tainui

Item	Detail	Action
	Update on Existing and Proposed New Surface Water Take Applications: • Karakia • Interactive hui – interactive with questions and answers. • The meeting focused on existing water study applications and the primary water take application, with discussion of upcoming applications	
	FM provides overview of current Fast Track Applications that will require Surface Water Takes (SWT) from the Waikato River. • SL1 SWT – lodged ○ SWT Application covered 3 sites – Mexted, Industrial North, Rogerson. Accepted and processed by WRC. WRC to send	Share Archaeological Assessments (for WA, and sites that have not been shared with TWWG).

	draft conditions to B&A in future. These will be shared with TWWG for discussion and feedback. • Brymer SWT – to be lodged • Orchard Grove and Greenhill SWTs to be lodged at the back half of this year. Applications would be reliant on a surface water take. Time frames for SWT would be post a successful referral decision (beyond May, providing a successful referral application). • WA is a listed site. B&A has been engaged to prepare a substantive application.	
	The focus of today's meeting is the Brymer Water take application.	
	• Kahurimu notes that RITS now incorporates Te Ture Whaimana • Applicant should consider how the various SWT applications consider Te Ture Whaimana and Te Ture Whenua	
	The process • Seek TWWG (tangata whenua working group) feedback on draft SWT conditions (non-commercial takes). • B&A to share draft conditions with TWWG and confirm feedback process prior to consent being issued. • Post-draft kōrero to determine preferred engagement format: ○ TWWG feedback provided to B&A for response to Council; or ○ Joint hui with WRC, IAWAI, developer and tangata whenua.	
	• Norm notes IAWAI Water Services Strategy about to be released. Te Ture Whaimana included in this.	
	Documents Considered • NPS – considered in application but not in the scope of today's hui • Te Ture Whaimana (Waikato River Vision and Strategy) • Waikato-Tainui Environmental Management Plan Tai Tumū Tai Pari Tai Ao • Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010	
	Kahurimu – • Ensure relevant iwi planning documents are reflected in all fast track and SWT applications • Adopt a holistic approach across council boundaries, clearly demonstrating how ICMPs and other iwi frameworks are given effect to. • Commit to best practice – aiming to set the standard (Te Ture Whaimana).	

	Clearly articulate how tangata whenua values and aspirations for their whenua are recognised and implemented.	
	- Jo notes that some hapū are in the process of developing iwi management plans (IMP) - As projects progress ensuring applications are updated to reflect the most updated versions of IMPs.	Overview of the various hapū plans, progress, timeframes to be indicated to applicant team.
	Cumulative effects Fraser highlights the following: - Focus on cumulative effects on the river system and its wider values – not solely individual take volumes. - Recognise the a SWT may have limited impact multiple SWTs can create significant cumulative effects on biodiversity, awa health, cultural values, etc. - Develop mechanisms to assess and manage cumulative impacts across applications rather than in isolation. - Identify shared consent condition themes to address collective effects - Example of potential focus areas. - Riparian flor management – mitigating impats from fluctuating water levels caused by multiple takes. - Proactive long term river management (multi-decade outlook). - Restoration initiatives - Water quality improvement	
	Summer Water Takes & Flow Management Framework - Increased burden on the awa during summer months due to higher take volumes - Wayne raised query regarding upriver dam releases to offset reduced flows - Claire responds that minimum flow thresholds trigger mandatory cutbacks - Cutback sequencing managed through IAWAI/HCC water management framework, Regional Council intervention during water shortages - HCC Water Management Plan includes staged restriction tiers. Cut back tiers differ between HCC and WRC. - Proposed SWT aligns with HCC Water Management Plan, with supply ultimately transferred to the city network.	Claire to investigate the cutback volumes and share with TWWG – specifically Wayne.
	Cumulative SWT & Iwi Engagement Karuna –	

	• Consider the cumulative effects of multiple SWT applications assessed collectively rather than in isolation • Ensure integration across applications, addressing overlaps, mitigation and offsetting measures. • Account for physical constraints of the treatment plant and downstream awa impacts • Embed mitigation techniques within management plans • Apply Te Ture Whaimana principles: enhance water quality, improve river health, prevent further degradation. • Support collective management and create opportunities for iwi/hapū involvement (e.g., jobs, internships).	
	Mana Whenua Oversight & Cumulative Water Management Norm - • Iwi submission to RMA reforms emphasises Te Ture Whaimana and cumulative effects. • Assess cumulative effects of multiple water take applications. • IMP and mana whenua collective to guide decisions on river health and mokopuna wellbeing. • Determine minimum cultural flows and triggers; distinguish allowable take vs cultural limits. • Use cultural health indicators: biodiversity, taonga, and hierarchy in IMP. • Consider reciprocal water applications (water take vs give-back) — “koha mai” principle. • Future-proof applications for climate change impacts. • Maintain awareness of cultural limits in all decisions.	
	Holistic River Management – Upstream & Downstream Impacts Jo - • Water considerations include quality and quantity • Upstream actions impact downstream whānau; downstream effects must be considered. • Holistic approach: attenuation, energy, erosion, water quality, and quantity.	
	Catchment-Wide Cumulative Impacts & TWWG Priorities Kahurimu – • Adopt catchment-wide approach; consider applications collectively, not in isolation. • Key ecological and cultural values: surface water, Pekapeka (Pirongia to Waikato River corridor), tuna migration, mahinga kai, aquifers, soils, and wildlife corridors.	

	• Focus on cumulative effects can be addressed collectively across applications • Provide integrated response to TWWG concerns regarding cumulative impacts of surface water, wastewater, water takes.	
	Other methods of water abstractions • Menzie questions if other water take methods have been considered such as bores. Fraser - • Of the 12 fast track applications B&A is preparing, approx. 6 will have a SWT application prepared. Other have ground water takes that will also have associated applications. Would be for private use. • IAWAI/HCC don't support bore water take for drinking and municipal use, hence SWT only option for human drinking water. • Not consistent within councils across Aotearoa. • Will add that surface water take approaches are to apply for application with TWWG (outside FT process) and WRC. No panel appointed. Claire • Drilled 2 production bores on Brymer site many years ago. • As land was not developed in that time, they remain. • Efficient for requirements but HCC/IAWAI do not want to use bore water. If SWT progresses bores will be disregarded.	
	Metering • Harry questions if water takes are metered • Clarie confirms they are. They will be metered to see usage rates. Metering is not per house, rather per area.	
	Holistic and Wairua based water management Norm - • Recognise wairua and cultural dimensions in water management. • Surface water is as significant as other water sources • Address issues around puna: allocation, dispersal, and retention. • Reaffirm a holistic approach to water management. • Consider full water systems, using the '4 waters' framework as an example, with fourth aspect being cultural.	
	• Kahurimmu encourages collaborative processes between several applications and direct relationships. • Fraser agrees with this.	

	Brymer presents potential opportunities for being a regional offsetting site. Larger site presents greater opportunity for things like this to occur.	
	Norm – - Cultural monitoring not being done as well as it could from a general point of view. - What is cultural management, who is responsible? - IMP indicates these “Monitoring the monitor”	
	What is the Brymer SWT application for? - A surface water take is sought to abstract 462,875 m³/year of water (high estimate) - At a maximum instantaneous flow rate of 18 L/s - At a maximum daily rate of 1,560m³/day for 100 days during peak water usage season - At a maximum daily rate of 1,160m³/day for 265 days during average water usage conditions.	
	Brymer Farms Development - Brymer Wider Context - Brymer Master Plan - Currently being refined. - Yield will not be as referral indicated (will be less) due to development constraints. - Natural wetlands being protected and enhanced. - Affordable housing, various typologies - Draft Masterplan – Walking and Cycling	
	Draft Masterplan – Ecology and Open Spaces - No black mud fish identified on site - Likely to have lizards – this is to be investigated in the substantive application preparation period. - Bat monitoring has recognised low levels of movement in the site	Menzies and Jo to be shared ecological findings (specifically lizard)
	Waikato River Allocation - Claire speaks to map produced in response to feedback from last hui. - Lowest point triggered at the coastal marine area.	
	Waikato River Allocation Claire speaks to: Current applications at HCC intake. Waiting for consent conditions	

	- New developments – Brymer, Orchard Grove, Greenhill (high and low) - Greenhill based on 45 person per ha (high), as defined by RITS. 260L/p/day.	
	Water Management Plan for SWT application How to reduce peoples water use – HCC uses education approach.	Water management plan to be sent to TWWG for review (specifically to Menzies)
	Allocation and Staging - Staged water take aligned with Fast Track process and development timing - Take volumes match stage requirements; not full allocation from day one. - Consent to be transferred to HCC/IAWAI for ongoing management. - Volume estimates are high-level and indicative.	
	Taio Plan – Norm. Waikato-Tainui Environmental Plan Norm – - Section on water allocation and water quality. - Key provisions on water quality and take - Biosecurity issues. - Taking directly from river – issues with direct contamination to land, water ways, etc. - Managing policy and directions around this.	
	Orchard Grove and Greenhill - Information will be circulated with presentation. - Continue to speak to TWWG on these applications.	
	CVA - Relevant hapū/TWWG - How does the hapū CVAs flow into broader water take applications. - Jo has been working with Fraser on Brymer - Wayne has been working with Fraser on Orchard, Greenhill, SL1 - Author(s) - Cost estimate and payment - Timing - Themes/ road names/ parks - Project names	- SL1 CVA for water take, - Brymer CVA for water take - SL1 CVA for 4 (Mexted, Industrial North, Rogerson Block, Houchens) applications - Emphasis on project names – opportunity for TWWG to have input on this.

• Site visits • Archaeological Assessments • Mana whenua to discuss these points. Opportunity to have a korero and discuss some of these points.	
Internal Hui to indicate specific iwi/hapū related to each application, and appropriate iwi management plans and the progress of these plans.	TWWG to inform details on this.
B&A to reiterate the fast-track projects ○ Program of fast-track project applications and water take ○ Who the client is ○ Timeframes	Action from B&A

From: Fraser McNutt
Sent: Monday, 2 March 2026 12:56 pm
To: Jo Kukutai [REDACTED]
Cc: Kahurimu Flavell [REDACTED]
Subject: As per hui today at TGH

Kia ora Jo

Estimates of the below to be sent out prior for the below work.

What people are involved, what hourly rate and what tasks/mahi is to be completed.

Priority work

Surface Water Take (TWWG) this is involvement of multiple hapu.

SL1 – Need estimate as per above, author and timing. (understand Wayne leading this to date)

Brymer - Need estimate as per above, author and timing.

Separate CVA for each landuse FT

SL1 – This needs addressing from a whole of catchment group.

Brymer – Lead by Jo.

Process to highlight the below aspects with clear direction for me and my clients.

MOUs

CVAs

Terms of Reference

Point of contact and author of each for the writing of the CVA

Point of contact for Invoicing and hapu involved

Ngā mihi | Kind regards,

FRASER MCNUTT

Partner/Waikato Manager (MNZPI)



PO Box 9342,
Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204

barker.co.nz



B&A

Urban & Environmental



Kerikeri, Whangārei, Warkworth,
Auckland, **Hamilton**, Cambridge,
Tauranga, Napier, Wellington,
Christchurch, Queenstown, Wānaka

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WEL Networks

B&A

Urban & Environmental

Stella Quigley

From: Tim Hawke [REDACTED]
Sent: Monday, 17 August 2026 10:07 am
To: Briar Belgrave; Fraser McNutt
Cc: Dean Morris
Subject: FW: P.17104 - 40094445 - 10316488 - Relocation - 234 Grandview Road, Western Heights - APPLICATION FEE LETTER
Attachments: WEL Networks Connection Process.pdf; 10316488 - Relocation - 234 Grandview Road, Western Heights.pdf

FYI

Tim Hawke
SENIOR ENGINEER
NZDE (Civil) MENZ



MAVEN WAIKATO LIMITED

[REDACTED]
www.maven.co.nz
19 Kaimiro Street, Pukete, Hamilton 3200

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From: CIWWWorkOrderRequests [REDACTED]
Sent: Tuesday, 11 August 2026 2:31 pm
To: Jay Naidoo [REDACTED]
Cc: Tim Hawke [REDACTED]
Subject: P.17104 - 40094445 - 10316488 - Relocation - 234 Grandview Road, Western Heights - APPLICATION FEE LETTER

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

Good afternoon,

We have received the request for a relocation at 234 Grandview Road, Western Heights. Please find attached the Application Fee letter. Please make payment in full so we can proceed with the works design.

Your Delivery Partner Performance Manager for this work is Dannielle Vorster. If you have any questions, please feel free to get in touch with Dannielle at [REDACTED]

Kind regards,
Customer Works Administrator

E [REDACTED]



0800 800 935

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Utilities Disputes is a free and independent service for resolving complaints about utilities providers. You can contact Utilities Disputes via 0800 22 33 40 or utilitiesdisputes.co.nz.



Pragma Homes Ltd
234 Grandview Road
Western Heights
Hamilton

Dear Pragma Homes Ltd,

Your reference: 10316488

Thank you for your request for a relocation. We have assessed your request and determined that it is not a standard connection and design work is required.

Before proceeding with the design WEL Networks requires you to pay an application fee of \$1000.00 + GST. This fee is non-refundable, but will be credited against the total cost to you of the work to be performed by WEL Networks once commercial assessment has been completed.

By paying this application fee you are agreeing to all terms and conditions, as detailed on our website (www.wel.co.nz). The application fee amount is valid for 60 days from the date of this letter.

Once we have received payment of the application fee a Delivery Partner Performance Manager will contact you to discuss the job in more detail.

If you have any questions please email us at [REDACTED]

Regards

Customer Initiated Works

For Electronic Payment:

[REDACTED]
[REDACTED]

