
Strategic Growth and District Plan Committee *Te Komiti Rautaki Tipu me te Maahere Rautaki aa Rohe* **OPEN MINUTES**

Minutes of a meeting of the Strategic Growth and District Plan Committee held in Council Chamber, Municipal Building, Garden Place, Hamilton on Tuesday 8 April 2025 at 9:32 am.

PRESENT

Chairperson Cr Sarah Thomson
Heamana

Deputy Chairperson Cr Geoff Taylor
Heamana Tuarua

Members

- Mayor Paula Southgate (via Audio Visual Link)
- Deputy Mayor Angela O’Leary
- Cr Kesh Naidoo-Rauf (via Audio Visual Link)
- Cr Anna Casey-Cox
- Cr Maxine van Oosten
- Cr Moko Tauariki (via Audio Visual Link)
- Maangai Jaydene Kana
- Cr Louise Hutt
- Cr Andrew Bydder
- Cr Ewan Wilson
- Cr Emma Pike
- Cr Tim Macindoe
- Cr Maria Huata

The meeting was opened with a karakia.

1. Apologies – Tono aroha

Resolved: (Cr Thomson/Cr Taylor)

That the Strategic Growth and District Plan Committee accepts the apologies for absence from Deputy Mayor O’Leary and for partial attendance from Mayor Southgate, Cr Tauariki, Cr Macindoe and Cr Naidoo-Rauf.

2. Confirmation of Agenda – Whakatau raarangi take

Resolved: (Cr Thomson/Cr Casey-Cox)

That the Strategic Growth and District Plan Committee confirms the agenda noting:

- a) Item 8 (Wastewater Capacity ‘State of the Nation’) will be taken after Item 6 (Chair’s Report) at the request of the Chair; and
- b) Item C2 (Wastewater Capacity - additional details) will be moved to be taken in the open session of the meeting. The report will be attached to the open minutes of the meeting as

Appendix 1.

3. Declarations of Interest – *Tauaakii whaipaaanga*

Prior to the discussion of the Item Cr Wilson declared an interest in Item 10 (District Plan Update – April 2025). He noted he would not take part in the discussion or vote on the matter.

4. Public Forum – *Aatea koorero*

Lale Leremia (Waikato Housing initiative) spoke to Item 6 (Chair's Report), Item 8 (Wastewater Capacity: State of the Nation) and Item 9 (Strategic Issues) regarding concerns over uncertainty hindering investment in the city.

Ben Preston spoke to Item 6 (Chair's Report) and Item 8 (Wastewater Capacity: State of the Nation) spoke to his presentations **Appendix 2** of these minutes.

Matt Stark (Stark Properties) spoke to Item 6 (Chair's Report) and Item 8 (Wastewater Capacity: State of the Nation) regarding concerns that developers believe the ongoing uncertainty is deterring investment in the city.

Leon Da Silva (Da-Silva Builders) spoke to Item 6 (Chair's Report) and Item 8 (Wastewater Capacity: State of the Nation) suggesting Council collaborate with developers to implement temporary solutions to allow further investment for developers.

Grayson Bell spoke to Item 6 (Chair's Report) and Item 8 (Wastewater Capacity: State of the Nation) regarding concerns of rejection of proposed solutions and its impact on developers.

Leonard Gardner spoke to Item 6 (Chair's Report) and Item 8 (Wastewater Capacity: State of the Nation) noting growth plays a vital role in shaping the city, and, Council should embrace and foster growth now.

Colin Jones spoke to Item 7 (General Manager's Report) and Item 8 (Wastewater Capacity: State of the Nation) regarding concerns of housing affordability and the computer model used for decision making.

Dan MacDaid spoke to Item 6 (Chair's Report) and Item 8 (Wastewater Capacity: State of the Nation) noting the innovations used in Christchurch and how these innovations could be used in Hamilton.

John Kenel (Assured Property) spoke to Item 6 (Chair's Report) and Item 8 (Wastewater Capacity: State of the Nation) regarding concerns around infill housing development challenges, access to wastewater infrastructure and infrastructure planning.

Margaret Evans spoke to Item 6 (Chair's Report), Item 8 (Wastewater Capacity: State of the Nation) and Item 9 (Strategic Issues) regarding her desire for the Council revisit Three Waters policy.

Raymond Mudford (Grey Power) spoke to Item 6 (Chair's Report), Item 8 (Wastewater Capacity: State of the Nation) and Item 9 (Strategic Issues) regarding concerns around Council planning process and impacts on business

Cr Naidoo-Rauf left the meeting at (10.14 am) during the above item.

The meeting was adjourned from 10.36 am to 10.55 am.

Cr Tauariki joined the meeting during the above adjournment

5. Confirmation of the Strategic Growth and District Plan Committee Open Minutes 20 February 2025

Resolved: (Cr Taylor/Cr van Oosten)

That the Strategic Growth and District Plan Committee confirms the Open Minutes of the Strategic Growth and District Plan Committee Meeting held on 20 February 2025 as a true and correct record

6. Chair's Report

The Chair took report as read.

Resolved: (Cr Thomson/Cr Taylor)

That the Strategic Growth and District Plan Committee receives the report.

7. Wastewater Capacity - 'State of the Nation'

The General Manager of Infrastructure and Assets and the Technical Director of Strategic Waters shared a brief overview of the city's wastewater performance, identified key challenges, and stressed the importance of balancing compliance for improved management. Staff responded to questions from Members concerning the scope of staff decision-making authority in declining applications, the decision model, Plan Change 12, network capacity tool, historical challenges leading to higher levels of containment, healthy soil considerations, and cost on Council for developers use of the model.

Staff Action: *Staff undertook to provide Members with a draft of Statement of Expectation by 15 April 2025 for review.*

Resolved: (Cr Thomson/Cr Taylor)

That the Strategic Growth and District Plan Committee:

- a) receives the report and report Item C2 (**Appendix 1** of the open minutes);
- b) notes that a further report will be provided to 26 June 2025 Council meeting as part of the Waters Council Controlled Organization Statement of Expectations should the Council decide to create a Waters Council Controlled Organization and that the General Manager Strategy, Growth & Planning and General Manager Infrastructure & Assets will provide the Chair and Deputy Chair with regular updates on the progress of the report;
- c) notes the following requests from Members at this meeting, in particular:
 - i. details, including visual maps, regarding the wastewater capacity that the Long-Term Plan investments and the proposed Council Controlled Organization 'enhanced investment programme' are respectively expected to create and the timing of this;
 - ii. a map showing the constrained areas which differentiates the different degrees of constraint in each area;
 - iii. analysis of the economic costs of the constraints over the past 2 years (since March 2023) and projected costs over the next 10 years; and
 - iv. options to enable Members to:
 - I. re-consider the risk settings for network capacity and performance to balance compliance outcomes and prosecution risks with housing/economic outcomes;
 - II. provide direction on utilising capacity in the network intended for future growth to enable feasible developments; and
 - III. consider providing direction for the prioritisation of the Reactive wastewater capital budget including how this might be targeted towards affordable housing developments at scale;
- d) notes that:
 - i. c) above will be provided to Members via an information session for the purposes of informing and developing the Statement of Expectations;
 - ii. staff will present the Draft Waters Council Controlled Organization Statement of Expectation as soon as possible;
 - iii. staff will continue to engage positively in regard to innovative wastewater solutions (such as interim and onsite solutions) that would unlock development in currently constrained areas noting that information will be reported back through this committee;

- iv. a Wastewater Capacity web based self-servicing tool is expected to be available for public use by 30 June 2025;
 - v. Indicative maps showing the extent of the wastewater constraints will be made available to the public directly following this meeting via the open minutes, and updated maps with "Facts and Questions" will be available by 30 April 2025;
 - vi. proposed next step actions outlined in the staff report (paragraph 75); and
 - vii. that staff and Elected Members work constructively with developers to share information and explore innovative servicing solutions to the capacity issues based on the feedback provided in the public forum section of the meeting;
- e) requests staff facilitate an independent review(s) that would include the decisions made and actions undertaken over the last 10 years (how we got here) identifying the learnings from these and how the learnings can be applied in the future, the current modelling assumptions, and risk tolerance settings, which would include details of the assumptions underpinning the modelling used to identify wastewater constrained areas with the final scope to be developed in consultation with the Chair and Deputy Chair of the Strategic Growth and District Plan Committee noting that:
- i. this review will be capped at \$20,000 unbudgeted operating expenditure; and
 - ii. staff will report back as soon as possible and are aware that it is Members desire that the matter inform the June report.

Cr Naidoo-Rauf rejoined the meeting (11.36am) during the discussion of the above item.

The meeting was adjourned from 12.53 pm to 1.55pm during the discussion of the above item.

Cr Naidoo-Rauf left the meeting during the above adjournment and rejoined the meeting (2.32pm) during the discussion of the above item. She was present when the matter was voted on.

Cr Macindoe left the meeting at (2.32pm) during the discussion of the above item. He was not present during the vote.

Cr Tauariki retired from the meeting (2.40pm) at the conclusion of this above item. He was present when the matter was voted on.

8. General Manager's Report

The General Manager of Strategy, Growth & Planning took report as read.

Resolved: (Cr Taylor/Cr Huata)

That the Strategic Growth and District Plan Committee receives the report.

Item 7 (General Manager's Report) was taken after Item 8 (Wastewater Capacity - 'State of the Nation') at the request of the chair.

9. Strategic Issues

The General Manager of Strategy, Growth & Planning took report as read.

Resolved: (Cr van Oosten/Cr Hutt)

That the Strategic Growth and District Plan Committee:

- a) receives the report; and
- b) notes that staff will commence investigation and consultation with the landowners within the Percival Road large lot residential area regarding its future land use and report back to a future Committee with options for proceeding.

Prior to the discussion of the following Item Cr Wilson declared an interest and did not take part in the discussion or vote on the matter.

10. District Plan Update - April 2025 (Recommendation to the Council)

The Unit Director of Urban & Spatial Planning took report as read. Staff responded to questions from Members concerning impacts on Tree policy, an communications strategy for the master plan, and further funding requests SL requirements.

Resolved: (Cr Hutt/Cr van Oosten)

That the Strategic Growth and District Plan Committee:

- a) receives the report; and
- b) recommends that the Council approves Plan Change 5 – Peacocke Structure Plan to be operative as of 9 May 2025, in accordance with clause 20 of Schedule 1 of the Resource Management Act 1991.

11. General Updates

The General Manager of Strategy, Growth & Planning took report as read.

Staff Action: *Staff undertook to provide opportunity for Mayor Southgate to report back to the group sits on behalf of Council in the Chair's Report at the next Community and Natural Environment Committee..*

Resolved: (Cr Bydder/Maangai Kana)

That the Strategic Growth and District Plan Committee receives the report.

12. Resolution to Exclude the Public

Section 48, Local Government Official Information and Meetings Act 1987

Resolved: (Mayor Southgate/Cr Casey-Cox)

That the public be excluded from the following parts of the proceedings of this meeting, namely consideration of the public excluded agenda.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution follows.

| General subject of each matter to be considered | Reasons for passing this resolution in relation to each matter | Ground(s) under section 48(1) for the passing of this resolution |
|---|--|--|
| C1. Confirmation of the Strategic Growth and District Plan Committee Public Excluded Minutes 20 February 2025 |) Good reason to withhold) information exists under) Section 7 Local Government) Official Information and) Meetings Act 1987 | Section 48(1)(a) |
| C3. Strategic Issues (Public Excluded) | | |
| C4. Chair's Report (Public Excluded) | | |

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public, as follows:

| | | |
|----------|--|-------------------|
| Item C1. | to prevent the disclosure or use of official information for improper gain or improper advantage | Section 7 (2) (j) |
|----------|--|-------------------|

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|----------|---|---|
| Item C3. | to protect information which is subject to an obligation of confidence and disclosure would likely prejudice continual supply of similar information where it is in the public interest for that information to continue to be available to enable Council to carry out negotiations to prevent the disclosure or use of official information for improper gain or improper advantage | Section 7 (2) (c) (i) Section 7 (2) (i) Section 7 (2) (j) |
| Item C4. | to prevent the disclosure or use of official information for improper gain or improper advantage | Section 7 (2) (j) |

The meeting moved into Public Excluded at 3.01 pm

The meeting was declared closed at 4.25 pm

Appendix 1: C2: Wastewater Capacity- Additional Details

Strategic Growth and District Plan Committee Public Excluded Agenda - 8 April 2025 - C2: Wastewater Capacity - additional

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|--|-----------------------|--|
| Item C2 | Council Report | |
| | Committee: | Strategic Growth and District Plan Committee |
| | Date: | 08 April 2025 |
| | Author: | Jackie Colliar |
| | Authoriser: | Andrew Parsons |
| | Position: | Technical Director Strategic Waters |
| | Position: | General Manager Infrastructure and Assets |
| Report Name: Wastewater Capacity - additional details | | |
| Report Status | | <i>This report is taken as a publicly excluded item to enable Council to carry out commercial activities without disadvantage; AND to prevent the disclosure or use of official information for improper gain or improper advantage.</i> |

1. This report accompanies the public report Wastewater Capacity - 'State of the Nation' and should be read in conjunction with that report. The content of this report is a work in progress and not ready for public release. Staff are committed to sharing this information publicly as soon as possible.

Staff Recommendation - *Tuutohu-aa-kaimahi*

2. That the Strategic Growth and District Plan Committee receives the report.

Executive Summary - *Whakaraapopototanga matua*

3. The information in this document is important to understand the context of the public report, and in particular the "Wastewater Constraint" elements of that report. It covers:
 - i. Detailed wastewater capacity constraint map
 - ii. Growth models that predict which areas will be developed in the future and the impact of capacity constraints and infrastructure investment on these projections.

Discussion – *Matapaki*

Wastewater Capacity Constraint Map

4. The capacity constraint map (**Attachment 1**) shows areas of the city that are currently constrained by wastewater network capacity. The priority areas for development – Stage 1 central city and walkable catchment and greenfield growth areas are also shown, as investment priorities and planning and policy settings have been developed to support growth in these areas.
5. This constraint map is a work in progress and will form the base of the public-facing wastewater network capacity constraint viewer that staff are developing. The target date for that to be available is mid to late 2025.

6. Staff are committed to sharing detailed constraint information with developers in the form of a public-facing wastewater network capacity constraint viewer, and this will be interactive and more granular than the map attached to this report.
7. Staff have been in contact with Watercare (Auckland) to gain insights from their experiences of releasing their own wastewater capacity constraint map and information.
8. Originally, Watercare did not have a comprehensive communication approach to releasing the information, and subsequently fielded a lot of questions from the community. They reactively addressed this through the development and subsequent release of a suite of tools and information for the community and developers to use to understand their existing capacity constraints and the programmes they have in place (where applicable) to address those constraints.
9. Since their original information release, Watercare has produced a [Network capacity map and table](#), as well as a filtering tool to help the public understand the implications of the capacity constraints. The Watercare Services Ltd viewer can be accessed [here](#). The Watercare Services information does not include information on local network capacity.
10. Staff are currently developing a comprehensive communication plan to accompany the tool roll out, including drop-in sessions for Elected Members and developers.
11. The aim is to provide clear information at the right level, reduce the number of questions from the general public and increase certainty and clarity for the community, including developers on areas enabled for development.

Understanding the map

Blue areas are areas that have wastewater capacity constraints, including both strategic and local constraints.

Purple boundary denotes the Plan Change 12 Stage 1 area for development, the central city and 800m walkable catchment. This area is prioritised for development. The policy settings for this area only consider local network capacity (i.e. pipe diameter less than 300mm).

Green boundaries show Greenfield Structure Plan areas, strategic areas for development. These boundaries include areas currently enabled for development through existing or programmed strategic wastewater infrastructure or planned for development as part of a structure plan. Some parts of the structure planned areas (e.g. Rotokauri), are not currently serviced. However, in-cell infrastructure would be expected to be developer funded with Council potentially making upsize contributions where appropriate

All other brownfield areas in the map are unconstrained by wastewater capacity and likely to be able to be developed. However, as per normal practice, development proposals and their impacts on water networks would be assessed on a case-by-case basis.

How the growth model takes account of infrastructure constraints

12. As described in the section above, the growth model takes account of the timing of (funded) infrastructure and of areas of the city where infrastructure constraints have been identified.

Item C2

Figure 1: Wastewater Infrastructure Capacity Constraints incorporated into Long-Term Plan growth projections

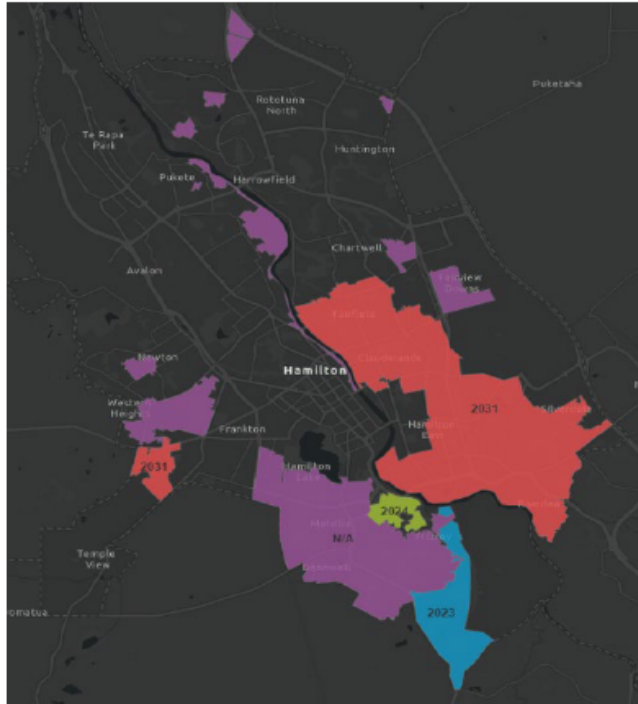


Figure 1 displays a map provided for wastewater infrastructure constraints that are incorporated into the Long-Term Plan growth projections:

- areas in purple have no funded plan for infrastructure and are currently not enabled for development.
- areas in red, green and blue are enabled following infrastructure investment in the year shown on those areas.

The Stage 1 was left unconstrained, with the Infrastructure Acceleration Fund fully enabling the infrastructure capacity in this area, and Hamilton City Council prioritising development in the area.

- There is a subtle difference between in assumptions in the 3-waters model and the Long-Term Plan growth scenario relating to residential development. The 3-waters model assumes that the additional capacity from funded infrastructure solutions which comes online in the latter years of the Long-Term Plan is capped or limited to a specified number of additional growth units. The Hamilton City Council growth model assumes that that it is more likely that some growth will occur beyond those limits as, for example, technology advances and future private investment supports improved wastewater servicing solutions.

The following considerations for this report are linked to Item 8 (Wastewater Capacity 'State of the Nation'):

Financial Considerations - *Whaiwhakaaro Puutea*

- This recommendation of this report has no financial implications.

Legal and Policy Considerations - *Whaiwhakaaro-aa-ture*

- Staff confirm that recommendations in this report complies with the Council's legal and policy requirements.

Climate Change Impact Statement

- Staff have also considered the key considerations under the Climate Change Policy and have determined that an adaptation assessment and emissions assessment is not required for the matter(s) in this report.

Wellbeing Considerations - *Whaiwhakaaro-aa-oranga tonutanga*

17. The purpose of Local Government changed on the 14 May 2019 to include promotion of the social, economic, environmental and cultural wellbeing of communities in the present and for the future ('the 4 wellbeings').
18. The recommendations set out in this report are consistent with that purpose.
19. The subject matter of this report has been evaluated in terms of the 4 well-beings during the process of developing this report.

Significance & Engagement Policy - *Kaupapa here whakahira/anganui*

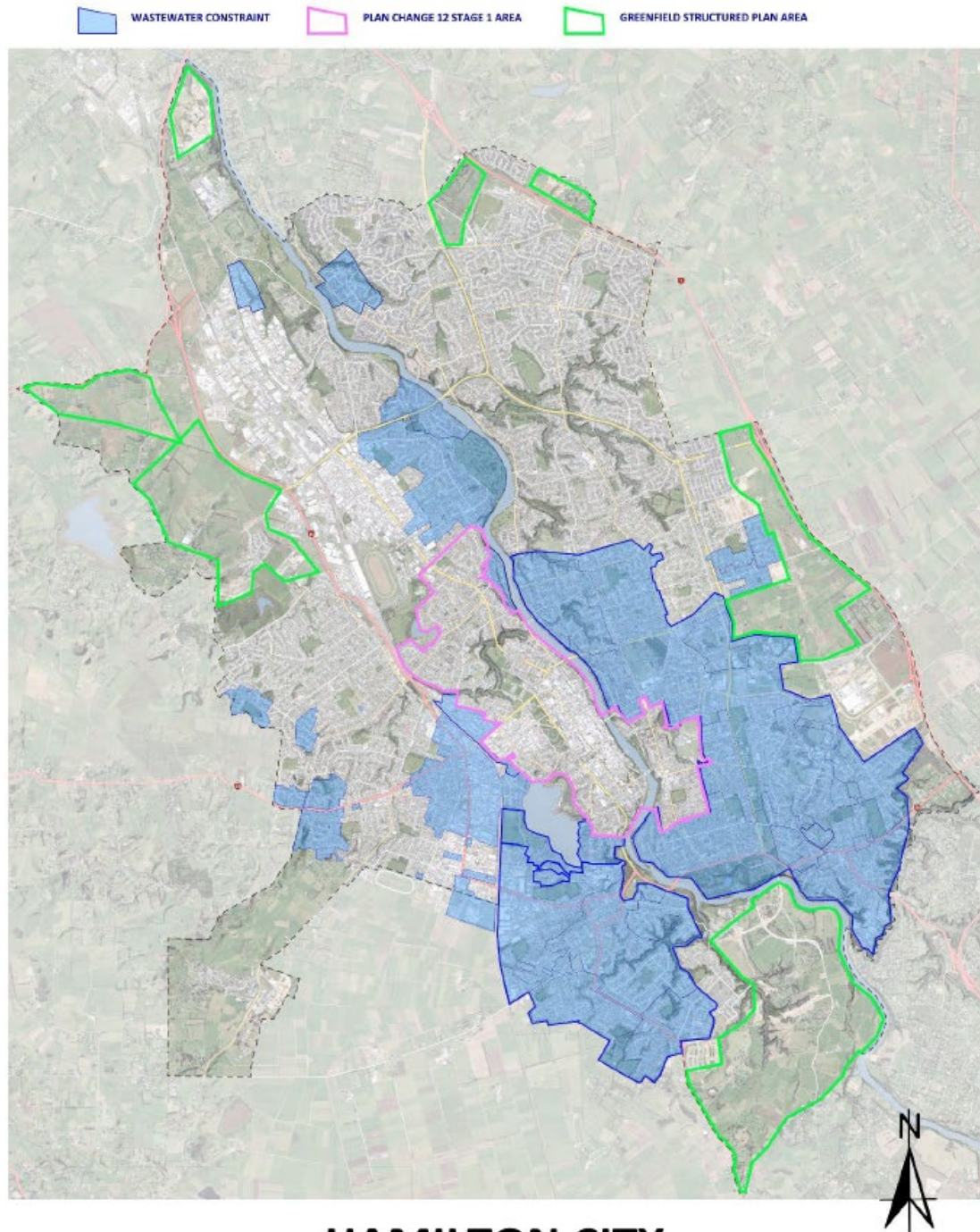
20. Staff have considered the key considerations under the Significance and Engagement Policy and have assessed that the matter(s) in this report has/have a low level of significance.
21. Given the low level of significance determined, the engagement level is low. No engagement is required.

Attachments - *Ngaa taapirihanga*

Attachment 1 - Hamilton Development Map with known Wastewater Constrained Areas and PC12 Stage 1 Overlay

Attachment 1

Item C2



HAMILTON CITY
Development with Wastewater Constraint Overlay as at 25-03-2025

Appendix 2: Ben Preston Public Forum Presentation

Reimagining Hamilton's 3 Waters Strategy: A Path to Smarter, Greener Infrastructure

1. The Overall Problem: Dependence on Legacy Infrastructure Models

Hamilton's current approach to water infrastructure relies heavily on centralised, supply-side solutions—pipes, pumps, and treatment plants. These have worked in the past, but they are now becoming increasingly expensive to maintain and upgrade, especially in a tight economic climate.

At the same time, the city needs to build more homes to address affordability and population growth. But that housing growth often can't proceed without costly upgrades to water, stormwater and wastewater systems—creating a bottleneck.

We're also missing easy wins. For example, soil plays a huge role in managing water—absorbing rain, filtering pollutants, and reducing flood risk. But our policies and engineering practices mostly ignore this. In many cases, we even encourage hard surfaces like concrete, thinking they're easier to maintain. That's only true because we've developed systems to support them. If we built systems around healthy soil, it could be just as easy to manage—and with far fewer downsides.

2. The Proposed Solution: Make Smarter Use of What We Already Have

Council doesn't need to scrap its existing strategy. With a few small additions to policy and planning, we can make our current infrastructure work better for longer.

Simple changes—like encouraging soil regeneration and supporting in-home water reuse—can take pressure off pipes, reduce flooding, delay big capital projects, and let us build more homes sooner. These are not wholesale shifts, but targeted improvements that increase the return on the investments we're already making.

3. Two Interventions to Unlock Major Gains

A. Let Soil Do Its Job

What's the problem? Our policies ignore the value of healthy soil—and often replace it with hard, sealed surfaces that make flooding and pollution worse.

What's the opportunity? Improve soil on just 15% of Hamilton's land (e.g. berms, parks, reserves) to boost infiltration from 25mm/hr to 150mm/hr.

What does that deliver?

- Soaks up 7–10 million m³ of stormwater annually

- Reduces flooding and erosion during heavy rain
- Filters out 60–90% of urban contaminants before they reach the river
- Improves the resilience and function of engineered systems

B. Make New Homes Smarter with Water

What's the problem? New housing can't proceed unless expensive pipes and treatment plants are built first.

What's the opportunity? Let 30% of new developments adopt water-efficient solutions like Hydraloop (greywater reuse) and WELS-rated fixtures.

What does that deliver?

- Cuts water use by 30–50% per home
 - Reduces wastewater volumes by the same amount
 - Lets more homes connect to existing infrastructure
 - Defers major upgrades, saving ratepayer money
 - Speeds up housing approvals and delivery
-

4. Case Study: Local and City-Wide Potential

In a 15-home development:

- Water-efficient fittings + greywater reuse:
 - Saves ~500,000 litres of water/year
 - Reduces wastewater by ~150,000–200,000 litres/year
 - Makes it possible to connect without full pipe upgrades
- Soil regeneration on 30% of the site:
 - Absorbs almost all stormwater in moderate rain
 - Reduces need for concrete channels and expensive drainage

Scaled City-Wide:

- 15% of city land with better soils = 7–10 million m³ less runoff/year
- 6,000 new homes using reuse + efficiency = 0.6 million m³ water saved/year
- More housing enabled without waiting on big infrastructure projects
- Less pressure on rates and better environmental outcomes

Practically speaking, this means:

- Saving potable water equivalent to 240 Olympic swimming pools every year
- Preventing an estimated 40–60 tonnes of tyre particles, heavy metals, and microplastics from entering the Waikato River annually
- Absorbing the equivalent of a year's worth of rainfall over Hamilton's CBD directly into soil, not pipes
- Reducing topsoil erosion and siltation of streams and the Waikato River, supporting clearer water and healthier aquatic life
- Enabling 1,000–1,500 additional homes to be built sooner in growth areas before expensive infrastructure upgrades are needed
- Improving flood resilience across neighbourhoods through natural absorption and reduced stormwater volumes

Conclusion: With a few well-placed policy changes, Hamilton can make its water infrastructure go further. Letting soil do more of the work and helping homes use less water reduces risk, cost and environmental impact—while unlocking housing growth when and where we need it. These are common-sense steps that support what Council is already doing, and they're ready to roll out now.