

Elected Member Briefing – 16 March 2019 Committee Room 1				
Time	Topic	HCC Presenter(s)	Open / Closed	Time Req'd (mins)
2.00pm	Metro Spatial Plan including three waters and mass transit (Infrastructure Operations and Strategic Growth Committee)	Jen Baird	Open	180
MEETING ENDS 5.00pm				

An aerial photograph of the Hamilton-Waikato Metro area at sunset. The sun is low on the horizon, casting a warm orange glow over the landscape. A large river flows through the foreground, reflecting the sunset. The middle ground is filled with dense green trees and several buildings, including a large white building with a red roof. In the background, a city skyline is visible under the sunset sky.

# Hamilton-Waikato Metro Spatial Plan

Including 3 waters and rapid transit

16 March 2019



# Purpose

Elected members understand the emerging direction of the Plan and can identify to staff any gaps or opportunities not yet included.

# Agenda

1. National and regional strategic context
2. What is the Metro Spatial Plan
3. 3 Waters
4. Metro spatial plan land use and rapid transit
5. Implementation considerations

# Why create a spatial plan?

1. Better co-ordinating and responding to the variety of planning challenges impacting the metro region
2. Improve the effectiveness of population and economic growth to address pollution, sprawl, congestion, and housing supply
3. Provide a combined case for investment to higher tiers of government;
4. Provide better guidance for infrastructure investment to enable long term growth
5. Improve the alignment of land use and infrastructure planning and delivery timelines
6. Provide a coherent story and prospectus to the outside world to optimise external investment and jobs;
7. Create a long term approach to growth to avoid changes to policy from one electoral cycle to another, deterring private investment;

# Waahi toituu

## Existing Urban Areas

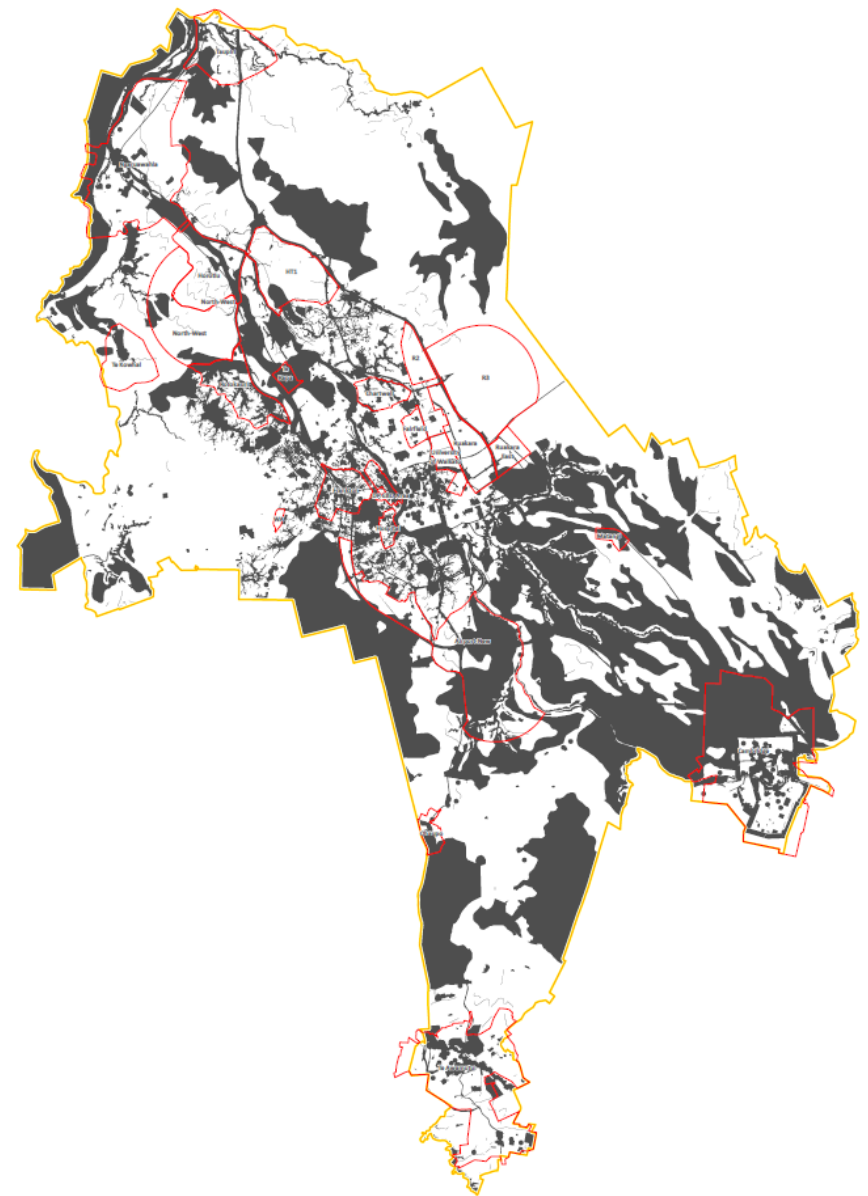
Already compromised/ developed sites

## Wahi Toiora Areas

Moderate Slopes, Prime Soils (LUC 2 and 3), Peat Soils (<3m), Peat Lake

## Wahi Toitu Areas

High risk flood zones, Instability risk, Significant natural areas, Wetlands, Heritage sites, Reserves, Doc Land, QEII Trust Covenants, Infrastructure Corridors, Outstanding Natural Features, Steep slopes, Elite Soils (LUC 1), Peat Soil(>3m),





# Blue Green Networks

**Awa:**

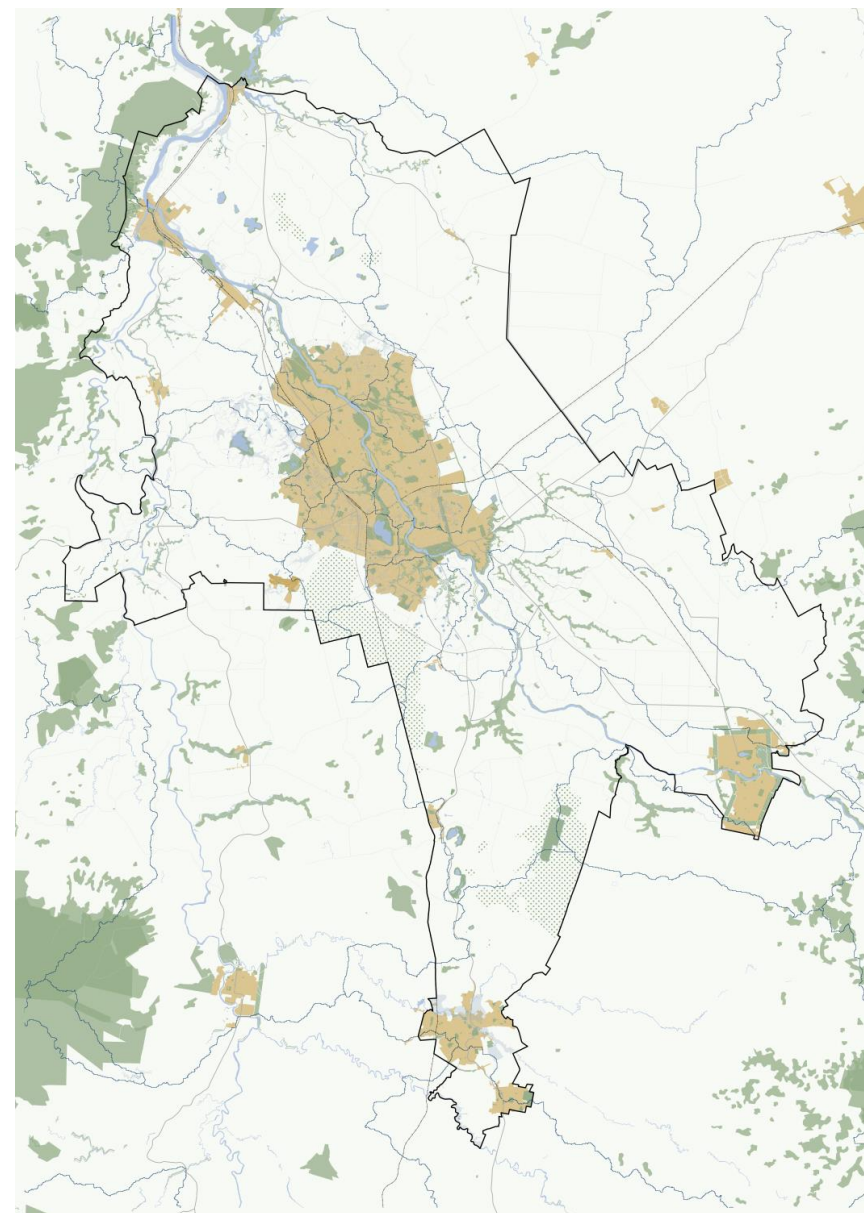
Lakes, Rivers, Wetlands,  
Floodzones, Swamps

**Existing Green Layers Capture:**

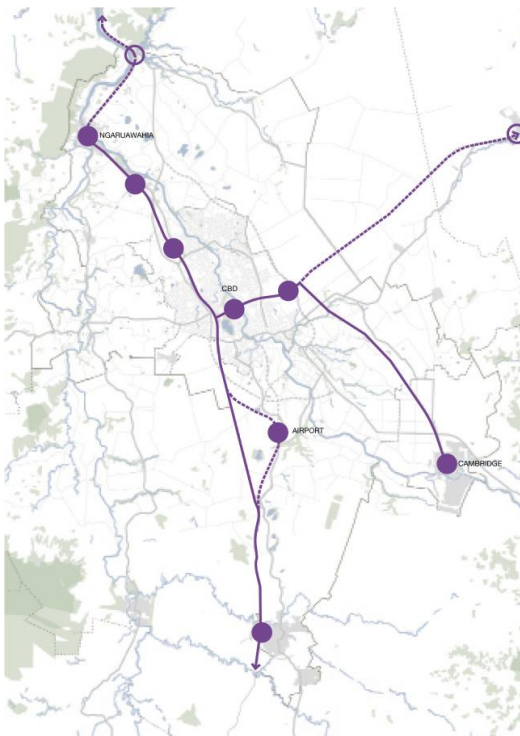
Reserves, Parks, Doc Conservation  
Land, Significant Natural Areas

**Proposed Green Layers Capture:**

Areas of Steep Slope, Peat Soils and  
Instability risks



# Proposed Network- Scenario 1: Rail



1. Initial Investment



2. Initial Growth  
Response to Investment



3. 100 year growth to  
support investment



4. 100+ year ongoing growth  
(500,000+)

## General Assumptions

- Rail investment requires increased density within the 800m walking catchment around stations to support rail infrastructure
- Allocation of growth will likely exceed 500,000 in a scenario with full rail investment.
- Capping growth at 500,000 will likely limit growth within City nodes and intensify development around outlying nodes (Te Awamutu and Cambridge)





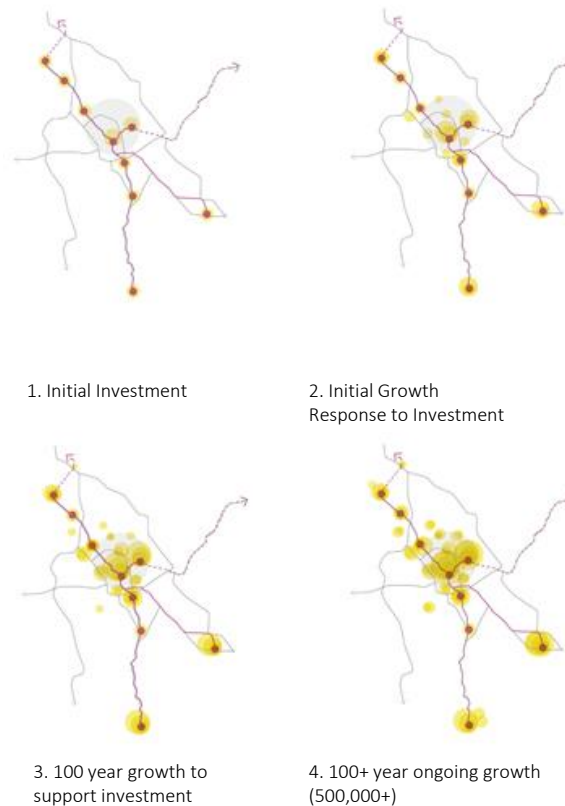
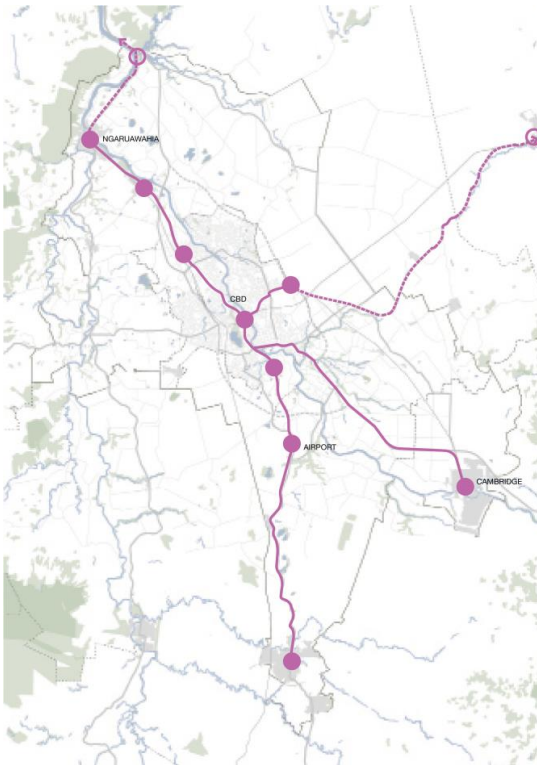
# Rail Rapid Transit including supporting network

It is essential that transport investment be prioritised to provide high quality walking and cycling networks around nodes/stations to provide connectivity and encourage active modes.

This will be supported with a high frequency bus network extending to the surrounding areas. This may include bus priority measures such as bus lanes and preferential lights, as well as frequencies of greater than six buses/hour.

These will support the rapid transit network by linking more communities with high quality connections and reducing travel times.

# Proposed Network- Scenario 2: BRT



## General Assumptions

- BRT investment requires increased density within the 600m walking catchment around stations to support infrastructure.
- A more spread out distribution along the corridor due to additional stops

# Bus Rapid Transit including supporting network

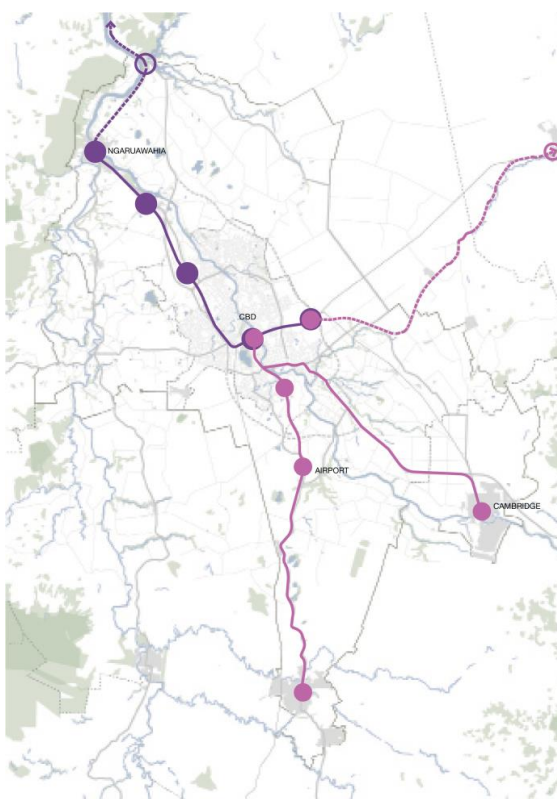


It is essential that transport investment be prioritised to provide high quality walking and cycling networks around nodes/stations to provide connectivity and encourage active modes.

This will be supported with a high frequency bus network extending to the surrounding areas. This may include bus priority measures such as bus lanes and preferential lights, as well as frequencies of greater than six buses/hour.

These will support the rapid transit network by linking more communities with high quality connections and reducing travel times.

# Proposed Network- Scenario 3: Hybrid



1. Initial Investment



2. Initial Growth  
Response to Investment



3. 100 year growth to  
support investment



4. 100+ year ongoing growth  
(500,000+)

## Assumptions

- A minimum core rail network supported by a wider BRT system
- Rail focused around the highest density nodes.

# Hybrid Rapid Transit including supporting network



It is essential that transport investment be prioritised to provide high quality walking and cycling networks around nodes/stations to provide connectivity and encourage active modes.

This will be supported with a high frequency bus network extending to the surrounding areas. This may include bus priority measures such as bus lanes and preferential lights, as well as frequencies of greater than six buses/hour.

These will support the rapid transit network by linking more communities with high quality connections and reducing travel times.

## Part 4 – Implementation including potential priority initiatives

Key initiatives	Hamilton-Waikato metro region
Priority development areas	<ol style="list-style-type: none"> <li>1. Northern (Ngaruawahia-Rotokauri) corridor</li> <li>2. Hamilton Central</li> <li>3. Eastern (Ruakura &amp; east) corridor</li> </ol>
Key transport initiatives	<ol style="list-style-type: none"> <li>1. Metro rapid transit (rail and rapid bus) network business case</li> <li>2. Metro frequent PT network business case</li> <li>3. Blue-green network plan</li> <li>4. Ruakura arterials progress</li> <li>5. Completion of the strategic road network (Ruakura / southern links)</li> <li>6. Active modes or Urban core transport connectivity?</li> </ol>
Land use planning & financing initiatives	<ol style="list-style-type: none"> <li>1. Giving effect to NPS on Urban Development</li> <li>2. Completion of draft MSP and included in Future Proof Phase two consultation</li> <li>3. Joint and integrated metro area Plan Changes</li> <li>4. Northern, eastern and southwestern corridor structure plans</li> </ol>
Large-scale housing initiatives (outside priority development areas)	<ol style="list-style-type: none"> <li>1. Hamilton Kainaga Ora state housing area redevelopment (Refer to priority development areas above)</li> </ol>
Urban growth-related network, environmental and social infrastructure or services	<ol style="list-style-type: none"> <li>1. Metro wastewater treatment solution</li> </ol>
Urban growth-related economic development, jobs and skills initiatives	<ol style="list-style-type: none"> <li>1. Ruakura-CBD-Hospital envisaged economic corridor concept development</li> </ol>




## FURTHER INFORMATION

Hamilton City Council  
Garden Place, Private Bag 3010, Hamilton

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An aerial photograph of a city at sunset. The sun is low on the horizon, casting a warm orange glow over the scene. A river flows through the city, surrounded by lush green trees and parks. In the background, a city skyline is visible against the hazy sky. The foreground shows a large green space with a swimming pool and some buildings.

# Three Waters

## Elected Member Briefing



16 March 2020

# Purpose



Provide an opportunity to discuss:

- Strategic water matters

Receive direction on:

- Response to national and regional industry water reform
- Approach to HCC Connections & Charging for Three Waters Policy

# National Context – Reform and Change



## Essential Freshwater Programme

- RMA Reforms, National Policy Statement Freshwater (NPS-FM)

## Havelock North Inquiry & Three Waters Review

### Findings:

- Weakness in Regulatory Compliance
- Funding and Financing Challenges
- Capability and Capacity Challenges



### Central Government Response:

- Regulatory Reform
- Reform of Service delivery & funding arrangements



# National Context – Waters Regulatory Reform



- Aim of Regulatory reform is to undertake:
  - System wide reform of Drinking Water
  - Targeted reform of wastewater and stormwater
- Taumata Arowai (Water Service Regulator)
  - Establishment of a Waters Regulator
  - HCC submission on bill
- Water Services Bill
  - Outlines compliance requirements
  - Expected to be released later this year

# National Context – Waters Service Delivery Reform



- Three Waters Service Delivery – February 2020 Cabinet Paper
  - Proposes changes to structural arrangements for service delivery
  - Preferred regional/multi-regional options
  - Encourages voluntary sector led change, with a 1-year deadline
  - Potential Infrastructure fund for business case development and addressing infrastructure deficits
  - Further cabinet report on reform progress and investigations into economic regulation & infrastructure fund



# Strategic Service Delivery Response

- Proactive approach to collaboration in response to central government service delivery aspirations
- Hamilton leadership in identifying options
- CCO experience & knowledge
- Reach out to Councils to discuss service delivery options
  - Examples: Tauranga, Western Bay of Plenty, Waipa, Waikato, Auckland
  - G&I Committee 10 April 2018 resolution to continue exploratory conversations

*“notes that staff will continue to investigate collaborative opportunities as part of asset management planning for the delivery of 3-waters services, with a particular focus on strategic infrastructure solutions, collaboration on Resource Management Act and policy matters and resilience across the greater Hamilton growth area (covering both Hamilton and the growth communities surrounding the city).”*

# Strategic Infrastructure Response

We must continue to focus on core issues in 3-waters infrastructure to meet our needs:

- Boundaryless Planning - Sub-regional Three Waters Study
- Master planning
- Major upgrades
- Consenting Strategy

# Local Context



- Providing for growth
  - Limited treatment and discharge capacity
- Changing Regulatory Requirements
  - Increased enforcement by Regional Council
  - Giving effect to Te Ture Whaimana
- Wastewater Resource Consent Renewal
- Connections & Charging Policy
  - Wet Industry Water & Wastewater Allocation
  - Cross boundary servicing
  - Out of District Water Supply

Essential  
Freshwater  
Programme

Taumata Arowai &  
Water Services Bill

Waters Servicing  
Delivery

Te Ture Whaimana o  
te Awa o Waikato

Regional Planning  
instruments

Sub-Regional 3  
Waters Study

Connections & Charging  
Policy

Resource Consent  
Renewal

Providing for growth –  
allocation,  
infrastructure, planning

# QUESTIONS?

An aerial photograph of a city at sunset. The sun is low on the horizon, casting a warm orange glow over the city. A river flows through the city, reflecting the sunset. There are many green spaces, parks, and buildings visible. The text "Three Waters Briefing – Regional Service Delivery Collaboration" is overlaid in white.

# Three Waters Briefing – Regional Service Delivery Collaboration



16 March 2020



# Regional Service Delivery Collaboration

## Sub-regional Shared Services

- Hamilton City Council, Waikato District Council & Waipa District Council
- Sampling and Analysis, Tradewaste Management & Smart Water services

## Waikato Local Authority Shared Services (WLASS)

- Promote shared services between local authorities across the Waikato region
- Objective to reduce costs, effectiveness/efficiency, promote best practice
- Regional Asset Technical Accord (RATA) initiative – Transportation & Waters
  - Centre of Excellence for Asset Planning in the Waikato Region

### Participating Councils





# Three Waters Briefing

## – Waikato Sub-Regional Three Waters Study



16 March 2020

# Waikato sub-regional three waters study

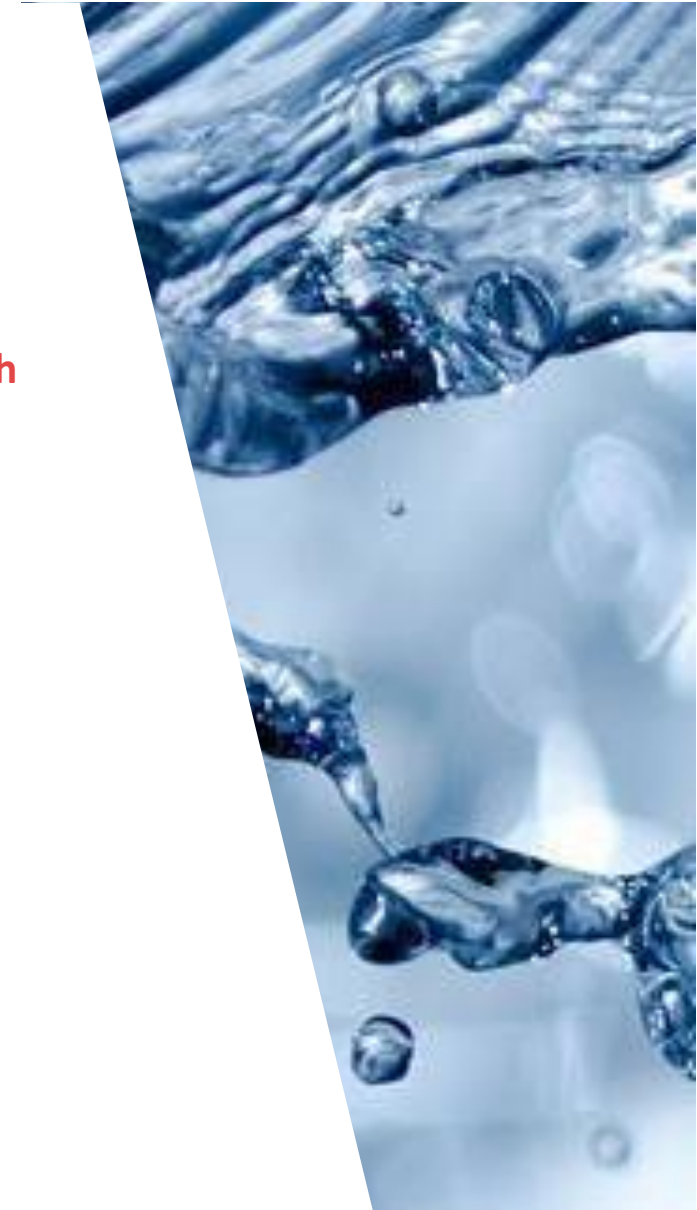
**Three waters are important - critical enabler for development and growth**

## **Purpose of study**

- To identify the most innovative, responsive and timely infrastructure solutions irrespective of territorial boundaries
- Give effect to the Vision and Strategy for the Waikato River

## **Key principles**

- Collaboration
- Integrated, holistic and boundary-less approach
- Delivers best for river and best for community outcomes
- 10, 30 and 100-year planning horizons



## Project overview

Focus on the Future Proof sub-region within the context of the whole Waikato River catchment

Includes three waters infrastructure (water supply, wastewater and stormwater) for existing and planned urban areas and settlements.

Excludes rural drainage and flood management

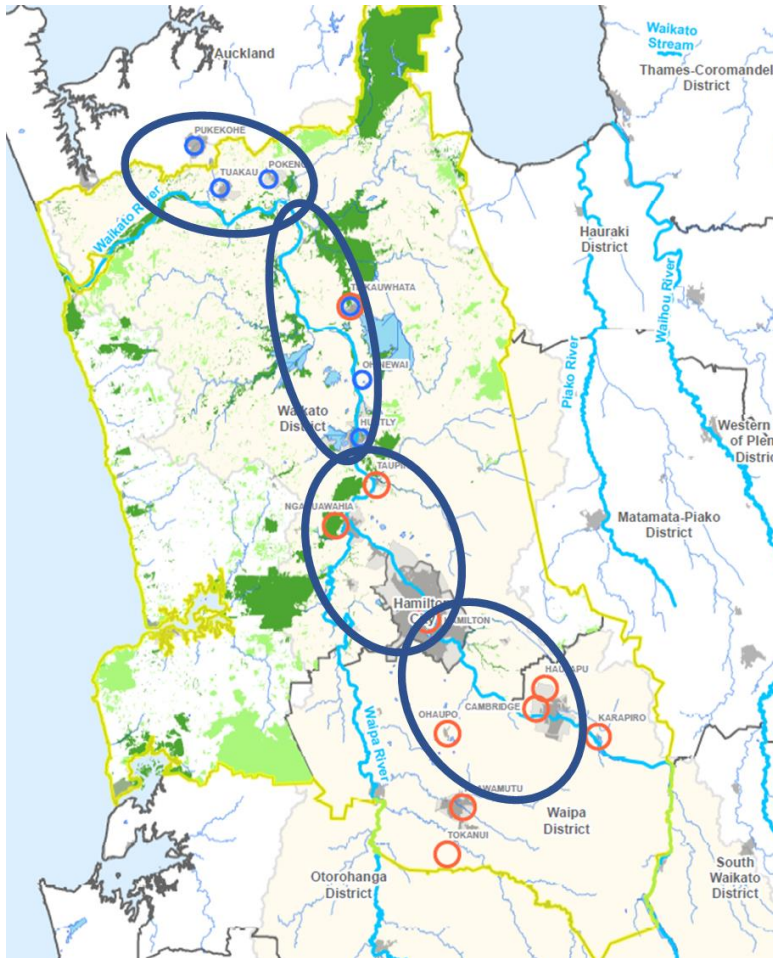
### Project phases

1. Scoping and strategic case preparation (complete).
2. Full technical study and delivery of intergenerational investment plan – **Programme Business Case** (underway but still dependent on funding)
3. Implementation – **Project Level**





# Phase 1 Master planning sprint agreed themes



- 4 distinct areas: North Waikato, Central River Communities, North Metro, South Metro
- Centralisation for North Waikato, North Metro, South Metro
- Both decentralisation & centralization identified for River communities
- Pursue resource recovery and reuse – water, nutrients, energy
- Siting industrial activity around resource recovery centres to maximise water re-use
- Adoption of water Sensitive City and Community Design Principles
- Investment in Cultural and Environmental Restoration to address impacts of urbanization
- Critical linkages with blue/green corridor; metro plan; transport
- **Cambridge WW identified as critical project. Need to secure funding to pursue and (if appropriate) commence implementation of Southern Metro facility**

## Phase 2 Activities

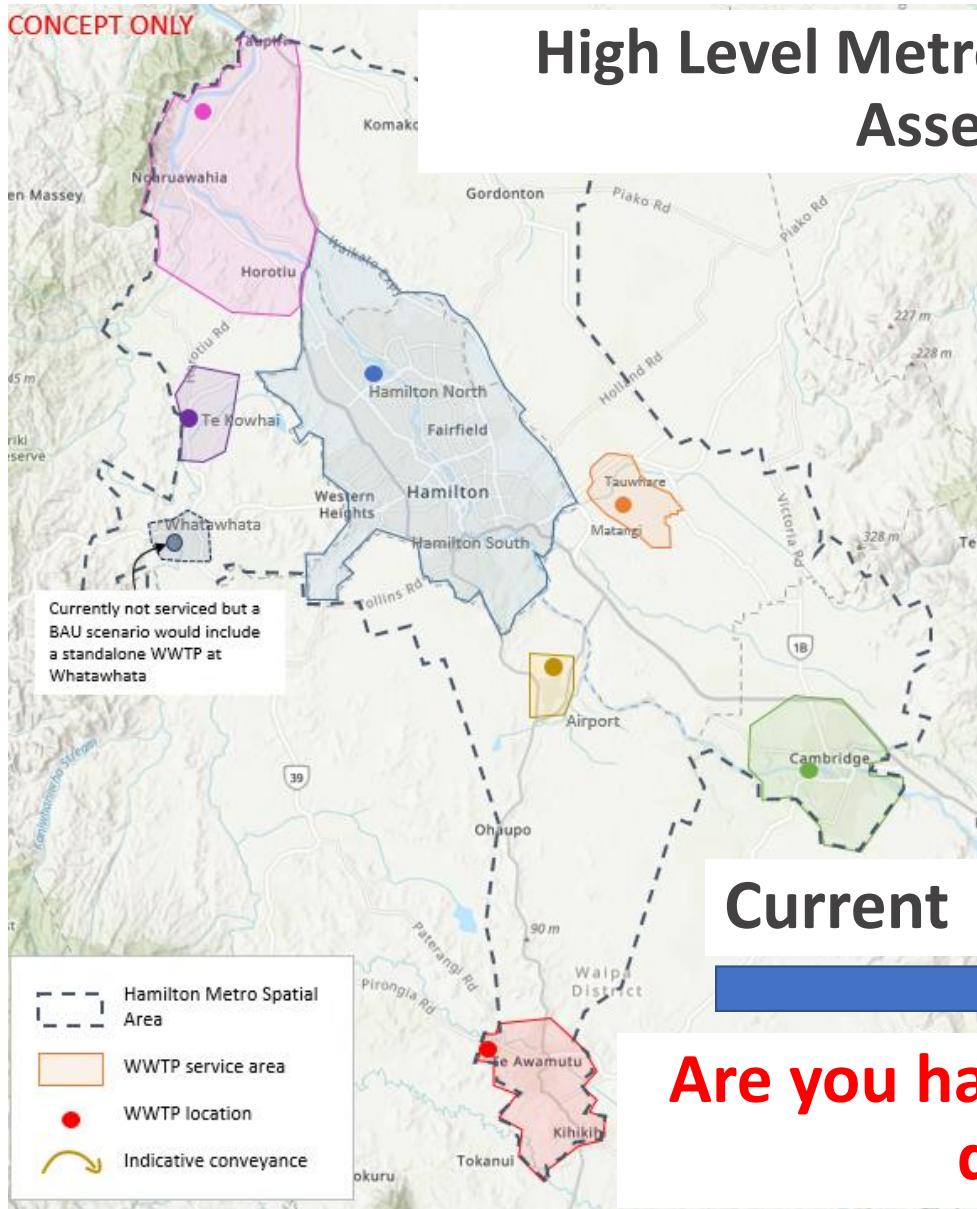
- Phase 2 Funding
  - Confirmation from HCC, Waikato DC, Waipa DC, Watercare, Waikato-Tainui
  - WRC confirmed services in kind contribution
  - Awaiting decision from DIA
- Programme business case development
  - **Metro Area High Level Wastewater Assessment**
  - River Communities Strategic Assessment
  - Scoping detailed briefs and project specific governance and delivery structures
- Project Level investigations
  - Southern Area Wastewater



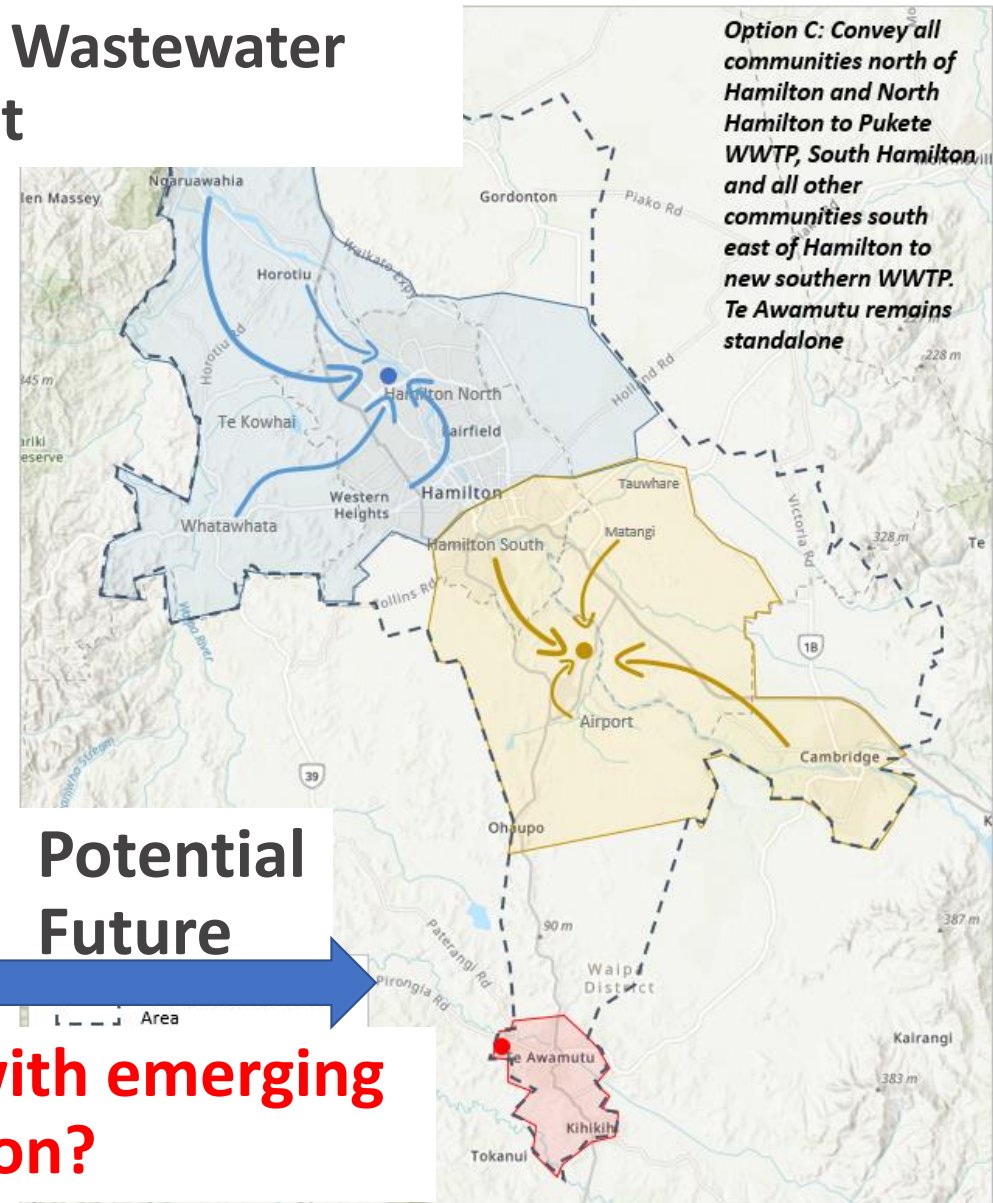


CONCEPT ONLY

# High Level Metro Area Wastewater Assessment



Current

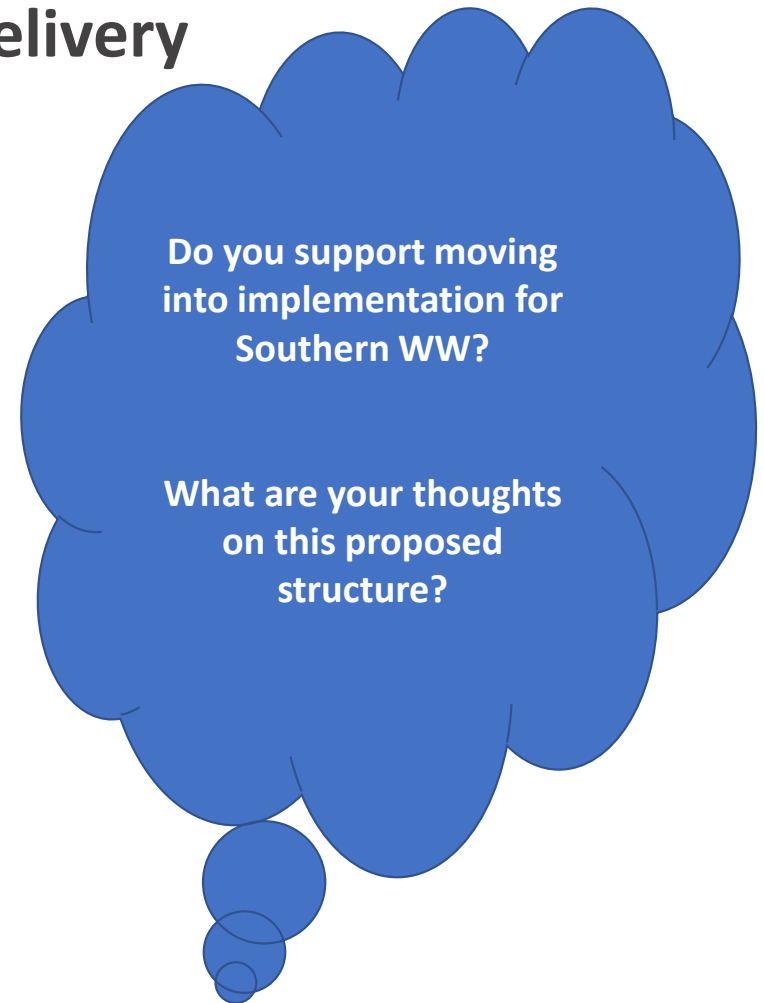
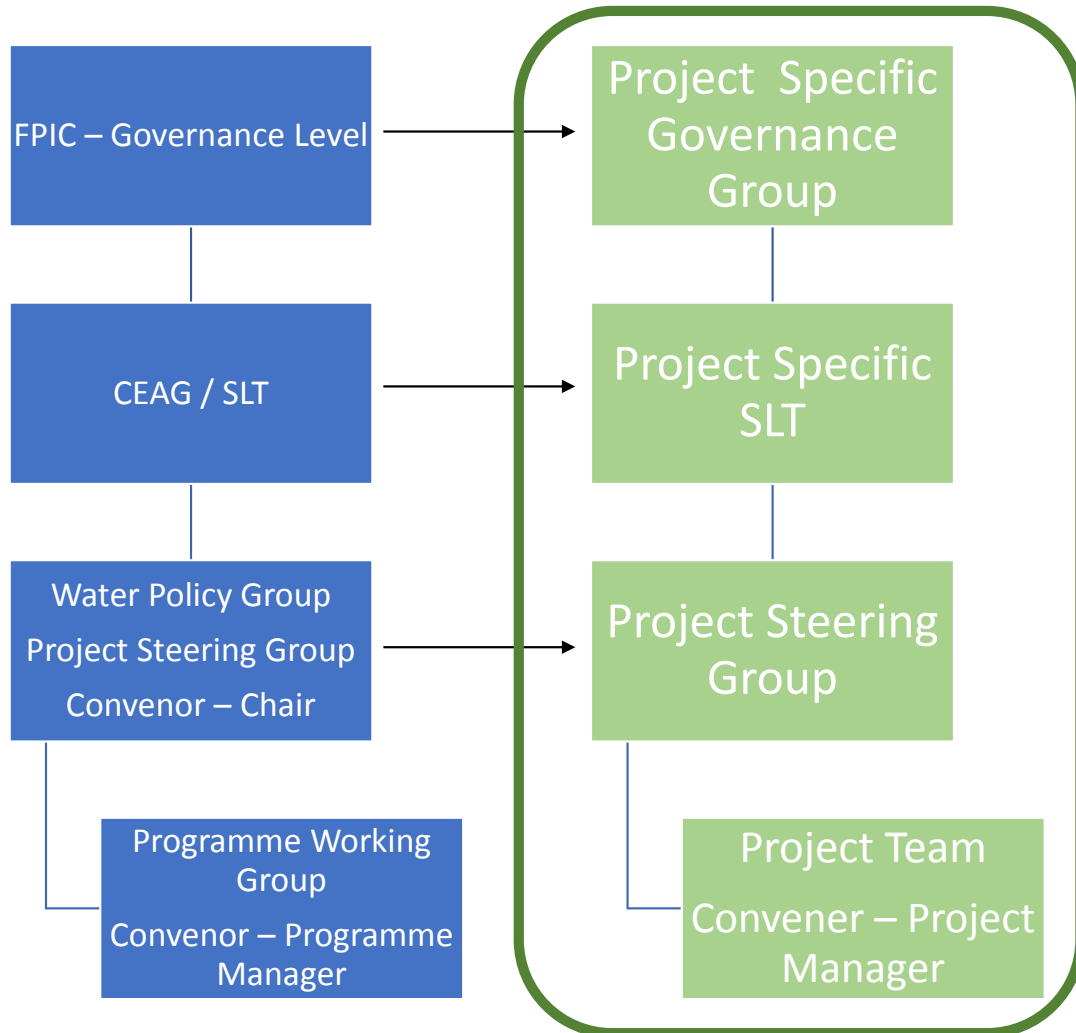


Potential Future

Are you happy with emerging direction?



## Possible Southern WW Governance & Delivery



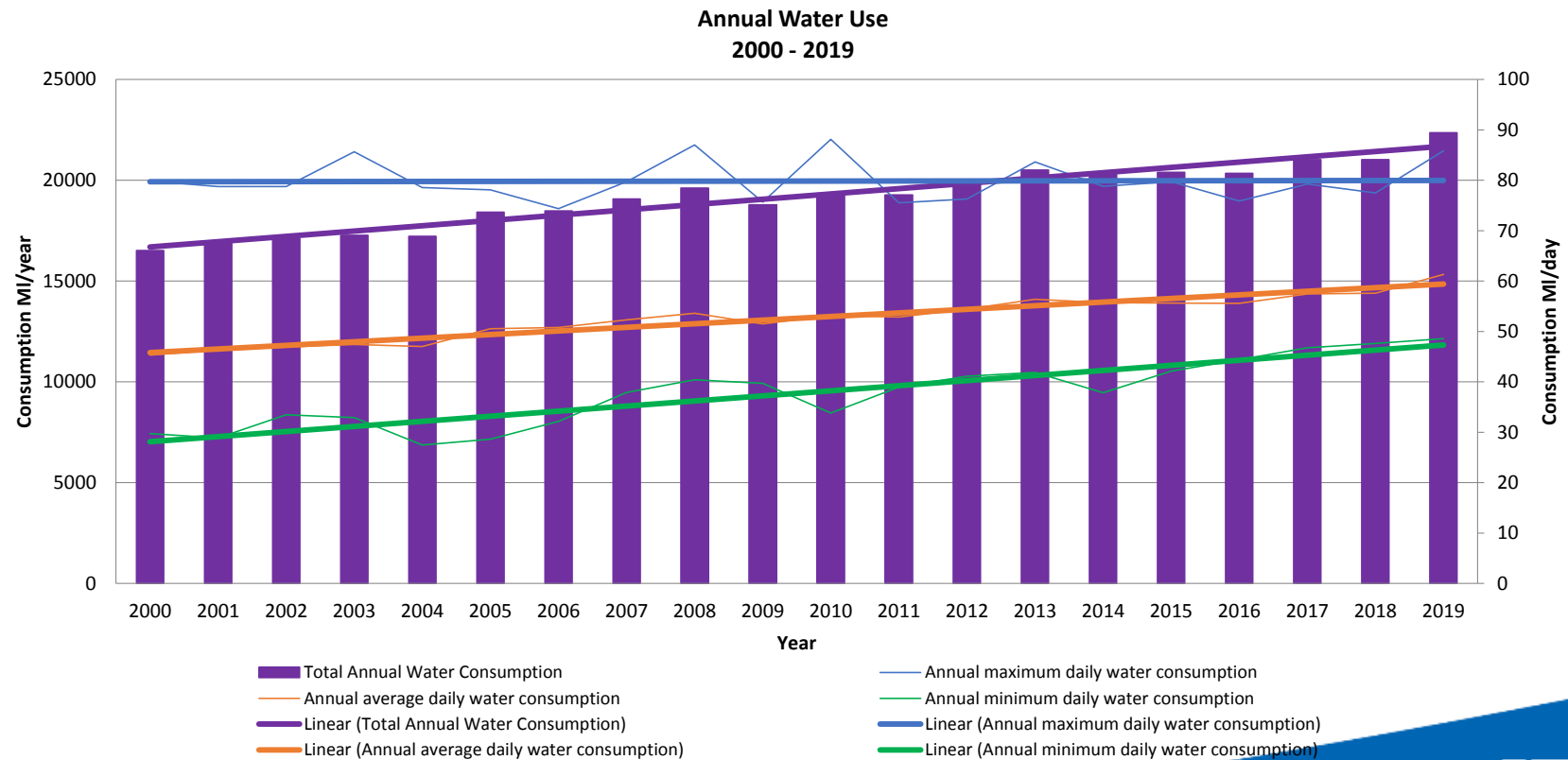
**Thoughts? Comments? Questions?**

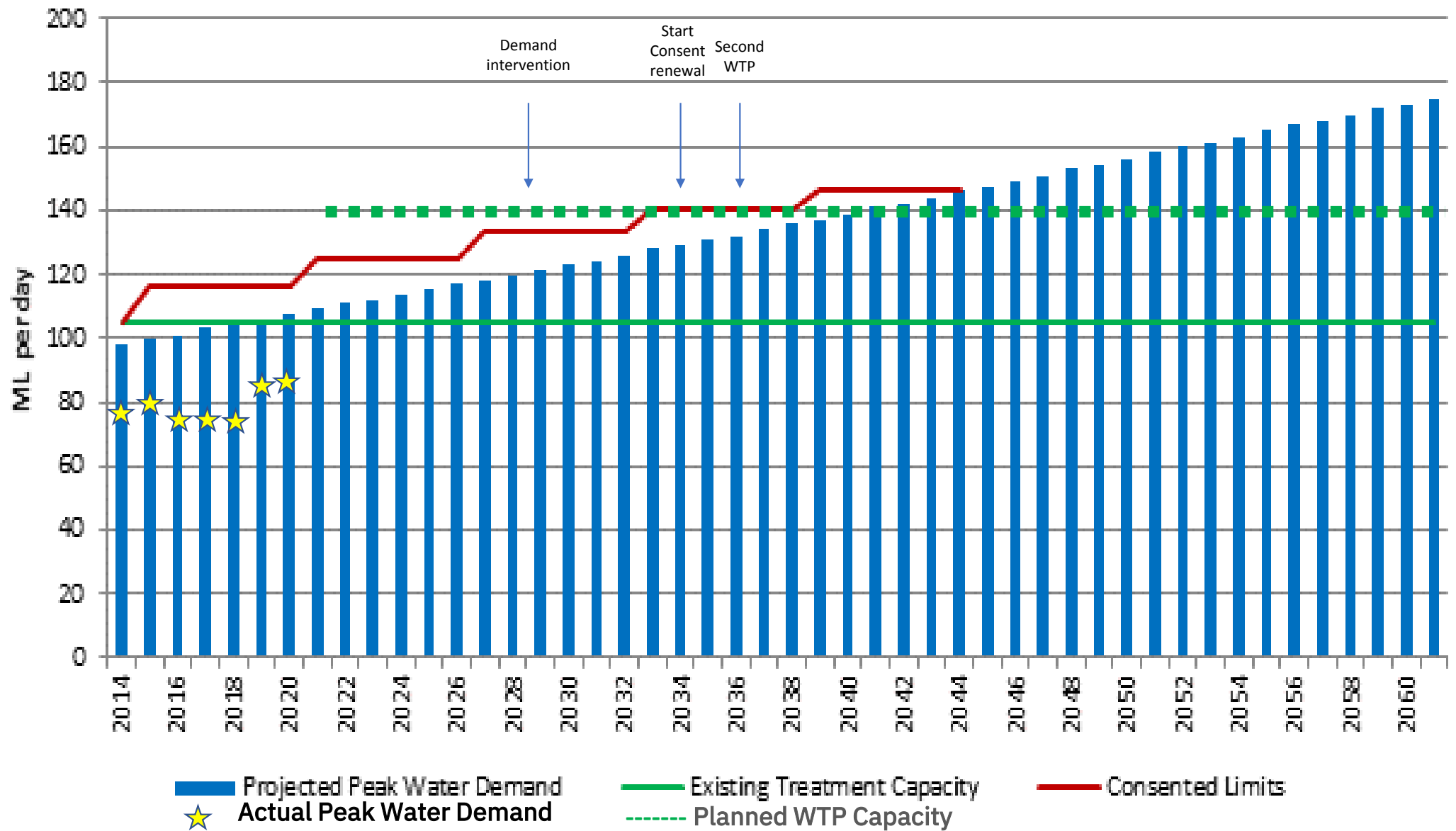


# Three Waters Briefing

## – Connections and Charging Policy

# How well are we managing our water?





# The Waikato River

Commitment to recognizing the need to restore and protect Waikato River in accordance with Te Ture Whaimana (Vision & Strategy)

Commitment to recognise the Kaitiakitanga role of Waikato Tainui

To look after the water allocation that we have and manage the effects of water use and rainfall runoff

To align with Te Mana O Te Wai

# Our Networks

A commitment to manage our Networks in a way which uses the precious water resource we have efficiently.

Manage our stormwater and wastewater networks to protect and enhance Waikato River



# Our Customers

A commitment to enable growth by balancing the allocation of water to our customers; and

Working with our customers to use water resources efficiently.

A commitment to continue, but not expand, supply water and wastewater services to individual properties outside the city boundary.

A commitment to work collaboratively directly with sub-regional partners to continue and provide services.

# Proposed HCC Policy Direction - Water Allocation

We will supply	We May Consider	We will not supply
Residential	Planned Land-use using than 15m <sup>3</sup> per day (P1)	Bottled water
Customers with a	Unplanned Land-use than 15m <sup>3</sup> per day (P2)	Commercial Agriculture
Planned land-use using per day	Unplanned Land-use than 15m <sup>3</sup> per day (P3)	Commercial Ho



What Considerations
Availability of water for allocation Efficient use Network constraints Wellbeing contributions Spatial Planning


- What are your thoughts on these priorities?
- Will this create the city we are envisioning?
- When does Council want to be engaged on applications?
- Are there other factors to consider?

## FURTHER INFORMATION

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# Sub-Regional Waters Project Key Output:

## Programme Business Case (PBC)

PBC will identify projects that require project level Indicative and Detailed Business Cases

### Sub-Regional Waters Project Key Output: Programme Business Case:

3-Waters Servicing Strategies will be developed to inform the programme business case and identified preferred way forward and projects for further more detailed investigation at project level. Example projects could include:

Build new WWTP at A, B, C

Construct large water storage facility

Build new centralized biosolids facilities

Build new water treatment plants at X, Y, Z

Connect community water supplies

Develop new resource recovery facility

Invest in specific environmental enhancement initiatives

Develop and adopt consistent water policy

Secure parallel or combined resource consents

## Project Business Cases (delivered under programme)

*Southern Area  
WWTP IBC & DBC*

*Northern Area  
WWTP IBC & DBC*

*Northern Area  
Water Treatment  
Plant IBC & DBC*

*Environmental  
Enhancement  
Investment  
Projects*

Upgraded Huntly  
WWTP

Extend  
Pukekohe/Tuakau  
Water Network

Upgrade and  
Expand Pukekohe  
WWTP

New regional water  
storage

Policy Alignment  
Review

<sup>1</sup> First adopted:	5 April 2013
Approved Council:	
Revision dates/version:	May 2019 (last edited 12 March 2020)
Next review date:	At the time of review of any of the following Bylaws, to allow alignment and ability to manage network capacity: <ul style="list-style-type: none"> <li>• Stormwater Bylaw 2015 – review 2020</li> <li>• Tradewaste &amp; Wastewater Bylaw 2016 – review 2021</li> <li>• Water Supply Bylaw 2012 - review 2023</li> </ul>
Engagement required:	
Document number:	D-3064925
Associated documents:	<ul style="list-style-type: none"> <li>• Regional Infrastructure Technical Specifications 2018 (Waikato LASS) and subsequent amendments.</li> <li>• HCC Trade Waste and Wastewater Bylaw 2016</li> <li>• HCC Water Supply Bylaw 2013</li> <li>• HCC Stormwater Bylaw 2015</li> <li>• HCC Development Contributions Policy</li> <li>• HCC Comprehensive Stormwater Discharge Consent (CSDC)</li> </ul>
Sponsor:	General Manager –Infrastructure Operations

## Three Waters Connections, Use and Charging Policy

### Foreword

In 2008 Waikato-Tainui and the Crown signed a Deed of Settlement in relation to the Waikato River (“the Deed”). This directed a new era of co-management of the Waikato River. The overarching purpose of the settlement is to restore and protect the health and wellbeing of the Waikato River for future generations.

The Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 (the Act) was enacted to give effect to the Deed and provide cognition of the Vision & Strategy for Waikato River (Te Ture Whaimana o te Awa o Waikato). The Vision: “A future where a healthy Waikato River sustains abundant life and prosperous communities who, in turn, are all responsible for restoring and protecting the health and wellbeing of the Waikato River, and all it embraces, for generations to come.” The Vision and Strategy is the primary direction setting document for the Waikato River and activities within its catchment affecting the river.

Under the Act, the provision of 3-waters services and their planning and management instruments, such as this Policy, must give effect to the overarching purpose of The Vision & Strategy to restore and protect the health and wellbeing of the Waikato River.

Council has limitations on the volume of water available for the community to use as defined by the current Council water take consent. There is uncertainty around the rivers future ability to continue to provide the cities growing water needs.

Council has a duty of care to manage water efficiently, safeguard the mauri of the Waikato river and water quality and comply with resource consents. How council allocates water and encourages the efficient use of water are critical factors to ensure the continued supply of water to the community now and in the future.

## Purpose and scope

The purpose of this Policy is to provide clear guidelines for, service connections to the city's water, wastewater and stormwater networks for private properties within and outside Hamilton City's boundary; and charges for these services.

The objective of this Policy is to provide administrative certainty in the way that Hamilton City Council ('Council'):

- i. Manages requests for new service connections to the water, wastewater and stormwater networks;
- ii. Manages the allocation of water to customers;
- iii. Manages requests for new and existing cross boundary water supply connections to the water network by Waikato and Waipa District Council or their Agents; and
- iv. Charges for water, wastewater and stormwater network connections and services.



## Definitions

Definition	Detail
<b>Authorised Agent</b>	Any person authorised or appointed by Council to carry out physical works required to provide a service connection to, or disconnection from, the water, wastewater or stormwater network. Authorised Agent includes Council.
<b>Council</b>	Hamilton City Council
<b>Domestic use</b>	Water use that is described as Domestic Purpose in the Hamilton City Council Water Supply Bylaw 2013 (or subsequent updates).
<b>Extraordinary Use</b>	A category of On Demand supply as defined in Council's Water Supply Bylaw 2015 or subsequent updates.
<b>Gravity service connection</b>	This is a connection, operating under gravity, to the city's wastewater system. If the city's wastewater system lies within a customer's property, then the gravity service connection for that property shall comprise only the pipe fitting forming the junction with the city's wastewater system. However, if the city's wastewater system lies outside the customer's property, the gravity service connection includes the pipe fitting forming the junction with the city's wastewater system and a wastewater pipeline with diameter not less than 100mm that extends from the city's wastewater system to the boundary of the customer's property being serviced.
<b>High Water User</b>	A company or entity that uses more than 15m <sup>3</sup> /day of water from Council's water supply network
<b>Metrospatial Plan (endorsed)</b>	FutureProof are developing a Hamilton-Waikato Metrospatial Plan which will examine long term growth areas around Hamilton including consideration of spatially developed mass transit and three waters considerations. This project is anticipated to be completed in 2020 and will provide the long-term blueprint for growth in the metro area around Hamilton.
<b>Municipal use</b>	Water used by Council for the operations and maintenance of infrastructure used for municipal activities to provide for the wellbeing of people. Includes but not limited to public water and waste water facilities and networks, and public spaces.
<b>Out of District</b>	That area that is outside but adjacent to Hamilton City territorial boundary.
<b>Out of District Water Supplier</b>	The supply of Council water and/or wastewater services (including tradewaste) to or from a defined Out of District network.
<b>Private Three Waters Infrastructure</b>	Infrastructure associated with water, wastewater or stormwater that is privately owned by a property owner and includes but is not limited to wastewater pump stations, low pressure sewer systems, rain tanks, retention tanks and rain gardens.
<b>Supply Agreement</b>	Agreement between Council and an adjacent territorial authority or a High Water User for the supply of water or receipt of wastewater through Council's supply and conveyance network.
<b>Three waters</b>	Relates to water, wastewater including tradewaste, and stormwater where stormwater is through a piped connection to Council network.
<b>Wet Industry</b>	An industry that uses large quantities of water in its processes and generates industrial effluent. Council defines large as being greater than 15m <sup>3</sup> water per day

## Principles

The guiding principles for this Policy are:

- i. Restoring and protecting the health and wellbeing of the Waikato River is of utmost importance.
- ii. The intrinsic value and mana of the water resource is recognised and further degradation of water quality in Waikato River shall be avoided.
- iii. Waikato-Tainui are Kaitiaki of the Waikato River
- iv. Availability of safe water for drinking and sanitation sustains life.
- v. As a custodian of potable water Council has an obligation to minimise water take from the river, ensure water is safe to drink, ensure water is managed effectively and used efficiently and sustainably.
- vi. The use of water is integrated with land use, stormwater and wastewater management and considers the effect of the use and development of land on the Waikato river.
- vii. Availability of water for commercial and industrial purposes enables economic growth and social wellbeing.
- viii. Hamilton is part of a wider sub regional community. Council is committed to supporting sub-regional prosperity.

## Efficient Water Use Policy

This policy outlines Councils commitment to ensure water is managed and used efficiently.

1. Council will invest in water demand management programmes and technology to minimise the volume of water used across all user groups.
2. Council will utilise available Planning and Regulatory Mechanisms and Infrastructure Planning processes to ensure the efficient use of water and minimise the effects of three waters activities.

## Water Allocation Priority Policy

Council has a finite volume of water allocation from which to supply customers. This policy outlines the principles applied to the prioritisation of available water allocation to customers.

3. Council will not allocate water volumes to users which may cause an exceedance of consented water take volumes now or in the future.
4. Council prioritises the distribution of existing water allocation based on the following priority table.

Priority Allocation Table	
Category 1 – Permitted Supply	
<b>Critical Water Supply</b>	Existing and planned human domestic use and animal drinking water, sanitation and public health facilities, public education accommodation facilities, cultural facilities (including Marae, Papakainga and Religious centres), municipal use and lifeline utilities.

<b>Reserved Allocation</b>	Where an independent resource consent for water take has been granted for a particular land use and that consent has been transferred to HCC, the quantum of allocation will be reserved for use to the entity which obtained the consent until the time at which the consent would have expired.
<b>Planned Use</b>	Extra-ordinary water use in an existing or Planned land-use area which is associated with commercial, research, private health, iwi enterprises, private education and private care facilities, retail, research, dry industry activities. Water allocation is limited to <u>less than 15m<sup>3</sup></u> per day per user.
<b>Category 2 – Discretionary Supply</b>	
<b>First Priority</b>	Extra-ordinary water use <u>greater than 15m<sup>3</sup></u> in an existing or Planned land-use area which is associated with commercial, research, private health, iwi enterprises, private education and private care facilities, retail, research, dry industry activities.
<b>Second Priority</b>	Extra-ordinary water use <u>less than 15m<sup>3</sup></u> in an area that is <u>not in a Planned land-use area</u> but which is associated with commercial, research, private health, iwi enterprises, private education and private care facilities, retail, research, dry industry activities.
<b>Third Priority</b>	Extra-ordinary water use <u>greater than 15m<sup>3</sup></u> in an area that is <u>not in a Planned land-use area</u> but which is associated with commercial, research, private health, iwi enterprises, private education and private care facilities, retail, research, dry industry activities.
<b>Category 3 – Prohibited Supply</b>	
<b>Prohibited Allocation</b>	<ul style="list-style-type: none"> <li>• Commercial water bottling activities</li> <li>• Commercial Agricultural land use;</li> <li>• Commercial Horticulture land use that is not municipal.</li> <li>• New or increased water use to individual properties located outside the city boundary</li> </ul>

## 5. Council will:

- i. Provide water allocation for Category 1- Permitted Supply customers.
- ii. Consider providing water allocation to Category 2 -Discretionary Supply Customers and in doing so have regard to priority.
- iii. Not provide water allocation to Category 3 - Prohibited Supply customers.

## Out of District Water Supplier Policy and High Water Users Policy

This policy outlines Councils commitment to ensuring water is allocated to established needs.

6. Council will only supply three waters services to Out of District Water Suppliers and High Water User by a written Agreement.
7. In considering if Council will supply services to an Out of District area or new High Water User, Council will have regard to:
  - i. Adherence to the principles in this policy;
  - ii. Consistency with Planning and Regulatory Mechanisms;
  - iii. The availability and priority of Water Allocation in accordance with the Water Allocation Priority Policy;
  - iv. The level of investment by the applicant and the duration of agreement;
  - v. Extent to which water efficiency is planned and can be monitored;
  - vi. The extent to which mitigation of network capacity effects is required.
8. Should Council agree to supply water, the Agreements will consider (but is not limited to):
  - i. Locations of supply;
  - ii. daily flow, volume and quality characteristic restrictions at the point of supply;
  - iii. approach to ensure water is used efficiently;
  - iv. documented procedures;
  - v. monitoring and reporting requirements;
  - vi. responsibilities;
  - vii. any infrastructure requirements to address effects, support the service, and account for boundary changes;
  - viii. Emergency Management Protocols which may include 12 hours onsite storage;
  - ix. Review clauses including the ability to reduce the volume of water.
  - x. The term of the agreement and expiry date.
9. Council will reserve the right to:
  - i. Decline applications for more than 15m<sup>3</sup>/day
  - ii. Reallocate water in accordance with the Water Allocation Priority Policy
  - iii. Review a Supply Agreement to achieve efficiency gains and ensure that Critical Water supply needs can be met.
10. Council will supply water to Existing High Water Users within the terms of a Supply Agreement. Where a Supply Agreement does not exist, Council will require the water use to be formalised into a Supply Agreement. Council will require that the water volume is assessed against Council's assessment criteria. There is no guarantee that Council will supply water beyond the water use as at 5 April 2013.
11. Council will assess all written applications for water use more than 15m<sup>3</sup> of water per day from Council's network against water allocation priority and assessment criteria<sup>2</sup>.

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<sup>2</sup> Three Waters Connections Policy for High Water Users - Criteria Assessment Guidelines are available from Council

### Out of District Private Property Policy

Council currently supplies water and wastewater services to individual properties outside the city boundary by way of direct connections. This policy provides direction on the management of individual out of district connections and water use.

12. Council will not accept new requests for service connections to Council's water, wastewater or stormwater network from owners of private property outside the City boundary.
13. Council will not allow additional water or wastewater connections to an existing out of district connection.
14. Council shall continue services to individual properties outside the City boundary that have an existing connection to Council's water supply or wastewater network, provided that:
  - i. there is an agreement to supply the property,
  - ii. that any change to the nature, intensity or extent of the development or land-use serviced by the connection does not:
    - increase the volumes or rates of water supplied;
    - increase the volumes of wastewater generated; or
    - change the characteristics of wastewater to the extent that there is risk to Council wastewater infrastructure and network utility operators.
15. Council shall assess volumes or rates referred to in Water Allocation Priority Policy and clause 14 15 against volumes or rates recorded on 5 April 2013.
16. Where no agreement currently exists, Council will reserve the right to require formalisation of supply through an agreement. In formalising existing supplies, Council will require the principles of this Policy and regulatory requirements to be applied.
17. Council seek to transition existing out of district private property connections to supply arrangements with the relevant Water Supplier.

### Land-use, Infrastructure and Activity Planning Policy

18. Council shall include provision for anticipated domestic and non- domestic water supply needs through water infrastructure and asset management planning.
19. Council will adhere to network operating philosophies that minimise water demand, operational costs and risk to Levels of Service.
20. Council shall monitor the economic environment, network capacity, wastewater treatment capacity and water availability for new industry entrants.
21. Council facilities will use water efficiently and embrace new technologies to minimise the effects of water use, wastewater and stormwater effects.

### New Connections Infrastructure Policy

This policy outlines the principals applied when considering physical connections to the water supply wastewater and stormwater networks.

22. For all connections to Council's water, wastewater and stormwater networks, Council will assess applications on whole-of-life, network capacity, cultural and environmental risk bases.
23. Connections must be designed and constructed in accordance with Regional Infrastructure Technical Specifications.
24. Where the connection is to Councils piped stormwater and wastewater network, Council will require demonstration that the discharge complies with relevant conditions of Council's resource consents.
25. Council may require upgrade of an existing network to manage environmental effects.
26. If a connection can supplying more than 15m<sup>3</sup> per day is approved, Council will require a Supply Agreement which sets out the terms of the water services provided.
27. Council will require recognition of Council Planning and Regulatory mechanisms when an assessing a connection application. This includes the recognition of:
  - i. The endorsed Metrospatial Plan;
  - ii. Any relevant Integrated Catchment Management Plan;
  - iii. Council's Water, Stormwater, Tradewaste & Wastewater bylaw requirements
  - iv. Requirements of any relevant resource consent held by Council;
  - v. Requirements and supporting assessment of any relevant resource consent for the land or activity being serviced by the connection;
  - vi. Regional Technical Infrastructure Specifications; and
  - vii. Consent notices.

### Private Three Waters Infrastructure Policy

At times private water, wastewater and stormwater infrastructure is installed to enable a development to meet Councils planning requirements. This policy provides clarity on the role which Council plays in the management of such private infrastructure.

28. Council does not manage Private Three Waters Infrastructure unless by written agreement. The property owner will own private infrastructure and shall be responsible for its maintenance and operation.
29. Council may approve private on-lot wastewater pump stations and pressure sewer systems where there are no practical alternatives to gravity flow discharge to the city's wastewater network. Any such system approved shall comply with the requirements of the Building Act, the New Zealand Building Code, and meet the requirements of the Regional Infrastructure Technical Specifications.



30. Property owners with an existing<sup>3</sup> on-site wastewater system that is not connected to the municipal wastewater system shall undertake all works required to connect<sup>4</sup> to the municipal wastewater network to the satisfaction of Council. The on-site wastewater system will be disestablished by the owner. All costs incurred are the sole responsibility of the owner.
31. Council reserves the right to require implementation of private property on-site water and stormwater management measures to manage the effects of a connection.

### Charging for Water Use, and New Connections Policy

This policy outlines the basis on which the cost of water usage and connections will be recovered.

32. Council will charge for the usage of water in accordance with the Rating Policy.
33. Council, or an Authorised Agent, shall charge for the physical works undertaken and any administrative costs relating to provide a service connection to, or disconnection from, the water, wastewater or stormwater network.

### Monitoring and implementation

34. The General Manager- Infrastructure Operations, shall monitor the implementation of this Policy.
35. The Policy shall be reviewed every three years or at the request of Council, in response to changed legislative and statutory requirements or in response to any issues that may arise.

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<sup>3</sup> As at date of adoption of this policy

<sup>4</sup> For clarity, on-site wastewater systems that existed prior to the adoption of this policy are under no obligation to connect to the municipal wastewater system.

## References

36. The following documents and any subsequent updates or amendments to them are relevant to this Policy:

- Hamilton City Council Trade Waste and Wastewater Bylaw 2016
- Hamilton City Council Water Supply Bylaw 2013
- Hamilton City Council Stormwater Bylaw 2015
- Hamilton City Council Development Contributions Policy
- Hamilton City Council Stormwater Management Plan
- Hamilton City Council Annual Schedule of Fees and Charges
- Hamilton City Council Comprehensive Stormwater Discharge Consent (CSDC)
- Hamilton to Auckland Corridor Plan 2019
- Hamilton Stormwater Masterplan
- The Regional Infrastructure Technical Specification (RITS)
- Future Proof Growth Strategy
- Sub-Regional Three Waters Strategy 2012
- Supply agreement between Hamilton City Council and Waikato District Council August 2007
- The Building Act 2004
- The New Zealand Building Code
- Water Impact Assessments
- Integrated Catchment Management Plans
- Consent conditions and notices
- High-water User Agreements
- Water Priority and Assessment Criteria Guidelines