

**From:** s 9(2)(a)  
**To:** s 9(2)(a)  
**Cc:** s 9(2)(a)  
**Subject:** RE: Introducing David and Brandon - Brookvale Road Fast-Track referral project  
**Date:** Friday, 8 August 2025 3:02:00 pm  
**Attachments:** [image001.png](#)  
[HBRC Preapplication work agreement form.pdf](#)  
[Brookvale Green Masterplan August2025 .pdf](#)

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Kia Ora Brandon,  
Please see attached the pre-application meeting request form for Brookvale Road Fast Track Referral Project.  
It includes a brief overview of key components of the proposal, as well as an indication of what RRMP and TANK rules would be triggered.  
Also attached is the latest Master Plan.  
Looking forward to meeting with you Monday, I will send through a rough agenda prior to the meeting.

Ngā mihi | Kind regards,

---

LILLY LAWSON  
Associate

s 9(2)(a)

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**From:** Brandon Baillie s 9(2)(a)  
**Sent:** Wednesday, 6 August 2025 9:54 am  
**To:** David Badham s 9(2)(a)  
**Cc:** Lilly Lawson s 9(2)(a); Paul Barrett s 9(2)(a)  
**Subject:** RE: Introducing David and Brandon - Brookvale Road Fast-Track referral project

Hi David,

Thanks for your call and touching base, sounds like an exciting project.

Yes, Monday at 3pm should work, please flick through a meeting invite. Paul (Manager Consents) may also attend if he is available.

As mentioned, likely won't have an engineer or ecologist present but will be good to get an initial overview of the project.

I've attached some guidance for consultation under the FTAA for your information.

I assume we may have a couple meetings on this project therefore, are you able to fill out and return the attached pre-application form so we can set this up as a project in our system and keep track of time/costs.

Kind regards,  
Brandon



**Brandon Baillie**  
Senior Consents Planner  
s 9(2)(a)

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---

**From:** David Badham s 9(2)(a)

**Sent:** Wednesday, 6 August, 2025 9:16 AM

**To:** Gavin Ide s 9(2)(a) >; Brandon Baillie s 9(2)(a) >

**Cc:** Lilly Lawson s 9(2)(a) z>

**Subject:** RE: Introducing David and Brandon - Brookvale Road Fast-Track referral project

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Woops missed this email Gavin when I sent my one just before.

Brandon – I'll call you shortly, but basically keen to lock in a preliminary catch up next week at the following times.

- Monday 11/8 – between 12pm – 5pm
- Tuesday 12/8 – 9am – 5pm.

Ngā mihi | Kind regards,

DAVID BADHAM  
Partner

s 9(2)(a)

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**From:** Gavin Ide s 9(2)(a)

**Sent:** Wednesday, 6 August 2025 9:03 am

**To:** David Badham <s 9(2)(a)>; Brandon Baillie s 9(2)(a) >

**Subject:** Introducing David and Brandon - Brookvale Road Fast-Track referral project

Hi Gents,

As per chats this morning, here's an email with your respective contact details. I'll leave it to you both to liaise directly to schedule suitable time in next week or so to discuss David's fast-track referral project.

David Badham e: s 9(2)(a) | m: s 9(2)(a)

Brandon Baillie e: s 9(2)(a) | m: s 9(2)(a)

Cheers, Gav



**Gavin Ide**

Principal Advisor Strategic Planning

s 9(2)(a)

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# Pre-Application Meeting Request

## FOR RESOURCE CONSENT APPLICATIONS

email: [ConsentAdvisor@hbrc.govt.nz](mailto:ConsentAdvisor@hbrc.govt.nz)

First Name/s (in full): Edward
Surname: Sundstrum
Vermont Street Partners
<b>Applicant's Full Postal Address:</b>
Level 1, 10 Te Mata Road, Havelock North, Hawke's Bay, New Zealand
<b>Applicant's Contact Details:</b>
Preferred Phone Number(s):
Preferred Mobile Number(s):
Email Address s 9(2)(a)
<b>Consultant/Agents Details:</b>
Consultant Name: David Badham & Lilly Lawson
Consultancy Name: Barker & Associates
Postal Address: Joll Commons, 17 Joll Road Havelock North, NZ
Email Address s 9(2)(a)
Preferred Phone Number(s): David – s 9(2)(a) Lilly – s 9(2)(a)
Preferred Mobile Number(s):
<b>Location of proposed site: <i>contains street/road name/legal description</i></b>
<b>Address:</b> 174 – 176 Brookvale Road, Havelock North
<b>Legal Description:</b> Lot 2 DP 529421, Lot 2 DP 7771, and Lots 1 & 2 DP 16311 858136, HBJ1/56, HBJ1/57
<b>Total Area:</b> 22.526ha
<b>City/District Council:</b>
Hastings District Council

Type of Consent(s) and the nature of the enquiry:

Please advise what kind of application is intending to be lodged the description of the proposal as a whole is more important.

This project is being applied for under the Fast Track Approvals Act. The enquiry relates to the requirements of Section 11(1)(a) which requires consultation with local authorities prior to lodgment of a fast-track referral project.

The project is a comprehensive residential development comprising of circa 200 residential units with a variety of densities.

The site is not in a known flood risk area; however, a predictive stormwater model has been developed and focuses on the likely overland flow which may occur on the site because of severe inclement weather. A 100yr ARI event including climate change factor was considered with a maximum probable development in the upstream catchment and necessary civil engineering solutions have been incorporated into the design.

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

The site is to be serviced by a new wastewater gravity network, pumped from the site via a new public line and connect into the existing public wastewater infrastructure. The site will also connect to the existing water main network and extend a public water main into the site.

The proposal includes earthworks of approximately 100,000m<sup>3</sup> cut to fill with appropriate sediment controls implemented.

The proposal includes a network of green spaces, incorporating two existing streams that flow from the northwest to the southeast through the centre of the site and along its northern boundary. The proposal includes the realignment of one Stream to be closer to the northern boundary. An internal road is proposed to cross one of the Streams.

The proposal is considered to result in a net ecological gain through enhancement and watercourse restoration, stream enhancement plans, fish salvage and relocation (where required) and lizard management protocols.

Some vegetation clearance of exotic species will occur onsite (anticipated to comply with RRMP Rule 7).

The proposal would likely trigger the following HBRC RMPP and TANK Rules:

- RRMP Rule 69: The proposal includes realignment of modified watercourse 1 closer to the sites northern boundary which is not specifically provided for within Section 6.8. (Discretionary Activity). The proposal also includes a structure over a stream, compliance with RRMP 67 to be confirmed and this activity may fall under RRMP 69.
- RRMP Rule 71 – Activities affecting river control and drainage schemes – the proposal includes works within 6m of a river (earthworks for realignment) (Discretionary Activity)
- TANK 22 – Small scale stormwater diversion and discharge, the discharge is from a site that contains more than 1000m<sup>2</sup> impervious area required by TANK 21) (Restricted Discretionary) (subject to the discharge being classified as ‘small scale’ as no definition included
- TANK 25 – The diversion and discharge of stormwater into water, on onto land where it may enter water (Discretionary Activity) (will apply if TANK 21 does not).

Compliance with the NES-FW is TBC.

Compliance with the NES-CS is TBC.

The lodgment date for this referral project is August 22 – 29.

Is it a change of conditions to an existing consent? If so what is the consent number?

N.B. If the existing consent has a different consent holder a request for a full transfer will need to be submitted.

N/A

Our staff can provide an hour of free advice (combined total), after which there is an hourly charge + GST.

\*I accept any additional charges incurred that exceed one hour free chargeable staff time.

Yes

Notes:

- i. Any views expressed by the Regional Council staff in or following a pre-application meeting are the preliminary views of those staff, made on a ‘without prejudice’ basis and in good faith based on the information supplied and their own knowledge of the relevant rules and provisions.
- ii. There will be costs associated with pre-applications meetings where these are likely to involve multiple the Regional Council staff members and more than one hour of combined staff time. You will be charged for the time spent by the Regional Council staff on these pre-application matters. By signing and returning this form you agree to payment of any such charges. Charging will be based on the rates set by the current Annual Plan. Charges will generally be invoiced within three to six months of pre-application work occurring, and/or at the time of the substantive application being lodged.
- iii. It is the applicant’s responsibility to take their own professional planning and/or legal advice, and to rely solely on that advice in making any application for consents, permits or licenses
- iv. If an email address is provided all correspondence and documents will be circulated electronically.

- V. All information collected and held by the Hawke's Bay Regional Council is public information under section 2 of the Local Government Official Information and Meetings Act 1987 (LGOIMA), as such any and all information may be requested by a third party. Access to information held by Council is administered in accordance with LGOIMA and the Privacy Act 1993. If you have any concerns over the disclosure of any aspect of your proposal or personal/property details, either in person or electronically, you must raise your concern in writing to the Council and detail what "good reason" you believe there is for withholding information pursuant to section 7 of LGOIMA. Council will assess your request and advise you of the decision made. Please note that no person has the right of veto over any information held by Council. Council intends for all information it holds, submitted without a request for nondisclosure (as above), to be public, and accessible to any persons who requests it pursuant to LGOIMA. If you require more information on the situations that information may be provided, please contact the Councils Consents Advisor.

To be completed by the person requesting pre-application advice.

I/we have read the disclaimers and information provided above. All information provided is true and correct to the best of my knowledge. If I am acting as an agent, I have the authority to act for the and represent the person/body as stated.

Signature of applicant or authorised agent:  \_\_\_\_\_

Name: Lilly Lawson \_\_\_\_\_ Date: 8/08/2025 \_\_\_\_\_

Please print full name of person who signed above.

**From:** s 9(2)(a)  
**To:** s 9(2)(a)  
**Cc:** s 9(2)(a)  
**Subject:** RE: Brookvale Green Draft Memo's  
**Date:** Wednesday, 20 August 2025 5:02:00 pm  
**Attachments:** [image001.png](#)

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Hi Brandon,  
Thank you for the heads up and look forward to receiving the feedback tomorrow.

Ngā mihi | Kind regards,

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LILLY LAWSON  
Associate  
s 9(2)(a)



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**Sent:** Wednesday, 20 August 2025 5:00 pm  
**To:** Lilly Lawson s 9(2)(a) >; Sophia Edmead s 9(2)(a)  
**Cc:** Edward Sundstrum s 9(2)(a) >; David Badham s 9(2)(a)  
**Subject:** RE: Brookvale Green Draft Memo's

Hi Lilly,

I recognise you had asked us to provide the feedback by COB today. Our team has been tapped out and in our best endeavours we have tried to achieve this. Appreciate your patience we will provide our high level feedback tomorrow morning.

Kind regards,  
Brandon



**Brandon Baillie**  
Senior Consents Planner  
s 9(2)(a)  
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Taiao



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**From:** Lilly Lawson s 9(2)(a) >  
**Sent:** Wednesday, 13 August, 2025 5:43 PM  
**To:** Brandon Baillie <s 9(2)(a)>; Sophia Edmead <s 9(2)(a)>  
**Cc:** Edward Sundstrum s 9(2)(a) >; David Badham s 9(2)(a)  
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Kia Ora Brandon and Sophia,

Thank you for your time on Monday and as discussed, please see below a link to a dropbox containing the technical memos for Brookvale Green (174 – 176 Brookvale Road, Havelock North).

[Brookvale Green Draft Memo's for Council Consultation](#)

These are near complete working drafts for your consideration and review. Please distribute to the relevant Council staff.

The Transportation Memo will be uploaded to this dropbox tomorrow.

Please provide comment by COB Wednesday 20<sup>th</sup> August.

If there are any issues, please let us know.

Ngā mihi | Kind regards,

---

LILLY LAWSON  
Associate

s 9(2)(a)

Level 1, Joll Commons,  
17 Joll Road, Havelock North 4130

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LILLY LAWSON  
Associate

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Brandon



**Brandon Baillie**  
Senior Consents Planner  
s 9(2)(a)

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Please provide comment by COB Wednesday 20<sup>th</sup> August.

If there are any issues, please let us know.

Ngā mihi | Kind regards,

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LILLY LAWSON  
Associate

s 9(2)(a)

Level 1, Joll Commons,  
17 Joll Road, Havelock North 4130

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**MEMO**

**To:** Lilly Lawson – Barker and Associates

**From:** Brandon Baillie – Hawkes Bay Regional Council

**Date:** 21 August 2025

**Subject:** **BROOKVALE GREEN DEVELOPMENT, VERMONT STREET PARTNERS (VSP)**  
**HAWKE'S BAY REGIONAL COUNCIL (HBRC) PRELIMINARY FEEDBACK ON DEVELOPMENT FOR 174–176 BROOKVALE ROAD**

**File Ref:** APP-131359

**CC:** Sophia Edmead – Hawkes Bay Regional Council

**Background**

Hawke's Bay Regional Council (HBRC) understand that Vermont Street Partners (VSP) are seeking to lodge a referral application under the Fast Track Approvals Act 2024 (FTAA) to for a residential subdivision and ancillary works located at 174-176 Brookvale Road, Havelock North (Lot 2 DP 529421, Lot 2 DP 7771, and Lots 1 & 2 DP 16311).

As part of the requirements of the FTAA, applicants are required to consult with relevant location authorities, among others, (s11, FTAA). A meeting was held with HBRC, VSP and VSPs' planner Barker & Associated on 11/08/2025. Following this meeting, the following documents were provided to HBRC for review:

- Appendix C – Engineering Plans
- Appendix D – Engineering Calculations (water supply and wastewater)
- Appendix E – Geotechnical Report
- DRAFT Brookvale Green Masterplan 13 August 2025
- DRAFT Ecology Memo Brookvale Green 13 August 2025
- DRAFT Infrastructure Memo Brookvale Green 13 August 2025
- DRAFT Insight Economics – Brookvale Green 13 August 2025
- DRAFT Landscape Memo Brookvale green 13 August 2025
- Draft Transport Memo – Brookvale Green 14 August 2025

The feedback outlined below is based on the information provided above, we note that detailed design have not been undertaken in several areas and HBRC have provided guidance on information we would expect to see in an application for resource consent.

**Policy and Planning**

**Napier Hastings Future Development Strategy (FDS)**

In the version of the FDS adopted by HBRC, the 'Brookvale Green' site is not identified as a suitable residential greenfield development area within the 2024-2055 planning period. Although this does not necessarily prevent the development of the site, it does set a relatively high threshold for proponents to justify their position through rezoning proposals and/or resource consent applications. The economic assessment by Insight Economics suggests the VSP proposal will "*help to meet latent demand and reduce the risk of ad hoc or unplanned development elsewhere.*" (p15 Insight Economics

report). VSP's proposal itself is out-of-sequence for other planned investment into infrastructure servicing in the Hastings/Havelock North urban area. Rationale will be needed to justify why development of that site ought to 'leapfrog' development and programmed servicing of other preferred locations - locations identified in the FDS.

Key strategic planning considerations for the proponent when presenting their case include:

- The FDS's objectives and how the proposed development aligns to those
- The objectives and policies in the Regional Policy Statement, particularly those in Chapter 3.1B in relation to urban development.

### Land Use Capability

The New Zealand Land Resource Inventory identifies land in this vicinity as Land Use Capability Classification 3 (LUC3). Consequently, the land is within the current meaning of 'Highly Productive Land' (HPL) under the National Policy Statement for Highly Productive Land 2022 (NPS-HPL). Whilst Ministers have made announcements about intentions to remove LUC3 from the meaning of HPL, that has not passed into legislation yet. For avoidance of doubt, HBRC has not yet publicly notified maps of HPL in the RPS.

### TANK PPC9

The VSP site is within the 'TANK' catchment area, being within the Karamū catchment. Proposed Plan Change 9 (PPC9) has legal effect within the TANK catchment area, much of PPC9 is subject to various Environment Court appeals so the plan is not yet operative. In addition to provisions in the HB Regional Resource Management Plan, PPC9 has provisions which are likely to apply to discharges of contaminants to land and water, plus the take and use of water. The site is partly within a 'Source Protection Zone' - a zone to manage contaminants and potential impacts on sources of human drinking water.

### Engineering

Although HBRC has limited details available to review regarding the engineering design of the proposed activity, such as stormwater management, discharges, outlet structures, and construction methodology, there are no significant issues identified with the proposal in principle. However, based on the information provided, HBRC has several questions related to the design, sizing, and potential effects, including flooding.

The collection, treatment and management of stormwater, other devices and structures, and stream realignment is recommended to be designed and constructed in accordance with HBRC guidelines (stormwater management, erosion and sediment controls, and works within waterways).

It is important to ensure and demonstrate the size of the stormwater system is suitable, complies with relevant HBRC Guidelines and does not increase flooding on surrounding and downstream land resulting from the proposal.

The stormwater ponds would likely require design for outflow and overtopping, such as design of spillway(s) and outlet structures including erosion mitigation. Information should be included regarding construction and maintenance of these.

Consideration should be given for enabling access for ongoing maintenance and management of stormwater ponds and river/stream.

Detailed plans on the following would be expected to be part of a substantive application:

- Overall stormwater management design plans, construction monitoring and ongoing maintenance, including calculations to demonstrate the stormwater collection, management

and disposal systems are adequately sized and meets HBRC's Guidelines – Stormwater, Erosion and Sediment Control and Works in Waterways.

- Information and design about the discharge devices into the waterways including erosion control, maintenance requirements.
- With the proposed diversion of the stream information should be included regarding the effects of the diversion including erosion protection, stream velocities, batter slopes, maintenance access requirements etc.

## Ecology

High level comments on the stream realignment and ecological matters:

- **Timing and sequencing of works:** It would be useful to know the expected duration of the works. Typically, the new channel would be excavated before disconnecting the old channel to reduce disturbance and maintain flow/connection for fish. If not, a more extensive trap/transfer would likely be required.
- **Fish:** While the top section of the existing channel is blocked off, an ecologist should be present while the upper section of the existing channel is closed off to manage any potential fish strandings, ensuring protection during the transition between channels.
- **Channel design and substrate:** Consideration should be given to whether replicating the original substrate in the new channel is needed to maintain or enhance habitat quality. The substrate type in this section of the stream is currently unclear.
- **Sediment control:** Minimise mobilisation of sediment into the stream during both excavation and connection of the channels. Proper planning for the placement of excavated material is recommended, especially if the new channel is constructed first, to prevent sediment from entering the stream during rainfall events.
- **Restoration and riparian planting:** Post-construction restoration, including riparian planting, will be important to maintain/improve habitat quality, reduce instream temperatures, and support ecological values.

Regarding the on-site stormwater management, HBRC would expect stormwater be treated to contribute towards achieving the target water quality outcomes set in TANK (Plan Change 9) schedule 26.

## Consenting

The aquifer at that location of the site is not completely confined – it is semi-confined at best as there is a varying degree of confinement. Discharges to ground such as stormwater etc. have the potential to impact the aquifer and therefore drinking water quality, noting the site is within Hasting District Council's source protection zone.

Noting that there has been a historic event relating to Havelock North drinking water supply water quality, the protection of groundwater is important. There are others nearby using groundwater for drinking water too. It is recommended careful consideration be given to design and construction to ensure drinking water is not impacted, particularly in regard to discharges of stormwater etc.

Stormwater quality, ensure stormwater is treated prior to discharge so as to not degrade the quality of water ways, ideally have a positive contribution and improve water quality. The provisions of the TANK Plan Change require careful consideration of appropriate stormwater treatment, note should be taken of the relevant matters for control/discretion outlined in TANK for managing stormwater.

Consideration should be had regarding the vesting stormwater infrastructure and any other land (i.e. stream area or any reserve area). If areas/infrastructures are not going to be vested in the District Council, consideration as to how those are to be managed and maintained going forward after development i.e. whether a body corporation should be set up etc to manage any ongoing consenting requirements etc.

A fast-track (COVID-19 Recovery (Fast-track Consenting) Act 2020) consent was processed for Heretaunga Tamatea Pou Tahua Limited Partnership for a similar type of development, the suite of the consent conditions as agreed between the applicant and HBRC are attached hereon for reference (see AUTH-130381-01; AUTH-130396-01; AUTH-130397-01; AUTH-130398-01 and AUTH-130399-01).

#### Regional Resource Management Plan

From the information provided and an initial review HBRC considers that the following activities are regulated by the Regional Resource Management Plan (RRMP) and Proposed Plan Change 9 (TANK). Where an activity is not permitted, may require consent from HBRC:

- Stream realignment/diversion or works within a waterway (RRMP Rules 56 – 59 and/or 69)
- Construction stormwater discharge may require consent under RRMP Rule 43 and likely Rule TANK 22 or Rule TANK 25. Associated discharges of sediment under Rule 49 or Rule 52.
- Operational stormwater may be permitted under RRMP Rule 42 but would likely require consent under Rule TANK 22 or 24, or TANK 23 if vested in HDC post development/post development of individual lots).
- Stormwater outlet devices/structures may be permitted if complying with Rules 72, 75 and 49, otherwise would require consent under Rule 52 / 69.
- Potential bridges/crossings or culverts may be permitted under Rule 72 otherwise would require consent under Rule 69, see also relevant requirements for culverts under NES-F below.
- Groundwater take (for any construction water required) see Rule TANK 7 – Rule TANK 12.
- Earthworks may be permitted under RRMP Rule 7 (as amended by TANK plan change) and Rule 48, otherwise may require consent under Rule 8 and/or 52.
- Potential soil contamination – if there is an increase of concentration of hazardous substances on or in land, likely unable to comply with Rule 48(c) consent required under Rule 52 (noting the wording of Rule 48(c) refers to ‘any land’ rather than ‘any site’).

#### Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NES-F)

From the information provided, the following should be had regard to for activities regulated under the NES-F

- Wetlands have been identified as potentially being affected. Works affecting wetlands are likely regulated by the NES-F Regulation 45C. See specific matters of discretion to be considered under Regulation 45C.
- Consideration should be had as to whether the proposed activity meets the definitions of reclamation (see NES-F definition of ‘reclamation’ and whether the area is considered to meet the RMA definition of ‘river’). Consider whether NES-F Reg 57 applies.
- Alterations or extensions to culverts that existed on 2 September 2020 are not regulated by the NES-F in accordance with Regulation 60. Where replacement, reconstruction of an existing culvert is proposed, or any construction of new culverts, the permitted standards of Regulation 70 would apply.

**Other Comments**

Thank you for the opportunity to provide initial comment on the proposal.

If the project is successfully accepted into the Fast Track Approval Act process, HBRC are keen to continue collaborative discussions for this project, to provide comment on the final technical assessments and to provide input on proposed conditions in advance of a substantive application being lodged and throughout the process.

If you have any questions about the consent of this memo, wish to discuss or clarify anything further, please don't hesitate to contact me.

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Team Leader Consents