

Notice of Meeting:

I hereby give notice that an ordinary Meeting of the Strategic Growth Committee will be held on:

Date: Tuesday 12 August 2025
Time: 9:30 am
Meeting Room: Council Chamber
Venue: Municipal Building, Garden Place, Hamilton

Lance Vervoort
Chief Executive

Strategic Growth and District Plan Committee

Te Komiti Rautaki Tipu me te Maahere Rautaki aa Rohe

OPEN LATE AGENDA

Membership

Chairperson Cr Sarah Thomson
Heamana

Deputy Chairperson Cr Geoff Taylor
Heamana Tuarua

Members	Mayor Paula Southgate	Cr Louise Hutt
	Deputy Mayor Angela O'Leary	Cr Andrew Bydder
	Cr Kesh Naidoo-Rauf	Cr Ewan Wilson
	Cr Anna Casey-Cox	Cr Emma Pike
	Cr Maxine van Oosten	Cr Tim Macindoe
	Cr Moko Tauariki	Cr Maria Huata
	Maangai Jaydene Kana	Vacancy

Quorum: A majority of members (including vacancies)

Meeting Frequency: Two Monthly

Amy Viggers
Mana Whakahaere
Governance Lead

7 August 2025

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Council Report

Item 12

Meeting: Strategic Growth and District Plan Committee

Date: 12 August 2025

Author: Jackie Colliar

Authoriser: Kevin Strongman

Position: Technical Director Strategic Waters

Position: General Manager Infrastructure and Assets

Report Name: Wastewater Update

Report Status	<i>Open</i>
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Purpose - *Take*

1. To inform the Strategic Growth and District Plan Committee of actions taken since the 26 June 2025 Council meeting, along with other relevant developments.

Staff Recommendation - *Tuutohu-aa-kaimahi*

2. That the Strategic Growth and District Plan Committee:
 - a) receives the report;
 - b) notes that:
 - i. the criteria and approach outlined in the paper, and agreed at the 6 August 2025 Information Session, will guide prioritisation of the reactive wastewater upgrade fund for identified projects;
 - ii. any reactive wastewater upgrade works procured this 2025/26 financial year that exceeds the available budget will require a future decision by Council;
 - iii. significant progress has been made on revising the connection approval process and related policy; and
 - iv. due to changes in water service delivery responsibilities that further engagement with both Council and IAWAI – Flowing Waters will be required to refine policy provisions and the approach to the policy review going forward.

Executive Summary - *Whakaraapopototanga matua*

3. Wastewater system capacity constraints, and in particular network constraints to service infill and intensification have been well traversed with Elected Members over the past 5 years. Comprehensive “Wastewater – State of the Nation” reports were provided to the 8 April 2025 [Strategic Growth & District Plan Committee](#) meeting and the [26 June 2026 Council](#) meeting. An independent review has also been undertaken on Council’s approach to managing wastewater network capacity.

4. At the 26 June 2025 meeting the Council endorsed the recommended “Benefits Analysis” approach to prioritising investment from the Reactive Wastewater Network Upgrade Fund. This fund, valued at \$3.78 million over the next three years and \$10.647 million across the Long-Term Plan, is intended to address localised wastewater constraints. The Council requested an information session to refine evaluation criteria. The information session will be held on 6 August 2025.
5. Current investigations into possible local network upgrades estimate individual upgrades could cost between \$500,000 - \$8 million. The current reactive fund is insufficient to resolve most constraints without either increased funding or reallocation of future budgets.
6. Initial criteria for evaluating upgrade options include the severity of constraints, complexity and cost of upgrades, zoning, development pressure, and the nature of proposed developments. These criteria are being refined to support a flexible and responsive prioritisation framework. These will guide selection of upgrades for further investigation and investment. Any reactive wastewater upgrade works procured this financial year that exceeds the available budget will require a future decision by Council.
7. The Three Waters Connection Policy review is well advanced but has been paused due to the establishment of IAWAI – Flowing Waters, upcoming elections, and legislative changes. Engagement with IAWAI and Elected Members will resume in early 2026 to reframe the policy and servicing approach.
8. Council’s current risk settings and approach to network management have been validated by an Independent Review, Waikato Regional Council, and the Local Government (Water Services) Bill. These reinforce a cautious approach is appropriate.
9. Elected Members have shown interest in exploring interim wastewater servicing solutions, such as onsite storage and off-peak pumping systems, under certain conditions. While staff caution against widespread adoption of these solutions due to operational and compliance risks, a potential programme to explore the application of these types of systems is outlined in the report. A forthcoming briefing with the IAWAI Board will cover both the Connections Policy and interim servicing options, helping to shape a clear and coordinated path forward.
10. Staff consider the matter/decision has low risk associated with the decision required for this matter as outlined in the report.
11. Staff consider the matters in this report have medium significance and that the recommendations comply with the Council’s legal requirements.

Background - *Koorero whaimaarama*

12. Wastewater system capacity constraints, and in particular network constraints to service infill and intensification have been well traversed with Elected Members over the past 5 years. Specific briefings and reporting on the network capacity challenges and Council’s response to those challenges were provided in March, April and June 2023.
13. Hamilton’s wastewater network, like most conventional systems, experiences overflows due to stormwater infiltration, capacity exceedance, and blockages. These discharges are prohibited under Rule 3.5.7.8 of the Waikato Regional Plan and are not authorised by resource consent—posing a significant compliance risk. Council staff implement response strategies and plans to manage and where possible avoid or minimise the impacts of wastewater overflows. These responses can include manual override of pump controls and arranging sucker trucks to reduce volumes discharging to the environment. These responses can be costly and resource intensive.

14. Waikato Regional Council has previously prosecuted Council for network overflow events. In addition to actual and potential environmental, cultural, social and public health impacts of overflows, enforcement action and prosecutions have financial impacts through staff resources responding to investigations and enforcement action, fines, potential restorative activities; reputational impacts and relationship impacts with Iwi, mana whenua and the public.
15. While dry weather flows are currently managed, wet weather conditions still cause overflows in parts of the city. These are assessed by risk level, considering public health, environmental, cultural, and aesthetic impacts. Without intervention, overflow incidents are expected to increase.
16. The urgency to manage these risks has grown due to intensification, increased rainfall events, and evolving commitments to Te Ture Whaimana. Regional Council scrutiny has also intensified, particularly in known problem areas.
17. In March 2023, Council advised the public about the pressing challenges our three waters networks face in certain areas and our approach to managing those challenges ([“What’s the Story”](#)).
18. The key messages provided to the community include:
 The three waters networks are facing capacity challenges, and steps are being taken to address these.
 Developers should approach early for comprehensive information.
 Connections will continue for developments with granted consents in high-risk areas.
 New development proposals in high-risk areas may face delays in service connections until infrastructure capacity improves.
19. While most of Hamilton is not currently affected by wastewater network constraints, some landowners and developers in constrained areas have challenged Council’s approach to managing these limitations.
20. Elected Members requested a “State of the Nation” report on Wastewater Servicing Challenges at the February 2025 Strategic Growth and District Plan Committee meeting.
21. The [Wastewater Capacity 'State of the Nation' - Part 1 report](#) was provided to the April 2025 Strategic Growth and District Plan Committee meeting. The report provided a comprehensive overview, details and up to date status report on Hamilton City wastewater system performance, challenges and responses (including investment to respond to growth in a responsible way). A wastewater constraints map was also provided.
22. Elected Members sought a number of specific actions via resolution at the 8 April meeting including:
 - i. A range of Information on network capacity, upgrades, economic of analysis
 - ii. Developer Engagement
 - iii. Actions relating to the Statement of Expectations for a new Waters CCO
 - iv. An independent review of Councils approach to managing wastewater capacity
 - v. Review of risk settings for network compliance and performance
 - vi. Information of Utilisation of network capacity for future growth
 - vii. Options to prioritise the funded Reactive Wastewater Capital budget
23. Additional information and self-servicing tools were developed in response to the resolution and provided on the Council website [here](#). An Elected Member briefing to discuss wastewater constraints and associated risk settings was held on 10 June 2025.

24. At the 26 June 2025 Council meeting, Elected Members were given a second report [Wastewater Capacity - 'State of the Nation - Part 2'](#), which responded to the actions outlined in the resolution from the 8 April 2025 meeting and included:
- i. the approach and findings of the Independent Review. The Independent reviewer concluded that on the basis of a fast-growing city, a unique regulatory environment, and constrained funding, that Hamilton City Council's methodology was a prudent approach.
 - ii. the recommendation to adopt a 'Benefits Analysis' approach to prioritising the reactive wastewater network upgrade. A number of initial criteria that could be used to evaluate different local network upgrade options were also provided.
 - iii. update and recap on the Three Waters Connection Policy Review;
 - iv. information on current wastewater capacity in the Enderley-Fairfield area
 - v. a summary of the feedback from the 10 June 2025 briefing and an outline of recommended tasks should Elected Members seek to pursue higher risk settings for wastewater management.
25. The report closed off several matters raised in earlier Strategic Growth and District Plan Committee meetings. At the 26 June 2025 meeting the [Council resolved](#) to approved Option 3 "Benefits Analysis" for prioritisation of the reactive wastewater network upgrade fund and requested a full analysis of the 10 June 2025 information session and further information on the utilisation of capacity in the network for future growth.
26. At the same meeting the Council resolved to establish a new Council Controlled Organisation (IAWAI – Flowing Waters) to deliver water and wastewater services for Hamilton City and Waikato District Council. This decision has a significant impact on decision making relating to some policy positions (including Connections Policy, interim wastewater servicing solution, wastewater management risk settings) given that IAWAI will assume liability and responsibility for wastewater management.

Discussion – *Matapaki*

Reactive wastewater network upgrade fund

27. At the 26 June 2025 Council Meeting, Elected Members approved a "...'*Benefits Analysis*' for prioritisation of the reactive wastewater network upgrade fund" and requested an information session to "*explore the potential evaluation and prioritisation criteria of the reactive wastewater network upgrade*".
28. The value of the fund from FY2025/26 - FY2027/28 is \$3.78 million (inflated). Over the 2024-34 Long-Term Plan period the value is \$10.647 million (inflated). Historically, the reactive upgrade fund has been significantly smaller and used to support upsizing infrastructure that developers are funding or installing to enable their developments.
29. Initial investigations into local network upgrades that could remove or reduce existing constraints have been completed. See **Figure 1** for details. These upgrades include pump and/or pipeline upgrades, network diversions, storage or a combination of these upgrade types. Only desktop investigations have been completed to date, with indicative cost estimates for individual upgrades ranging from \$500,000 to \$8 million. An indicative extent of constraint areas that each suite of upgrades will resolve in shown in **Figure 1**. The desk top assessments have used growth projections within the wastewater model, however further design and refinement will optimise the growth and future demands that the upgrades can cater for.

30. Based on the work completed to date, it is clear that the current value of the reactive fund value is insufficient to address local wastewater constraints in most areas. Therefore, either increased funding, bringing funding from future years forward and/or clear criteria to prioritise where to deploy the reactive upgrade funds are needed.
31. Initial prioritisation criteria were tabled at the 10 June 2025 Information Session and included matters such as area of constraint, complexity, cost, zoning, development pressure and types of development.
32. A further information session is planned for 6 August 2025. The briefing material and presentation for the session are included as **Attachment 1**. The briefing will cover several matters; however, the primary focus of the briefing is on the evaluation methodology and potential criteria for the reactive wastewater fund prioritisation.
33. In the Information Session, worked examples of the approved “Benefits Analysis” approach to upgrade prioritisation using initial criteria identified by staff will be presented for discussion. Staff will be seeking feedback on the criteria and evaluation approach. An addendum may be added to this report to reflect the discussion and direction provided at the 6 August 2025 briefing.
34. The August 2025 Information Session will also:
 - i. outline what the new water service arrangements (i.e. establishment of IAWAI – Flowing Waters) mean for wastewater management policy and decision making going forward;
 - ii. present possible conditions where interim wastewater servicing solutions could be considered, based on the indicative direction elected members provided at the 10 June 2025 Information Session;
 - iii. outline a proposed pathway and programme for further development and consideration of interim wastewater servicing solutions, inclusive of the future roles and responsibilities of IAWAI; and
 - iv. provide an overview of the work completed on the improved connections approval process, policy review and present next steps.

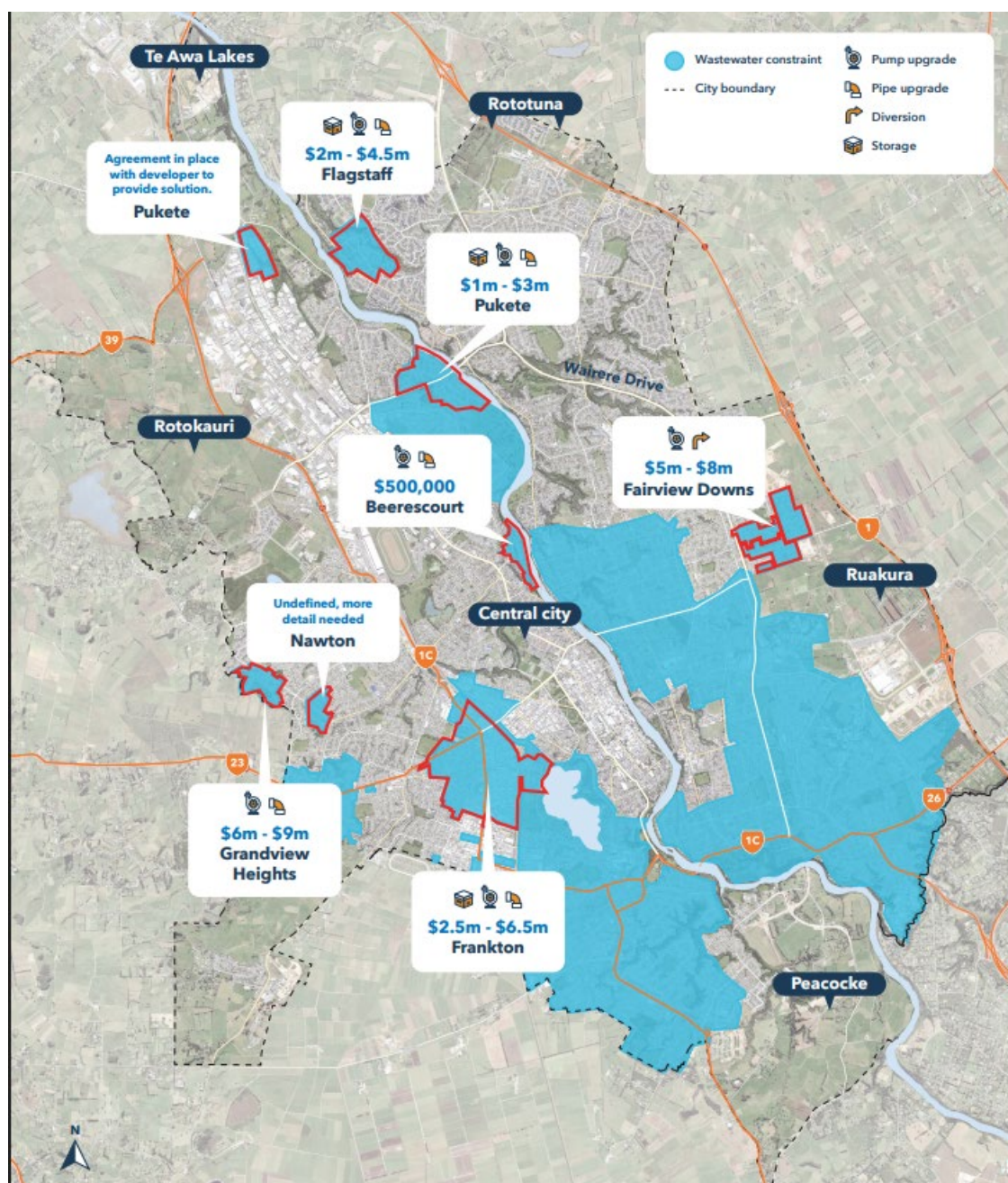


Figure 1: Indicative Wastewater Network Upgrades – Overview of Potential Improvements in Constrained Local Areas

IAF Reactive Fund

35. In addition to the Reactive Wastewater Network Upgrade Fund, Council secured \$22 million through the Infrastructure Acceleration Fund for reactive three waters infrastructure works located within the Stage 1 development area. As per the Infrastructure Acceleration Fund (IAF) agreement the Reactive Works Fund can be utilised when Council determines one of the three conditions below is met:
- receipt of a Resource Consent application from a Developer which requires a Reactive Infrastructure Project for Housing Outcomes to be achieved;

- ii. Council and the Developer entering into a private development agreement for the Reactive Infrastructure Project which reflects the expectation that the Developer will pay to mitigate the local three water network effects as a consequence of their development (in addition to the portion of the total amount of IAF Funding in this Agreement allocated to the Reactive Infrastructure Project(s));
 - iii. the Recipient identifying that a Reactive Infrastructure Project is required to respond to upcoming demand on the system.
- 36. The IAF project team found that utilising the third condition they could compile a list of potential projects where the funding could be allocated to proactively. For wastewater, Seddon Road Pump Station Diversion was recommended, with potential additional local wastewater network upgrades following this diversion. For water supply, seven projects were recommended. The estimated cost of these eight projects is \$17.4 million leaving approximately \$4.8 million remaining to be reactive to further infrastructure upgrades.
- 37. The eight projects have been agreed upon with Kāinga Ora and loaded into a Delivery Plan with delivery milestones due over the next 2 years.

Connections Policy and approval process status update

- 38. A detailed summary of the Three Waters Connection Policy review and proposed improvements to the approval process developed with Elected Members over the past 3 years was provided in Attachment 1 of the [8 April 2025 Wastewater – State of the Nation Report](#). The summary included:
 - i. An outline of the policy review process;
 - ii. Key new and updated policy provisions endorsed by elected members;
 - iii. A breakdown of the improved connection approval process, including the status of each component;
 - iv. An overview of the proposed network capacity assessment and certification framework;
 - v. Progress updates on the development of the network capacity assessment tool; and
 - vi. A list of policy areas where further direction from elected members is still required.
- 39. The policy development and approval process review is well advanced, however further progress is currently paused due to:
 - i. Changes in water service delivery (Council Controlled Organisation establishment – IAWAI) and changing roles and responsibilities for wastewater management;
 - ii. Legislative shifts (e.g. fast-track consenting);
 - iii. Impending local body elections.
- 40. The IAWAI Board will be formally briefed on the current Three Waters Connections Policy and associated approval processes over coming weeks. Their feedback will be sought to inform the direction and scope of the ongoing policy review and process improvements. Given the recent changes in water service delivery arrangements, it is anticipated that the existing scope and structure of the Connections Policy will require reconsideration to ensure alignment with IAWAI's operational context.
- 41. The timing and criticality of establishing a fit-for-purpose Connections Policy will be discussed with the IAWAI Board as part of this engagement. Following the initial briefing, a proposed approach will be developed for further consideration.
- 42. Subsequent to the local body elections and completion of elected member induction processes, engagement on the Connections Policy will resume with Elected Members. This is expected to occur between January and March 2026.

Risk settings for wastewater network compliance and performance

43. A workshop was held with Elected Members and Maangai Maaori on 10 June 2025. The workshop primarily focused on providing Elected Members and Maangai Maaori with *“...options for reconsideration of current risk settings, with the aim of balancing compliance risks and housing/economic outcomes.”*
44. The key objectives were to support Elected Members and Maangai Maaori:
 - i. to better understand the existing risk settings that Council has adopted to manage wastewater capacity and growth;
 - ii. understand the levers available for influencing those risk settings;
 - iii. explore their own risk appetites and consider whether to adjust the current risk settings managing wastewater capacity.
45. The briefing material, presentation and other material from the workshop was included in the 26 June Council report. A summary of the briefing methodology, approach and emerging themes from the workshop are included in the 26 June Council report. A copy of the full workshop analysis is included as **Attachment 2**.
46. While there appears to be alignment between Elected Member views and with current risk settings, there were also several risk settings where Elected Members are more risk neutral or receptive. These areas related to:
 - i. the extent of the network to be assessed for capacity constraints;
 - ii. scale of development to be assessed for impact on network capacity;
 - iii. the extent to which development should be enabled in advance of the necessary infrastructure being in place;
 - iv. the potential use of onsite wastewater storage as an interim solution, the types of developments for which such solutions may be appropriate, and the extent of responsibility for implementing and managing these interim measures.
47. Other key themes discussed at the Information Session included the need for increased investment in infrastructure and/or Staff resourcing to mitigate risks, the CCOs role in providing further funding or certainty, the possibility of a user-pays model for interim solutions, and the impacts of activities outside of Council’s control, such as Fast Track.
48. At the 26 June 2025 Council meeting, Elected Members Requests staff hold an *information session to ii. Explore the implications of a more receptive risk appetite in the areas identified in the 10 June 2025 information session, with a focus on enabling interim onsite storage solutions (off-peak pumping systems) for developments that meet certain characteristics (including being of reasonable scale and meeting defined characteristics (to be determined)) and are located in areas with programmed and funded upgrades in the next 3 – 10 years; and...*
... that following the information session to discuss c) iii. that staff will undertake more detailed analysis to ensure a full understanding of the implications and benefits of adopting higher risk settings in those areas (paragraph 99)
49. An overview of an approach that could be adopted to progress this request will be discussed at the 6 August 2025 Information Session and is shown in **Figure 2**.
50. While these onsite storage and off-peak pumping systems have been adopted in very limited situations within Hamilton City, they have had varying levels of success. Due to ongoing operational issues, potential public health and environmental risks, and liability concerns for Council in the event of failure, staff do not recommend these solutions. In rare cases, short- to medium-term risk management may be feasible—typically in commercial or institutional settings, not residential developments.

51. Given the establishment of IAWAI, staff will brief the Board on wastewater network capacity challenges, Council's current approaches to managing those challenges, and Elected Member requests to explore enabling interim wastewater storage and off-peak pumping systems.

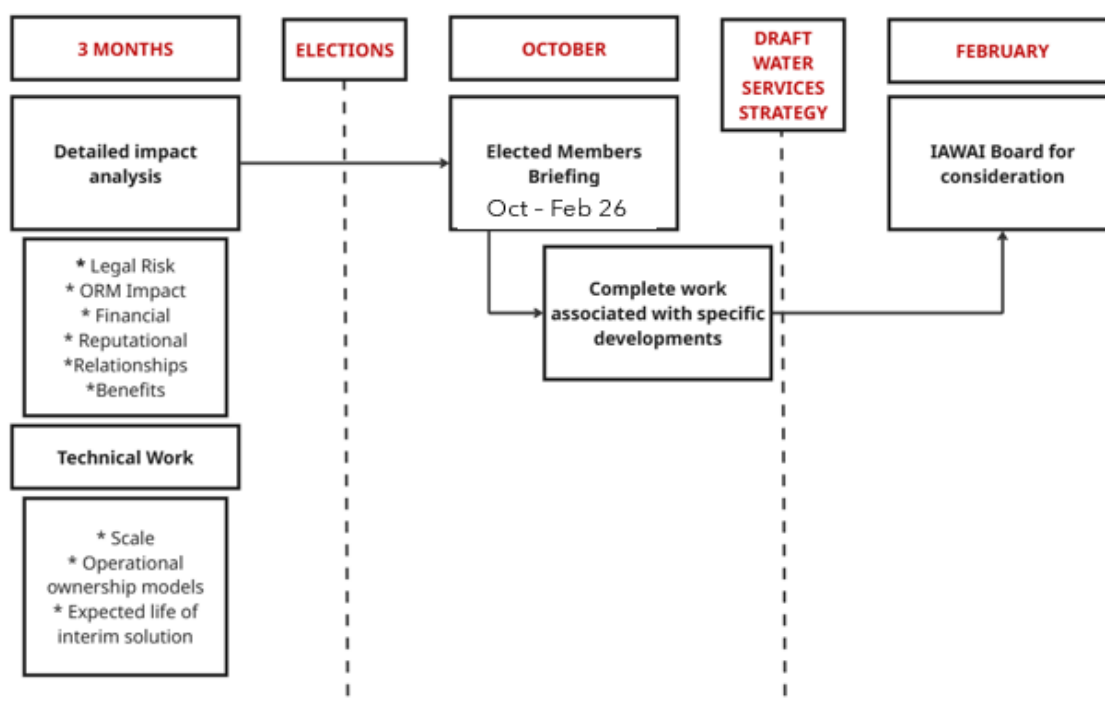


Figure 2: Potential Pathway to Explore Interim Wastewater Storage and Off-Peak Pumping Risks and Opportunities

52. The Independent Review report on Council's approach to managing wastewater network capacity was included in the [26 June 2025 Council Report](#). The overall conclusion of the review was that Hamilton City Council's current risk settings for managing wastewater network capacity and overflows are appropriately cautious, given the unique regulatory constraints in the Waikato region. The review noted that Council's approach is shaped by a commitment to compliance, a conservative methodology, and a strategic balancing act between growth, environmental protection, and financial sustainability.
53. Pursuing changes to operational risk settings, including the potential use of interim wastewater storage and off-peak pumping systems, will involve clarifying the scope and implications of proposed shifts at a more granular level and engaging with stakeholders including iwi, developers, regulators, regional partners, and the IAWAI Board of Directors.
54. Following the June 2025 Information Session, Hamilton City Council staff meet with staff from the Waikato Regional Resource Use Directorate, which includes the compliance and enforcement teams. The purpose of the meeting was to clarify Waikato Regional Council's position on compliance with the Waikato Regional Plan (WRP) regarding wastewater overflows.
55. Staff provided an overview of our current approach to managing network demand under wet weather conditions, which includes restricting development in constrained areas until funded upgrades are implemented. The meeting was very useful and reinforced that the risk settings proposed by staff are generally aligned with Waikato Regional Council views.
56. Key Takeaways from the meeting are summarised below.
- Wastewater overflows are a growing concern for Waikato Regional Council, with decreasing tolerance levels;

- ii. Waikato Regional Council has dedicated resources for overflow response and compliance, driven by regulatory obligations and expectations from the community and iwi;
 - iii. Waikato Regional Council's consistent message to the sector is "Infrastructure before intensification;"
 - iv. While Waikato Regional Council acknowledges the challenges Local Authorities face, they emphasise consistent enforcement across all sectors;
 - v. Waikato Regional Council recognises that 100% compliance under extreme rainfall is impractical but does not accept this as justification for increased overflows;
 - vi. Onsite storage and off-peak pumping are viewed as regressive, with past issues in private infrastructure management raised;
 - vii. Waikato Regional Council noted that adopting more open risk settings for wastewater management would appear to contradict progress made over the past decade;
 - viii. Prosecutions are typically directed at Councils due to systemic failures, though repeated breaches may lead to director-level accountability; and
 - ix. Strong relationships with Waikato Regional Council are valued but do not exempt Councils from responsibility; a clear and committed management plan is essential.
57. Waikato Regional Council appreciated the openness of the discussion, reflecting the maturity of our relationship. They expressed interest in attending Council workshops to contribute to discussions on wastewater capacity management. If Elected Members proceed with a focused session on risk settings, it is recommended that Waikato Regional Council, iwi, and other stakeholders are invited to participate.

Local Government (Water Services) Bill

58. The Local Government (Water Services) Bill is the third and final piece of legislation in the Government's "Local Water Done Well" reform programme. It establishes an enduring framework for water services delivery in New Zealand, including:
- i. Governance and accountability arrangements for water service providers;
 - ii. Economic regulation and consumer protection;
 - iii. Infrastructure standards and environmental performance; and
 - iv. Amendments to related legislation.
59. The Bill has been examined by the Finance and Expenditure Committee. The Committee has recommended it be passed, with extensive amendments (over 360). These amendments include amending the Bill so that Te Ture Whaimana prevails over national environmental performance standards and infrastructure design solutions where there is inconsistency.
60. These recommended amendments reinforce the primacy of Te Ture Whaimana in the Waikato, thereby reducing the likelihood that the Waikato Regional Plan will change its prohibition on discharging untreated wastewater into water in the short to medium term. This also confirms that the Council's current risk settings regarding wastewater overflows remain appropriate

Utilisation of network capacity

61. The Strategic Growth and District Plan Committee has asked staff to explore whether wastewater network capacity, originally earmarked for future growth, can be redirected to support feasible developments now. This is a timely and important question, but one that must be approached with care and strategic foresight.
62. Council does not reserve capacity for specific future developments unless formal agreements are in place, or the areas have been deliberately "upzoned" in the District Plan. At present,

substantial capacity has been committed to large-scale developments in Ruakura, Peacocke, and Rototuna, where infrastructure delivery is underpinned by development agreements or direct Council investment. These commitments reflect years of planning, negotiation, and financial investment.

63. Council's approach to allocating strategic wastewater capacity is deliberate and targeted. This strategy honours contractual obligations, planning decisions, and long-term investment commitments. Redirecting capacity away from these areas to support unplanned developments or intensification risks creating future shortfalls and could undermine the infrastructure foundations that enable growth in these key locations.
64. Outside of these strategic growth areas, capacity is generally managed on a first-come, first-served basis, guided by population projections and growth strategies. This ensures infrastructure investments are responsive to both current performance needs and future development pressures.
65. However, growth is dynamic and at times unpredictable. Infrastructure provision does not always align perfectly with zoned land. Council must therefore continually review, adjust, and stage infrastructure delivery—and in some cases, re-prioritise investment—to ensure it can respond to emerging development opportunities while maintaining service levels and financial sustainability.
66. Under the Resource Management Act (RMA), network capacity considerations are addressed through resource consenting and plan-making processes. Current RMA direction, including case law, requires that consents seeking to utilise available capacity be treated on a first-in-time basis. Council's approach generally aligns with these requirements. Where capacity is unavailable and network upgrades are needed, Council may enter into commercial agreements with developers to fund or deliver those improvements or prioritise the development and recover costs through development contributions.
67. Major developments are typically supported by private development agreements that clearly define infrastructure requirements and developer contributions. When considering reallocating reserved capacity to other feasible developments, Council must carefully weigh the financial, legal, reputational, and economic development risks. These decisions must not compromise existing obligations or the integrity of long-term growth strategies.
68. In select cases, Council has temporarily reallocated capacity intended for future growth to support priority developments or resolve existing infrastructure issues—such as the Fitzroy, Te Anau, and Seddon pump station diversions. These diversions redirect flow from overloaded parts of the network to upgraded pump stations and pipelines connected to currently unconstrained areas. While the receiving networks are unconstrained at the time of the diversions, overtime planned development will take up that capacity.
69. Although the receiving networks currently have enough capacity to handle the diversions, they are also intended to support future development. This means the capacity used by the diversions will eventually need to be returned or replaced through alternative servicing solutions to avoid future constraints.
70. Despite this, these diversions are long-term strategic measures, designed to provide additional capacity for up to 20 years. After that, further upgrades will be necessary. Council makes these decisions with a clear understanding of future growth plans and the infrastructure investments required to support them. Such reallocations are only approved when they offer wider community benefits, not just advantages for individual developments.
71. Strategic network planning is not static, it requires ongoing revision, careful balancing of priorities, and a commitment to honouring existing agreements. This ensures that infrastructure continues to support both current needs and future growth in a way that is sustainable, equitable, and aligned with Council's long-term vision.

Options – *Koowhiringa*

72. There are two reasonable and viable options for the Committee to consider regarding the criteria and evaluation method for prioritising the reactive wastewater fund:
73. **Option 1 (Status Quo):** Endorse the criteria and approach proposed by staff.
74. **Option 2:** Provide feedback on alternative criteria and/or their relative weighting.
75. Staff are comfortable with either option and are seeking input from Elected Members.
76. Staff are not seeking formal approval of the criteria from Elected Members, to allow flexibility in applying the prioritisation framework.

Financial Considerations - *Whaiwhakaaro Puutea*

77. The reactive wastewater fund totals **\$3.78 million** for FY2025/26–FY2027/28 and **\$10.647 million** over the 2024–34 Long-Term Plan. Historically smaller, the fund has supported developer-led infrastructure upsizing.
78. Preliminary investigations show potential upgrades costing **\$500,000–\$8 million** each. However, current funding is **insufficient** to address most constraints. To proceed, Council must consider **increasing the fund, reallocating future funding, or prioritising investments** based on clear criteria.
79. Staff propose to use the prioritisation process to identify a short list of local upgrades to be taken forward for furthermore detailed investigations. Deliverability and adequate funding will be a key consideration over the next 6 months, and if possible, staff will seek to procure prioritised upgrades before the end this financial year.
80. If additional funding or early access to future funding is needed for prioritised network upgrades, staff will prepare a paper to the relevant meeting for approval.

Legal Considerations - *Whaiwhakaaro-aa-ture*

81. Staff confirm that the staff recommendations in this report complies with the Council’s legal requirements.

Risks – *Tuuraru*

82. There are no known risks associated with the staff recommendations and decisions required in this report.
83. Staff have evaluated the wastewater servicing challenges, potential responses and impacts on growth against Council’s adopted risk appetite for the most relevant strategic and organisational risks:
 - i. SR2: Significant impact on financial strategy;
 - ii. SR3: Failure to meet compliance standards;
 - iii. SR5: Failure to deliver growth outcomes;
 - iv. SR7: Failure to deliver our work programmes; and
 - v. OR3: Failure of critical assets
84. Council’s overall risk appetite for the above risks and their relevance to wastewater system management is summarised in the Wastewater Capacity – ‘State of the Nation’ report to 8 April 2025 Strategic Growth and District Plan Committee meeting.

85. Detailed considerations on specific risk settings associated with network management to minimise the potential for wastewater overflows was provided at the 10 June 2025 Information Session/Risk Workshop.
86. Staff consider that Council's response to prioritise wastewater infrastructure investment in wastewater treatment, and in network upgrades to service prioritised development areas and to address existing performance challenges aligns with Council's risk appetite while also utilising the Connections Policy and district plan mechanisms to control development ahead of network capacity being in place is appropriate.

Strategic Considerations - *Whaiwhakaaro-aa- rautaki*

87. Everything we do is aimed at improving the wellbeing of Hamiltonians. Council has been working alongside our community to understand what people in our city want the future of Hamilton Kirikiriroa to look like as represented by our five priorities.
88. The promotion of the social, economic, environmental, and cultural wellbeing of communities in the present and for the future is expressed through Council's key strategies.
89. The proposed recommendation will align with Council key documents, as identified in the Governance Structure, in the following ways.

Significance and Engagement Policy	<p>Staff have considered the key considerations under the Significance and Engagement Policy and have assessed that the recommendation(s) in this report has/have a medium level of significance.</p> <p>The existing Water and Wastewater Bylaw and Three Waters Connection Policy were subject to formal public consultation processes as part of their development and adoption. The proposed review of the Three Waters Connection Policy has involved targeted engagement and would be subject to a formal public consultation process.</p> <p>Development of Plan Change 12 was overseen by independent commissioners and involved public notification, submission and further submission phases, followed by a hearing. Commissioners—appointed for their expertise and neutrality—reviewed all evidence and submissions and recommended that the Plan Change be adopted. Their role ensures the process is fair, transparent, and free from political influence.</p> <p>Waikato-Tainui and mana whenua have been involved in and support the current risk settings and approaches that Council are taking to manage wastewater network capacity. No discussions have been held to date on revisiting or taking a higher risk approach to the current settings.</p> <p>Staff are in regular dialogue with Waikato Regional Council regarding the approaches we are taking to manage wastewater network capacity and to reduce network overflows.</p> <p>Given the medium level of significance determined, the engagement level is medium. No engagement is required.</p> <p>However, engagement is recommended if Elected Members direct staff to adopt a higher risk appetite in relation to wastewater overflows.</p>
He Pou Manawa Ora - Pillars of Wellbeing	<p>Waikato-Tainui and mana whenua have been involved in and support the current risk settings and approaches that Council are taking to manage wastewater network capacity. No discussions have been held to date on</p>

	revisiting or taking a higher risk approach to the current settings.
Our Climate Future Te Pae Tawhiti o Kirikiroa	Staff have assessed this option against the Climate Change Policy for both emissions and climate change adaptation. Staff have determined no adaptation, or emissions assessment is required.

Attachments - *Ngaa taapirihanga*

Attachment 1 - Wastewater Constraints - Briefing Pack - Information Session 6 August 2025

Attachment 2 - Detailed Analysis Risk Workshop 10 June

DISCUSSION TOPIC SUMMARY

Topic: Wastewater Constraints

Related Committee: Strategic Growth & District Plan, Infrastructure & Transport

Business Unit/Group: Planning, Strategy, and Programming Unit - Infrastructure & Assets

Key Staff Contact/s: Jackie Colliar

Direction Discussion/Drop-in Session recommended? Status:

PURPOSE

1. This information session responds to the request at the 26 June 2025 Council meeting where members approved a *'Benefits Analysis' approach for prioritising the reactive wastewater network fund* and requested staff hold an information session to *explore the potential evaluation and prioritisation criteria of the reactive wastewater network upgrade fund*.
2. At the 26 June 2025 meeting, members also requested staff hold information sessions to explore *"Implications of a more receptive risk settings with a focus on enabling interim onsite storage solutions...for developments that meet certain characteristics ... and are located in areas with programmed and funded upgrades in the next 3 – 10 years; and to Discuss the policy provisions for the Three Waters Policy*. Updates and potential pathways forward on these matters will be discussed at the session.

BRIEFING OUTLINE

3. The briefing will be both informative and interactive, covering:
 - Implications of new water service arrangements for wastewater management.
 - Potential local network upgrades to reduce wastewater constraint areas.
 - Initial prioritization criteria for the Reactive Wastewater Fund, with application to three potential upgrade investments.
 - Assessment criteria for prioritization of the Reactive Wastewater Fund and 'Unique Developments', with opportunity for member feedback and identification of additional criteria.
 - Possible conditions where interim solutions could be considered, and a proposed pathway.
 - Overview of progress on the improved connections approval process, current policy status and next steps.

KEY SUMMARY POINTS

4. At the 8 April 2025 Strategic Growth & District Plan Committee meeting, Elected Members were given a comprehensive overview and up to date status report on Hamilton City Wastewater System Performance, Challenges, and Responses (refer [State of the Nation Report 8 April 2025 Item 8](#)). A wastewater network constraints map was tabled as part of the April report.
5. On 10 June 2025, in response to the Committee resolution (8 April 2025), a closed Elected Member briefing was held to discuss and workshop risk settings on wastewater management. Members were reminded of the prohibited status of untreated wastewater overflows, introduced to off peak pumping and storage systems and their risks, and proposed prioritisation criteria for reactive fund spending were shared for feedback.
6. Although the majority of attending elected members agreed with current **Cautious** positioning of managing wastewater overflows, some feedback suggested openness to more flexible approaches,

particularly for interim solutions and prioritized developments under some circumstances, indicating more of a **Neutral** overall positioning. Under an overall **Neutral** position (no new overflows with no action for reduction), Council, IAWAI, and IAWAI's Board of Directors lose their defense under Section 340 of the RMA against possible prosecution for overflows.

7. Pursuing any changes to current operational risk settings will involve clarifying the scope and implications of proposed shifts at a more granular level and engaging with stakeholders including Iwi, developers, regulators, regional partners, and the IAWAI Board of Directors.
8. Recent directives from central government are that Plan changes cannot be progressed until RMA reform is in place, although how that affects Healthy Rivers Plan Change One is unknown given its progress. A Select Committee Report on Local Government (Water Services) Bill recommends a 'carve out' for the Waikato Catchment due to the river legislation in place. This likely means that there would be no change to the wastewater regulatory framework in the Waikato in the short to medium term.
9. At the 26 June Council meeting, Elected members were given a second report [State of the Nation Report Part 2 Item 18](#), which discussed a number of matters including an early summary of the feedback from the Elected Member risk briefing, and prioritisation options for reactive wastewater budget. An independent review of wastewater management concluded that on the basis of a fast-growing city, a unique regulatory environment, and constrained funding, that HCC's methodology was a prudent approach.
10. With the independent reviewer confirming that HCC is taking a prudent approach with the current regulatory environment, focus has turned to the reactive wastewater network upgrade fund.
11. At the 26 June Council Meeting, Elected members approved a "...'*Benefits Analysis*' for prioritisation of the reactive wastewater network upgrade fund" and requested an information session to "*explore the potential evaluation and prioritisation criteria of the reactive wastewater network upgrade*".
12. The value of the fund from FY2025/26 - FY2027/28 is \$3.78M. Over the 10-year LTP period the value is \$10.647M (inflated). Historically, the reactive upgrade fund has been significantly smaller and used to support upgrades to infrastructure that developers are funding or installing to enable their developments.
13. The annual fund value is unlikely to be sufficient to address wastewater constraints in most areas, and would require bringing forward funding from other years. Prioritisation criteria should still be established and currently considers a number of planning and engineering matters such as area of constraint, complexity, cost, zoning, pressure and types of development. There is opportunity to take a more nuanced or weighted approach if this is desired.
14. At the same 26 June Council meeting it was also resolved to execute a contract with the Waters Council Controlled Organisation LTD for 1 July 2025 to June 2026. IAWAI will need to be involved in some policy and funding decision-making given their pending liability and responsibility for wastewater management.
15. Using Council's 'Risk Appetite Statements' framework from **Averse** to risk through to **Open** to risk, staff presented risk settings (and their consequences) associated with: management of overflows, including what levers can be used to adjust tolerance for risk; Alignment of infrastructure planning with land use planning, and; Overflow solutions, specifically focussing on storage and off-peak pumping solutions.
16. Elected Members were reluctant to move to receptiveness for further overflows but have some openness to being inconsistent with strategic planning, the ODP, and are prepared to consider interim solutions subject to further analysis. A pathway for further exploration has been set out.

17. Due to the changed water service delivery arrangements, and the legal liability for failure to manage overflows and interim solution systems, there is now IAWAI approval of any changed operating parameters, risk settings and cost increases. A pathway has been set out.
18. Due to the desire to enable development in constrained areas, focus has turned to reactive funding solutions and interim solutions. Prioritisation criteria for funding and assessment criteria for defining if a development should be favoured for an interim solution is needed. A steer from elected members on areas they would want unlocked and favoured development typologies would benefit decision-making.

WHAT KEY THINGS SHOULD MEMBERS THINK ABOUT/ CONSIDER IN UNDERSTANDING THIS INFORMATION?

19. Members should consider that overflows of untreated wastewater within the Waikato Region are prohibited, and this is unlikely to change. There will be pressure to reduce overflows.
20. Members should consider ongoing commitments to Te Ture Whaimana o te Awa o Waikato and JMA, and the commitments required by the Statement of Expectations to Te Ture Whaimana, and the Shareholders Agreement adopted.
21. Members should examine the risks and benefits of enabling growth in constrained and unfunded areas of the city and moving away from prioritised areas.
22. Members should evaluate how they would want budget spent in areas to unlock growth if funding is available, who that benefits and if funding should be brought forward.
23. Members should still consider the complexity, risks and benefits of interim solutions, including operational requirements and potential community impacts of failure, and if they should be provided for in the City generally, or required to be of significant benefit to the City.

WHAT DIRECTION/FEEDBACK/INPUT DO YOU NEED FROM ELECTED MEMBERS

24. There is an impact on growth in wastewater constrained areas in the city. To provide for growth in constrained areas, there must either be an adaption of the risk of increased wastewater overflows, or provision for interim wastewater management systems (i.e.) storage and off-peak pumping systems. Members are asked to give direction on:
 - What should be the prioritization criteria for Reactive Wastewater Reactive Funds
 - Should the budget unlock one large area or more than 1 area?
 - What should define a unique development (i.e.) what should be the criteria for decision making if a Unique Development should be favored for interim solution or private development agreement.
 - What might 'conditions of approval' for interim solutions look like

WHERE CAN MEMBERS FIND MORE INFORMATION?

- [State of the Nation Report \(Part 1\) 8 April 2025 Item 8](#)
- [State of the Nation Report \(Part 2\) 26 June 2025 Item 18](#)



Wastewater Capacity Constraints (Briefing No 2)

EM Briefing 6 August 2025



**Hamilton
City Council**
Te kaunihera o Kirikiriroa

Recap

2025 Summary

- Wastewater State of the Nation **Report 1**
- 10 June Briefing and Engagement
- Wastewater State of the Nation **Report 2**
- Independent Review report
- Deliverables (updated constraints map, web content)

1 August 2025

Presentation title

2

Item 12

Attachment 1

10 June Risk-setting Workshop

- Workshop Purpose - Explore options for adjusting risk settings to better balance compliance with housing and economic outcomes.
- While the majority of elected members agreed with a **Cautious** positioning for how often and under what conditions overflows should occur, initial feedback suggests openness by Elected Members to more flexible approaches, particularly for interim solutions and prioritized developments, indicating more of a **Neutral** overall positioning.

Other risk appetite movements included slightly more openness to:

- Planned and prioritised investments being unrealised
- Inconsistency with strategic planning and ODP.
- Risk of lobbying and inconsistent decision making.
- Risk of community impacts (odour and system failure).
- Openness to pressure to take over interim assets (by the regulator) or connect to a constrained network (by the developer).
- Risk to property values from poorly managed solutions (reputational risk).
- Increase in resourcing (people and cost) to manage agreements, monitor, communicate and carry out emergency responses for interim solutions.

1 August 2025

Presentation title

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TABLE 1: STAFF AND EM RISK SETTING DIFFERENCES

Question	Current Setting	Indicative EM Position
Focus Session 1A		
Q3 - How much of the network should staff check when evaluating development proposals?	Cautious	Cautious/Neutral
Q4 - What scale (sizes) of development should trigger a Network Capacity Assessment?	Cautious	Neutral
Focus Session 1B		
Q6 - Outside the Stage 1 area (Central City and walkable catchment), when should developments be enabled prior to the completion of any infrastructure upgrades?	Cautious	Neutral
Q7 - How closely should we follow our strategic land use plans?	Cautious	Neutral
Focus Session 2		
Q10 - How much responsibility should Council/CCO take for any approved Onsite Storage and Pumping?	Averse	Cautious

Purpose of briefing

- Outline future roles in wastewater and water management
- Discuss criteria to prioritize the reactive wastewater network upgrade fund
- Discuss evaluation and prioritization criteria for Unique Developments
- Provide overview of work completed on improved connections approval process and Policy, and the proposed pathway forward
- Discuss proposed pathway for interim servicing policy

1 August 2025

Presentation title

5

Future roles in wastewater management



IAWAI – Obligations and Liability

Service delivery obligations to deliver safe and reliable water services (drinking water, wastewater, stormwater), ensure services are environmentally resilient and customer responsive, and operate in a financially sustainable manner.

Compliance and Regulation obligations to comply with drinking water standards and wastewater/stormwater environmental performance standards, maintain drinking water safety plans and notify Taumata Arowai of any risks or hazards, keep records and provide transparent reporting.

Governance and Planning - Operate under a governance framework including Statement of Expectations and Share Holders Agreement.

IAWAI and IAWAI's Board of Directors will have legal liability, as an organisation and individually, to be prosecuted for wastewater overflows, or other decisions/actions that negatively impact the environment or public health, in its networks by regulators under existing legislation.

Due to this and the conditions in the Shareholder's Agreement that Council signed, any change in risk settings (especially those that increase legal liability) and the subsequent actions necessary for implementation will need to be **approved by IAWAI's Board of Directors**.

Statement of Expectations and Shareholders Agreement

Statement of Expectations –

- sets out expectations for scheduling and sequencing of capital works to support timing of urban development in councils Strategies,
- that water services are provided in a compliant, cost effective and financially sustainable manner, and
- that there is collective stewardship for communities and Tupuna Awa.

Shareholders Agreement - expected to be enduring. Relevant to Policy development.

- S6.1(a) - each shareholder is required to operate and conduct supply of services in the 'ordinary course of business'.
- S6.1(b) - each shareholder is required to obtain the boards agreement prior to: entry into new or changed cross boundary arrangements with Waipa district council (v); undertaking decisions or commitments relating to private development agreements (vi); and any commitment that would materially effect value, assets, liabilities, responsibilities, and cost (x).

1 August 2025

Presentation title

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Roles and Responsibilities

What special
developments do Council
want in the city?
(placemaking)

What would Council
prioritise for constraint
removal?
(placemaking)

What area/s should be
the focus in the next 1-3
years?
(placemaking)

Statement of
Expectations

Water Services
Strategy

Managing Overflows
(compliance)

Managing infrastructure
needs
(compliance)

Shareholders
Agreement

Water Service
Delivery Plan

1 August 2025

Presentation title

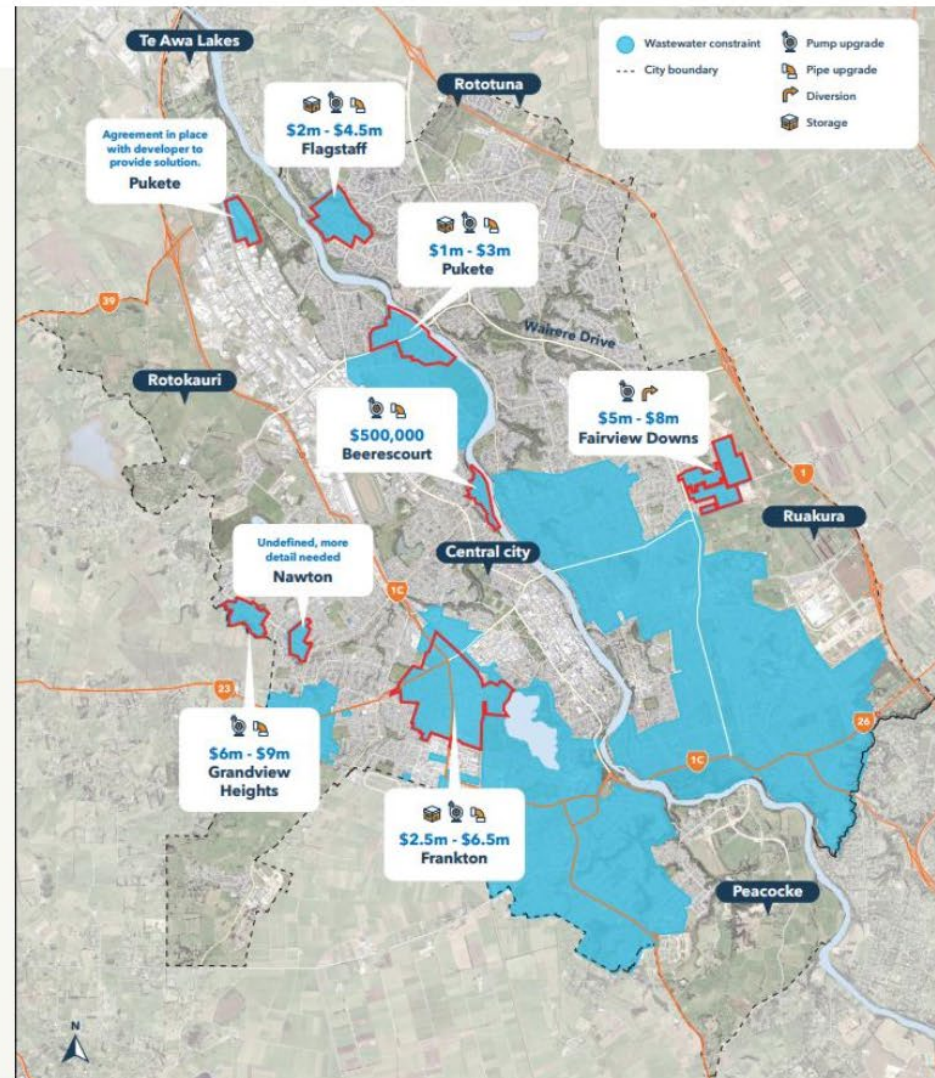
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Reactive fund

Prioritisation criteria and benefits analysis

Map of areas investigated

1 August 2025



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Reactive Fund – Initial Criteria

Benefits Analysis: Metrics for Decision-making	
Area	The gross area of the constraint.
Complexity	How complex is the solution. This is usually also reflected in the cost
Time to implement	How quickly can the solution be put in place.
Cost	What is the estimated cost to remove the constraint
Zoning	What is the District Plan zoning within the constraint area.
Predicted growth	What do the population predictions show is the increase in population in the constraint area
Enquiries	How many enquiries have HCC had about development within the constraint area
Type of development served	What types of development will the upgrade enable. Does it include areas for social housing, accessible housing, affordable housing. Does it improve network performance and outcomes for lower socio-economic areas.

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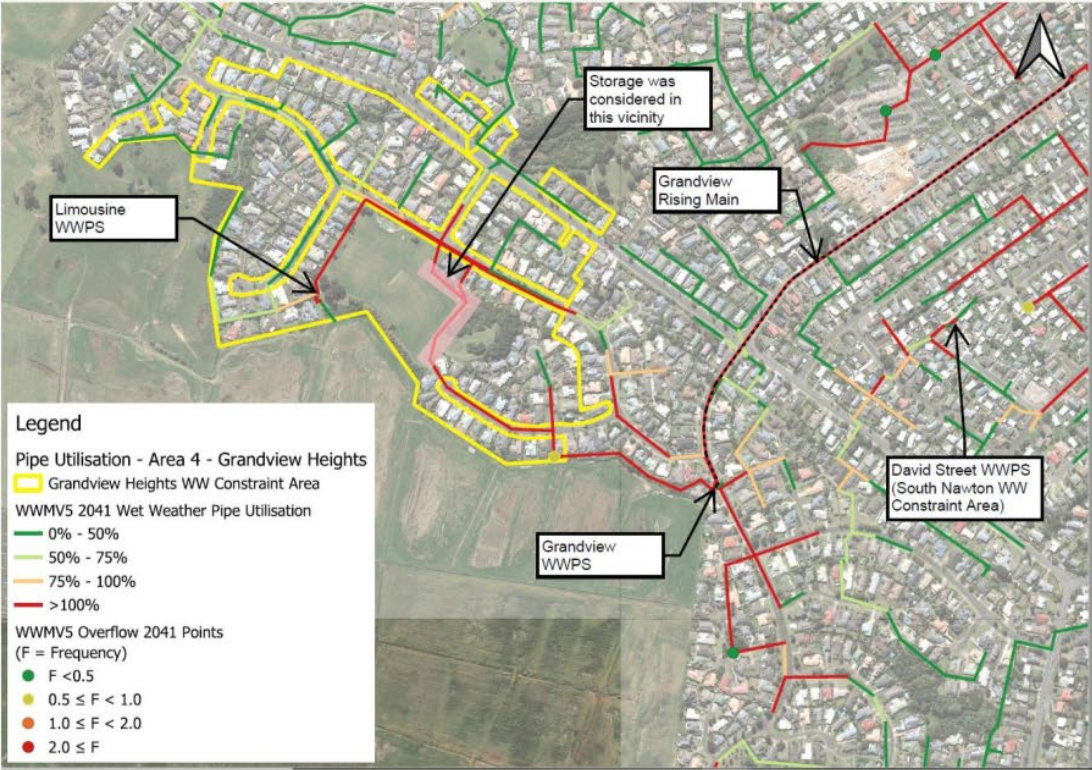
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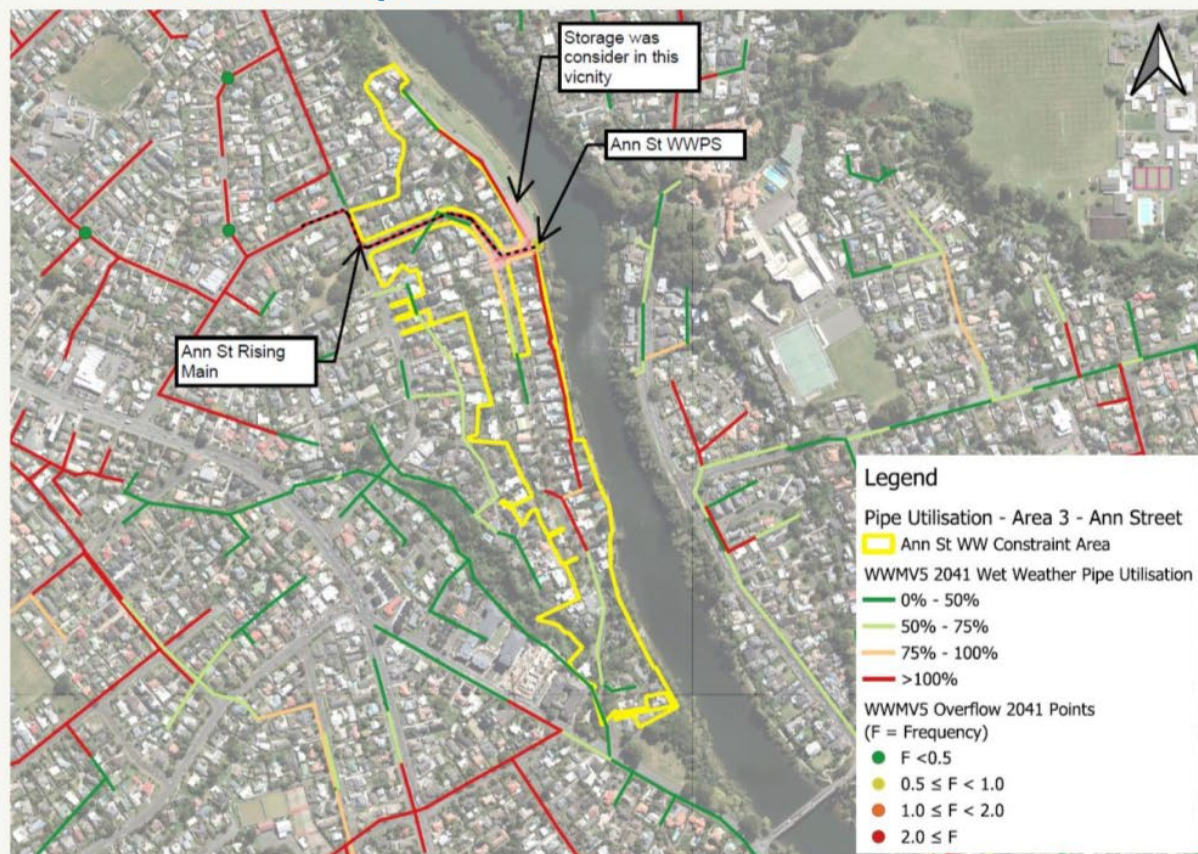
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Worked Example



Grandview Heights	
Gross area	21
Residential zoned area (Ha)	16
Number of enquiries (individual properties)	0
Number of enquiries from known developers	0
Dwellings in last 10 years	4
Lots in last 10 years	0
Predicted population increase over next 40 years	51
Solution	Pumpstation upgrade and rising main
Cost estimate (in millions)	\$5.40

Worked Example



Ann St	
Gross area	11
Residential zoned area (Ha)	9
Number of enquiries (individual properties)	6
Number of enquiries from known developers	2
Dwellings in last 10 years	6
Lots in last 10 years	2
Predicted population increase over next 40 years	343
Solution	Pumpstation and pipe upgrade
Cost estimate (in millions)	\$0.5m

1 August 2025

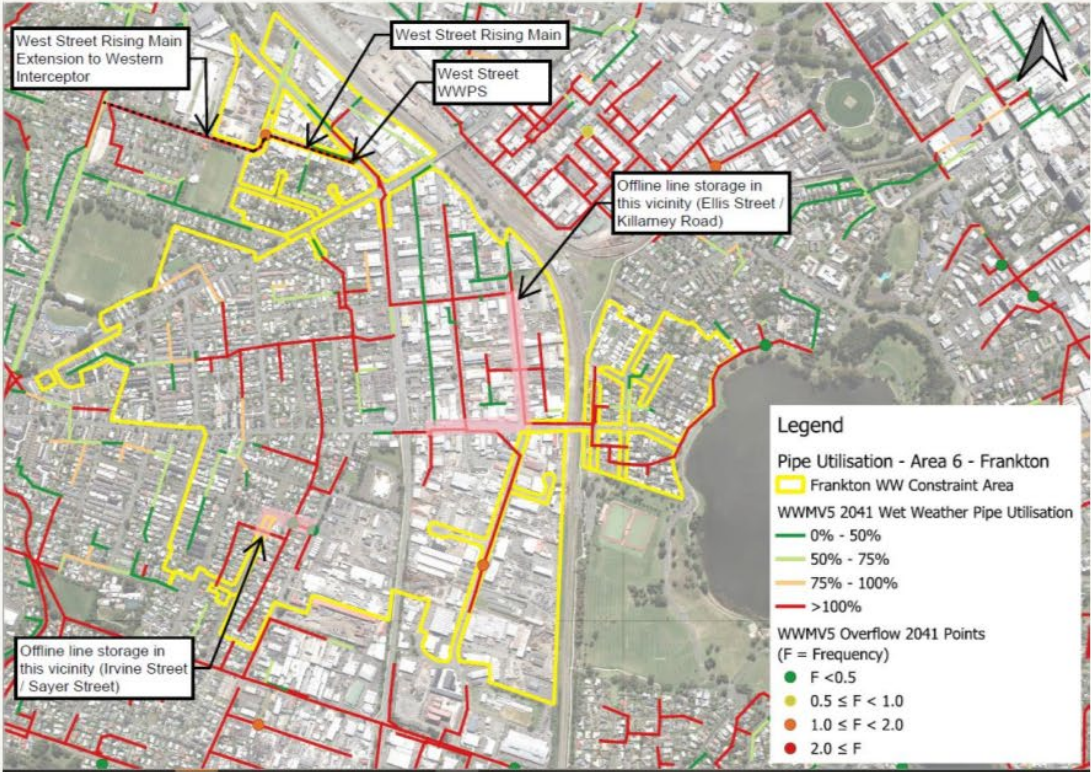
Presentation title

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Attachment 1

Worked Example



Frankton	
Gross area	149
Residential zoned area (Ha)	54
Industrial Zoned area (Ha)	58
Number of enquiries (individual properties)	37
Number of enquiries from known developers (individual properties)	15
Dwellings in last 10 years	313
Lots in last 10 years	268
Predicted population increase over next 40 years	1073
Solution	Pipe Upgrade, Pumpstation Upgrade, Storage
Cost estimate (in millions)	\$2.5 - \$6.5

1 August 2025

Presentation title

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Draft Benefits Analysis

Criteria		Metric Used	Grandview Heights	Ann St	Frankton
Area	The gross area of the constraint.	Gross area (Ha)	21	11	149
Zoning	What is the District Plan zoning within the constraint area.	Residential zoned area (Ha)	16	9	54
Enquiries	How many enquiries have HCC had about development within the constraint area	Number of enquiries (individual properties)	0	6	37
Historic	How much development is occurring in the area	Lots in last 10 years	0	2	268
Predicted growth	What do the population predictions show is the increase in population in the constraint area	Predicted population increase over next 40 years	51	343	1073
		Predicted population increase over next 15 years	6	106	588
Complexity	How complex is the solution. This is usually also reflected in the cost	Solution	Pumpstation upgrade and rising main	Pumpstation and pipe upgrade	Pipe Upgrade, Pumpstation Upgrade, Storage
Cost	What is the estimated cost to remove the constraint	Cost estimate (in millions)	\$5.40	\$0.50	\$2.5 - \$6.5

1 August 2025

Presentation title

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Draft Benefits Analysis

Budget

Area	Years 1-3 Cumulative budget		
	\$500,000	\$1,800,000	\$3,800,000
Flagstaff			
Fairview Downs			
Ann St			
Grandview Heights			
Nawton	NA	NA	NA
Frankton			
Sycamore			

Enquiries

Area	No of Enquiries
Flagstaff	0
Fairview Downs	19
Ann St	6
Grandview Heights	0
Nawton	4
Frankton	37
Sycamore	12

Population increase

Area	Increase by 2061
Flagstaff	11
Fairview Downs	167
Ann St	343
Grandview Heights	51
Nawton	23
Frankton	1073
Sycamore	49

Focus can be put on one category if that is deemed to be most important

Questions

- Are these criteria critical for reactive fund spending?
- Are they all important, are they equal or is one more important than the other?
- What is missing?
- Is there a threshold you want us to consider?

1 August 2025

Presentation title

18

Defining Unique Development

Defining Unique Developments

- EMs seeking to enable interim onsite storage solutions for developments that meet certain characteristics (including being of reasonable scale and meeting defined characteristics)
- Due to public risks, Council liabilities, known issues in other cities, and operational costs and impacts on efficient and effective infrastructure planning, **staff do not support interim wastewater solutions in wastewater constrained areas.** However -
 - Exceptional or 'unique' developments can offer strategic benefits to the subregion or city
 - These developments may warrant consideration of interim wastewater solutions until constraints are resolved
 - Provided that strict conditions (through an Agreement) are imposed to mitigate associated risks.
- Staff are seeking EM input into:
 - Defining Unique Developments
 - Assessment criteria

1 August 2025

Presentation title

20

Potential Unique Development Criteria

Proposed General 'Gateway' criteria

Initial screening questions could include:

- Can the development type be located outside of the constrained area?
- Is the development 'favourable'? (see next slide)
- Is the development of adequate scale?
- Can the developer manage an interim solution?

Do you agree with this screening criteria?

Favorable Developments

- a) Provide significant economic benefit to the city or region
- b) Strongly support the attraction and growth of existing and new employers
- c) promote sustainability, including food security
- d) provide Hotel accommodation, at scale
- e) are innovative in nature or foster innovation for the city
- f) Council owned facilities providing or supporting municipal functions
- g) Special use developments with a Campus-style development or precinct with significant on-site amenities
- h) have existing Special Agreements associated with acceleration funding.

• **What else would be favourable?**

• **Think about how you would rank these - what is less important?**

Questions

- Do you agree with the proposed criteria?
- What is missing?
- Is one criteria more important than the other?
- Do you agree that definition of 'Unique' should exclude purely residential developments
- What is 'at scale' ?
- Should developments be over a certain value?
- Should the Unique Development deliver a threshold of accommodation, or employment?

1 August 2025

Presentation title

23

Off peak pumping solutions

Off Peak Pumping - pathway

- Risks were discussed in the 10 June workshop. Elected Members are seeking exploration of implications of more receptiveness to risk.
- Staff have committed to exploring:
 - Detailed impact analysis
 - Life cycle costing, and
 - Ownership models
 - System changes.
- This is resource intensive. IAWAI will be briefed on investigative steps to be taken

Conditions of Approval – Current thinking

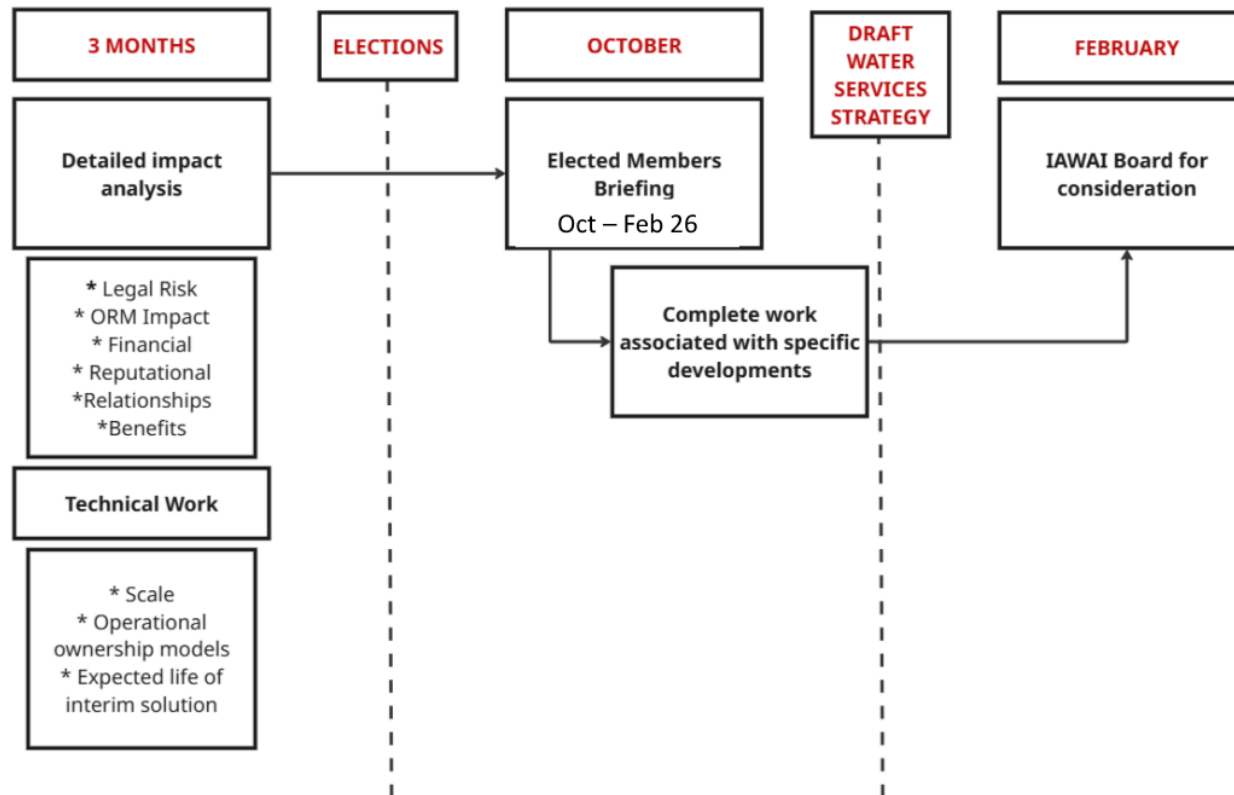
1. **Must be an interim measure only with permanent solution funded for delivery within the next 5 years.**
2. **Developer will have full financial, operational and maintenance responsibility of the solution until necessary upgrades are in place. Event response.**
3. **Development must be of an appropriate scale (i.e. storage solutions are not being contemplated for individual or small-scale developments)**
4. **Must meet appropriate design levels of service and standards, with appropriate consideration given to effects on surrounding land.**
5. **Developer will take responsibility for any breach or non-compliance against relevant legislation where the non-compliance is attributed to the interim solution.**
6. **Developer will contribute to cost of the network upgrades necessary to permanently service the development within a timeframe specified by Council.**
7. **Developer will immediately decommission and remove the temporary infrastructure after the network upgrade and within a time frame specified by Council and fully restore the site.**

1 August 2025

Presentation title

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Process of exploration



Connection approval process and policy provisions

Key objectives of the review

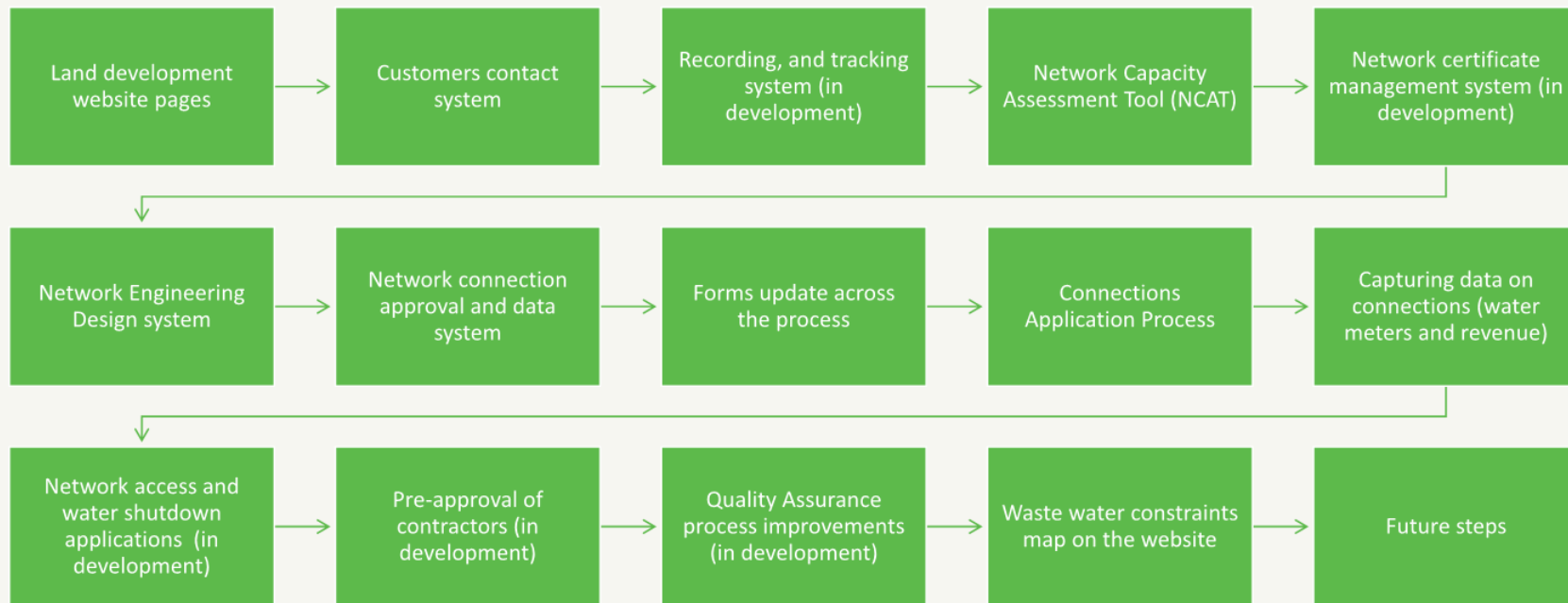
- Support growth management alongside District Plan provisions and Infrastructure investment
- Finding a balance between enabled development and public infrastructure
- Alignment with Councils key growth and infrastructure strategies
- Avoidance of social, environmental and cultural impacts
- Meeting legislative requirements
- Providing clarity to the development community and internal staff

1 August 2025

Presentation title

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Approval Process



1 August 2025

Presentation title

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Item 12

Attachment 1

Proposed Land Development Customer Support Web Pages

Existing Pages



New Pages

Land Development

- Intro Blurb ...
- 1. New to Land Development
Suburb ... [Start Here]
- 2. Experienced Developer or Consultant
Skip straight to ...
- Still not sure where to begin?
[Book a meeting](#)
- [FAQs](#)

FAQ: Structure and Q&A TBC

- Or do we split into Q&A for New vs. Experienced?
- 1. Getting Started
Q&A
- 2. Infrastructure & Connections
Q&A
- 3. Costs & Legal
Q&A

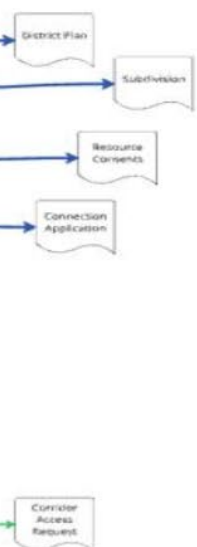
Step-by-Step Guide for New Land Developers

- Welcome ... Intro Blurb ...
- 1. Feasibility and Due Diligence
 - Check District Plan
 - Confirm Subdivision
- 2. Planning and Approvals
 - Book a Meeting
 - Resource Consents
 - Engineering Plan
- 3. Construction and Connection
 - Twisters Connection
 - Pre-start Meeting
 - Road Corridor
- 4. Project Close and Sign-off
 - Final checks
 - Sign-offs
 - Completion Certificates
- [Contact Us](#)

Tools and Resources for Experienced Developers and Consultants

- Welcome ... Intro Blurb ...
- Structure TBC
- 1. Quick Links
 - Book a Pre-App meeting
 - Forms Library
 - Corridor Access Request
- 2. Tech Specs & Guides
 - BSS
 - ByLans
 - Hygiene Code
- 3. Contractor and Connection Info
 - Approved Contractors
 - Inspection Hold Points
 - Road Corridor
- 4. Project Close and Sign-off
 - Final checks
 - Sign-offs
 - Completion Certificates
- [Contact Us](#)

Existing Pages



What we heard previously?

Prior to release of the constraints map, EMs gave broad support for the following:

- Recognition of District Plan Change 12 overlay and HUGS
 - Scales of Developments Requiring Network Capacity Assessment
 - Minimised information requirements
 - Technical Assessment Criteria with Low tolerance for wastewater overflows and reduced water supply levels
 - Decision making based on State of the Network
 - Network Capacity Allocation with first-come, first-served approach and lapse periods aligned with RMA
 - Different approach for constraints in Stage 1 central city area (lower bar) vs other areas (high bar)
 - Greenfield Management
- **Since release of the constraints map and at the 10 June briefing, some views have changed.**

Policy Status

- 15 Policy settings for water allocation, network capacity assessment and allocation, private solutions, Out of City servicing
- 8 of those Policy settings were drafted and provided for EM review prior to 2025
- **5 Policy settings are to be re-examined post elected Member Engagement, (or canvassed for the first time - water allocation policy refinement)**
- **3 Policy areas require significant review due to changes in legislation, water service delivery and spatial planning (eg) Fast track consenting, Statement of Expectations, Shareholders Agreement, Future Proof Strategy). This includes:**
 - Interim solutions
 - Boundary servicing
 - Delegations

Due to liability, O&M and Capex cost implications, all policy settings will need to be acceptable to and approved by IAWAI

Policy pathway



1 August 2025

Presentation title

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Attachment 1

Questions?

1 August 2025

Presentation title

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Briefing Summary Analysis

Introduction

On 10 June, a Wastewater Capacity Constraints Elected Member briefing was held to respond to Strategic Growth and District Plan Committee resolution (8 April 2025). The briefing needed to provide options for reconsideration of current risk settings, with the aim of balancing compliance risks and housing/economic outcomes. The key objectives were to ensure that Elected Members understood risk levers involved in managing wastewater capacity, the benefits and risks of developer led solutions, and then to provide Elected Members the opportunity to state their preferred risk appetite and options.

Ten Elected Members and one Mangai Māori Elected Member attended the briefing, which was held as a workshop in council chambers, with 3 hours allocated to answering 10 risk appetite questions. Base assumptions for Councils risk setting were outlined, and comments invited. The risk appetite framework used for the briefing was the KPMG 2023 model adopted by the Strategic Risk and Assurance Committee. To ensure good comprehension of the context and questions, subject matter experts were made available, and large maps, and graphics were set up for maximum viewing.

In two facilitated groups, workshops were conducted on three key risk setting areas:

1. Wastewater overflows i.e. general appetite for overflows, standards to be used to determine performance, where and when network capacity is assessed,
2. Alignment with Land use strategy and investment priorities, and
3. Interim servicing solutions.

Elected members were asked to consider their personal risk appetite for each question, state their preference, discuss with the group, and record their reasoning. Subject matter experts answered questions throughout the information briefing as they arose, however, questions that were either out of scope of the discussion or required more analysis to fully answer were placed in a parking lot. Preferred options and their accompanying notes were collated at the end of each session for further documenting and analysis.

This summary analysis includes an overview of elected members' indicative positions, key themes of discussion or reasoning for each question, and the parking lot questions that may be addressed in future reports and/or briefings with elected members. The structure of this analysis is as follows:

- a. General Comments
- b. Focus Session 1A - Management of Wastewater Overflows
- c. Focus Session 1B – Alignment with Strategic Land Use Plans and Infrastructure Investment
- d. Focus Session 2 – Interim Wastewater Servicing Solutions – On-site Storage and Off-Peak Pumping
- e. Parking Lot

General Comments

Overall, the alignment between staff's current risk settings and elected member settings were evenly split. The risk settings where staff and elected members differed are provided in the table below.

TABLE 1: STAFF AND EM RISK SETTING DIFFERENCES

Question	Current Setting	Indicative EM Position
Focus Session 1A		
Q3 - How much of the network should staff check when evaluating development proposals?	Cautious	Cautious/Neutral
Q4 - What scale (sizes) of development should trigger a Network Capacity Assessment?	Cautious	Neutral
Focus Session 1B		
Q6 - Outside the Stage 1 area (Central City and walkable catchment), when should developments be enabled prior to the completion of any infrastructure upgrades?	Cautious	Neutral
Q7 - How closely should we follow our strategic land use plans?	Cautious	Neutral
Focus Session 2		
Q10 - How much responsibility should Council/CCO take for any approved Onsite Storage and Pumping?	Averse	Cautious

Although the majority of elected members in attendance agreed with the current Cautious positioning of staff in regard to the overarching general risk setting (Q1) of how often and under what conditions overflows should occur, initial feedback suggests openness by Elected Members to more flexible approaches, particularly for interim solutions and prioritized developments, indicating more of a Neutral overall positioning.

Across all questions and their associated discussions, there was recognition by elected members that additional investment would be necessary for infrastructure and/or staff resourcing. In some cases, the Hamilton-Waikato CCO was recognised as an upcoming solution for increased funding and certainty to enable development, and all elected members acknowledged that Council would need to adapt and react to unplanned developments, especially from central government's Fast-Track.

Although eleven elected members were present for the information briefing, not all elected members answered every question or provided their reasoning. The most common reason provided by elected members for not providing a position was that they felt uncomfortable making technical decisions without the appropriate expertise, and that it was outside the role of elected members as governors to do so in such detail.

Some elected members also chose a position between two settings, wanting a mix of the two, which has been noted as '0.5' in both settings instead of a full position (1) in one setting or the

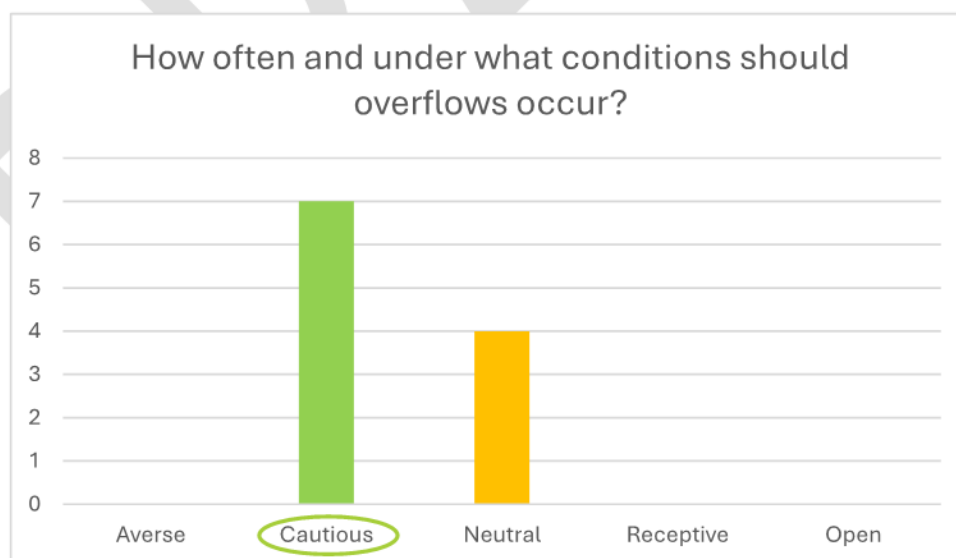
other in the graphs provided for each question below. The coloured circles in each graph indicate staff's current risk setting.

Focus Session 1A – Management of Wastewater Overflows

TABLE 2: SESSION 1A CURRENT SETTING AND EM POSITION

Session 1A Questions / Levers	Current Setting	Indicative EM Position
Q1- How often and under what conditions should overflows occur?	Cautious	Cautious
Q2 - How many wastewater overflows should we tolerate under wet weather conditions?	Neutral	Neutral
Q3 - How much of the network should staff check when evaluating development proposals?	Cautious	Cautious/Neutral
Q4 - What scale (sizes) of development should trigger a Network Capacity Assessment?	Cautious	Neutral

Question 1 – How often and under what conditions should overflows occur?

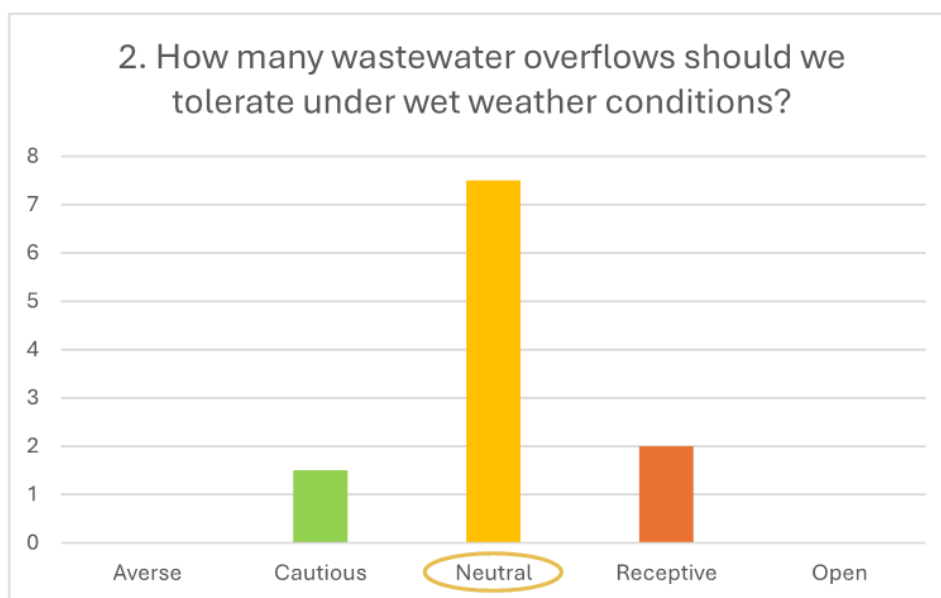


For Question 1, the majority of the indicative positions from elected members aligned with the current 'Cautious' risk setting to reduce existing overflows through prioritised investment and create no new overflows under design wet weather conditions. This majority often referenced Council's legal liability under the RMA through the Waikato Regional Plan and Te Ture

Whaimana's principles for protection and restoration of the Waikato River as key drivers for their positions.

For those elected members that chose the 'Neutral' risk setting, the potential economic losses due to unrealised developments in constrained areas were a concern, however, the risks were acknowledged and a more targeted approach to allow developments in key identified areas was proposed.

Question 2 – How many wastewater overflows should we tolerate under wet weather conditions?



For Question 2, the majority of the indicative positions from elected members aligned with the current 'Neutral' risk setting to adopt a target/containment standard of no more than one overflow every 2 years using a 2-year rainfall event.

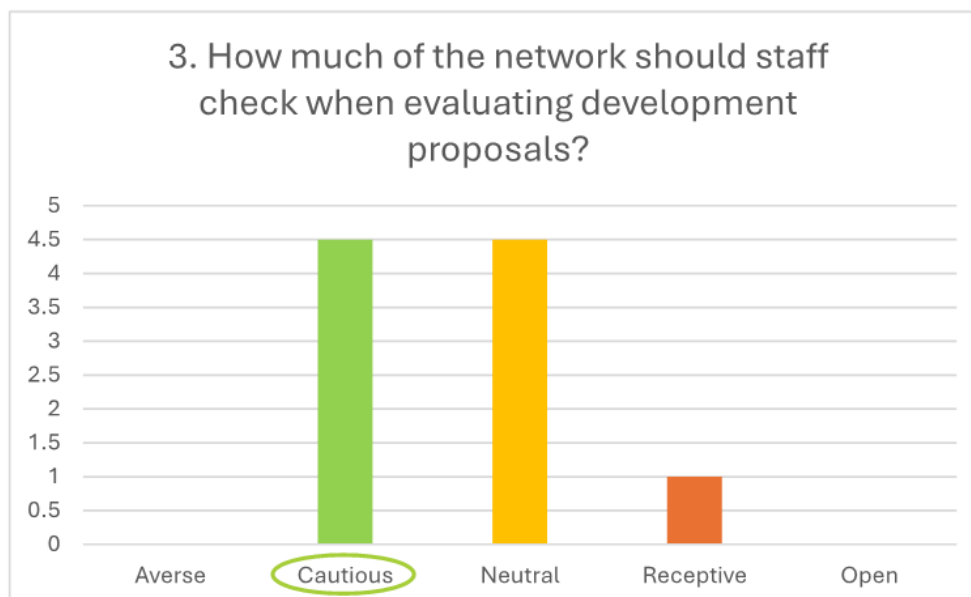
There was a general miscommunication around the application of this standard being per location across the network (130+ pumpstations and 17,000+ manholes) and not a general target of one overflow from the entire network every 2 years, which lead to elected members not understanding the difference between the options. It was discussed in both facilitated groups that currently there are 100s of overflows due to capacity from our wastewater network so, with the misunderstanding, elected members did not think a change of standard would have a noticeable impact if it we were already grossly breaching the goal of one overflow from the entire network every 2 year.

For those elected members that chose the 'Cautious' risk setting (or were split between 'Cautious' and 'Neutral'), it was mentioned that Council should advocate for overflows to be consented under the Regional Plan.

A couple of the elected members that chose the 'Neutral' risk setting mentioned climate change and the more frequent extreme/high intensity weather as important factors to consider in regard to the rainfall event.

The one comment provided by an elected member that chose the 'Receptive' risk setting was that the standard should depend on the location of the overflow and the potential for significant contamination and individual losses.

Question 3 – How much of the network should staff check when evaluating development proposals?



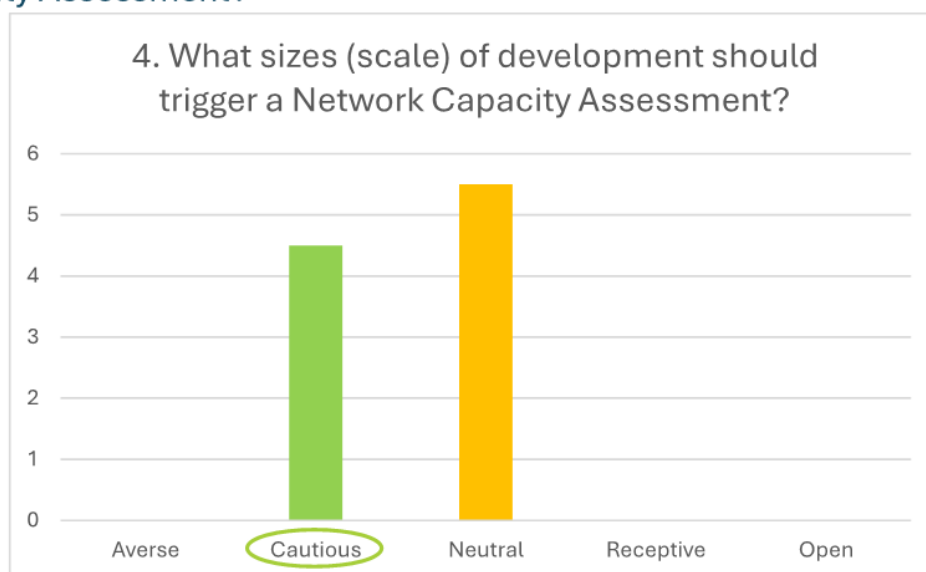
For Question 3, elected members were split between the 'Cautious' and 'Neutral' risk settings as the most chosen positions, noting staff currently operate under a 'Cautious' setting to only assess the local network for development inside Stage 1, and assess the entire network for developments outside of Stage 1.

For those elected members that chose the 'Cautious' setting, there was agreement that it was better to have more of the bigger picture when approving developments, however, some questioned the amount of resource it would take to assess the larger network.

There were a few elected members that expressed interest in taking a more targeted approach using both the 'Cautious' and 'Neutral' risk settings. These elected members either highlighted Community Housing Providers and social housing developments, specific areas, or a particular level of impact as options for the application of the 'Neutral' setting, with all other developments outside these targets applying the 'Cautious' approach. All these elected members stipulated that this targeted approach should be consistent with PC 12 prioritisation/zoning.

For those elected members that chose the 'Neutral' risk setting, it was suggested that staff should either use a test of reasonableness in tort, or simply assess to the nearest downstream weak point within the network.

Question 4 – What sizes (scale) of development should trigger a Network Capacity Assessment?



For Question 4, the majority of the indicative positions from elected members ('Neutral') differed from staff's current risk setting ('Cautious') that all developments except ancillary developments should trigger a Network Capacity Assessment.

For those elected members that chose the 'Cautious' risk setting, it was expressed that the position aligned more with key Council obligation and strategies, as well as with staff's recommendation since the briefing material demonstrated the prior movement of staff from a 'Neutral' to a 'Cautious' approach.

There was an elected member that expressed interest in taking a more targeted approach using both the 'Cautious' and 'Neutral' risk settings, again suggesting specific areas, types of developments, and alignment with priorities as criteria.

For those elected members that chose the 'Neutral' risk setting, it was acknowledged that either more staff resourcing and infrastructure would likely be necessary, and one elected member suggested the use of technology to mitigate impacts on staff workloads.

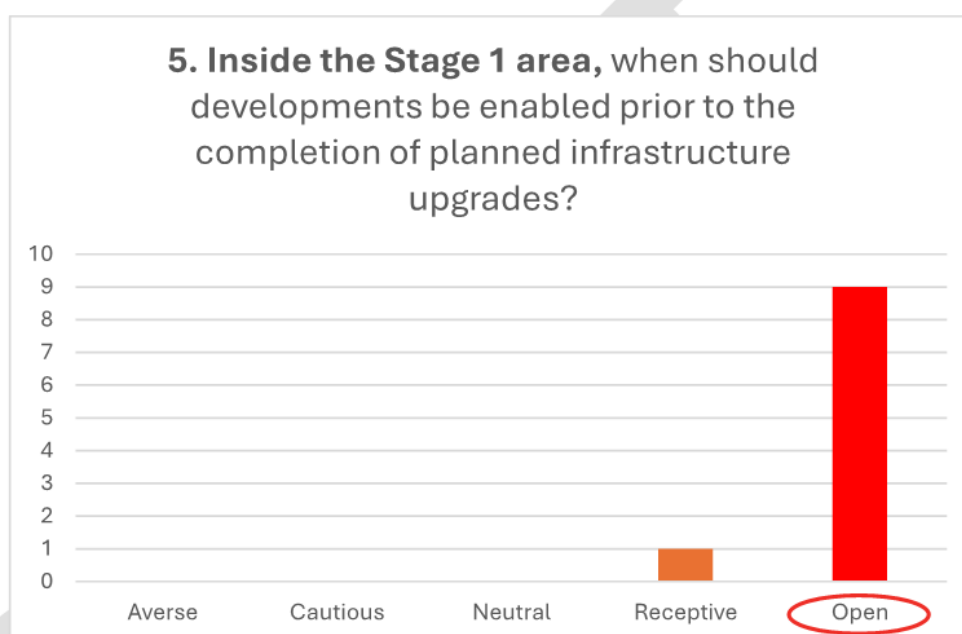
Focus Session 1B – Alignment with Strategic Land Use Plans and Infrastructure Investment

TABLE 3: SESSION 1B CURRENT SETTING AND EM POSITION

Session 1B Questions / Levers	Current Setting	Indicative EM Position
Q5- Inside the Stage 1 area (Central City and walkable catchment), when should developments be enabled prior to the completion of planned infrastructure upgrades?	Open	Open

Q6 - Outside the Stage 1 area (Central City and walkable catchment), when should developments be enabled prior to the completion of any infrastructure upgrades?	Cautious	Neutral
Q7 - How closely should we follow our strategic land use plans?	Cautious	Neutral

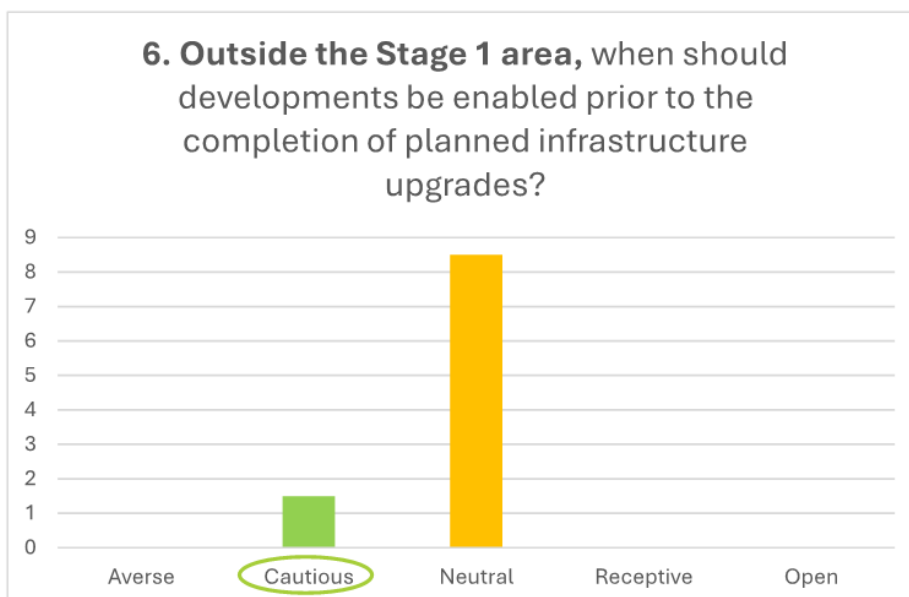
Question 5: Inside the Stage 1 area (Central City and walkable catchment), when should developments be enabled prior to the completion of planned infrastructure upgrades?



For Question 5, the majority of the indicative positions from elected members aligned with the current 'Open' risk setting to enable developments at all times in strategically constrained areas within Stage 1.

All elected members acknowledged that Stage 1 is a priority, and a few elected members mentioned the Infrastructure Acceleration Fund agreement between Council and central government to fund the strategic network upgrades within Stage 1. One elected member also mentioned that Council needs to maximise incentives for development to happen with Stage 1 to encourage development where it is prioritised.

Question 6: Outside the Stage 1 area (Central City and walkable catchment), when should developments be enabled prior to the completion of any infrastructure upgrades?

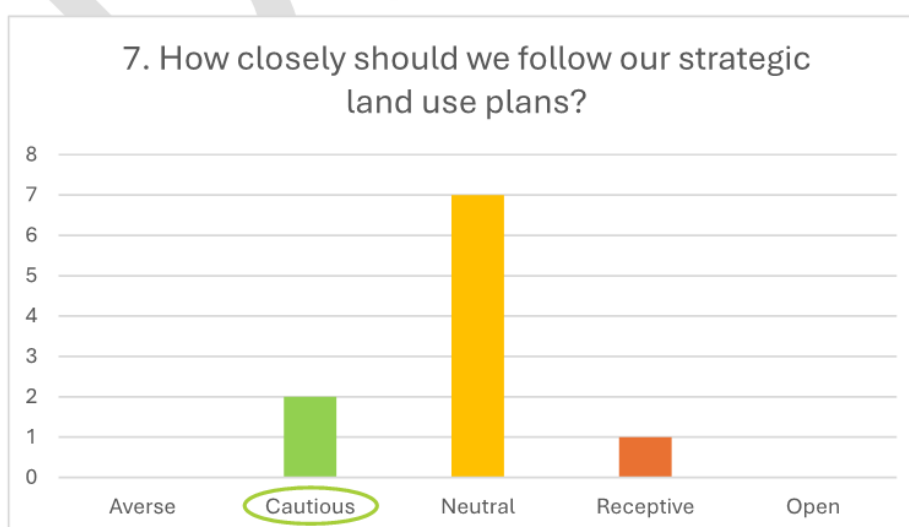


For Question 6, the majority of the indicative positions from elected members ('Neutral') differed from staff's current risk setting ('Cautious') that is that developments should be enabled in constrained areas outside of Stage 1 when the upgrade project to address the constraints has been awarded or under construction.

The majority of the elected members who chose the 'Neutral' risk setting commented that the upcoming Hamilton-Waikato CCO should provide a 10-year work programme that can be relied on to enable developments, unlike Council's LTP that is "relitigated" every 3 years. Other elected members said that Council not only needs to invest in planned projects, but also commit to a sound financial strategy.

The elected member that chose both the 'Cautious' and 'Neutral' risk settings said that it should be dependent on the financial risk to Council due to development failure.

Question 7: How closely should we follow our strategic land use plans?



For Question 7, the majority of the indicative positions from elected members ('Neutral') differed from staff's current risk setting ('Cautious') that says that Council should closely follow current planning, prioritisation, and investment, but allow for particular developments in unplanned areas subject to conditions.

All elected members, across every position, mentioned the need for Council to be reactive to unplanned developments, especially through central government's Fast Track.

For those elected members that chose the 'Cautious' risk setting, it was acknowledged that the housing market doesn't necessarily behave strategically but commented that Council's goal is to have a great city with great amenities and a great lifestyle, which can be better achieved through the 'Cautious' approach.

Besides Fast Track, those elected members that chose the 'Neutral' and 'Receptive' risk settings, said that risks should be mitigated either through the designation of specific areas or through PDAs. One elected member mentioned FutureProof and Council's regional partnerships goals as a guideline to decision-making and our development principles as a foundation to investigate risks.

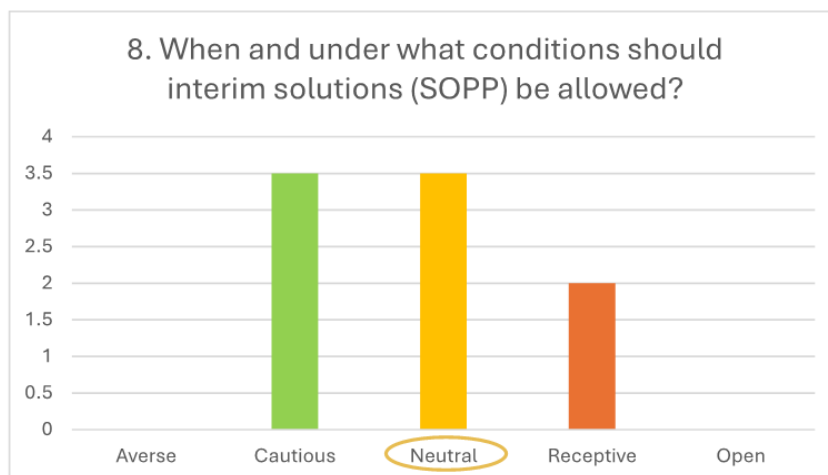
The 'subject to conditions' line within the 'Neutral' setting, gave some elected members confidence that exceptions can be enabled, and risks mitigated through the conditions that might be set, but it will be important to consider what these conditions or the criteria for the exceptions might be.

Focus Session 2 – Interim Wastewater Servicing Solutions – On-site Storage and Off-Peak Pumping

TABLE 4: SESSION 2 CURRENT SETTING AND EM POSITION

Session 2 Questions / Levers	Current Setting	Indicative EM Position
Q8- How often and under what conditions should interim solutions (ONSITE STORAGE AND PUMPING) be allowed?	Neutral	Cautious/Neutral
Q9 - What 'type' of development would we consider ONSITE STORAGE AND PUMPING for?	Cautious	Cautious
Q10 - How much responsibility should Council/CCO take for any approved Onsite Storage and Pumping?	Averse	Cautious

Question 8: How often and under what conditions should interim solutions (ONSITE STORAGE AND PUMPING) be allowed?



For Question 8, elected members were split between the 'Cautious' and 'Neutral' risk settings as the most chosen position, noting staff currently operate under a 'Neutral' setting to limit onsite storage and pumping to 'Unique' developments that are beneficial to the city. However, staff did indicate in the briefing material that 'Cautious' was the preferred risk setting.

For those elected members that chose the 'Cautious' risk setting, it was important for full responsibility for these systems to sit with asset owners and not Council, noting that Council will need to step in with system failures. One elected member said the long-term strategy and goals are what developers want, and another commented that extra care would need to be taken in older areas with more I&I.

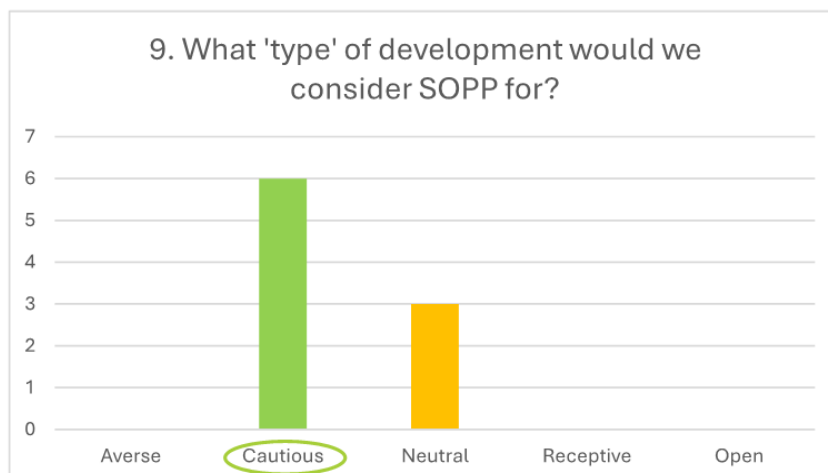
The elected member that chose both the 'Cautious' and 'Neutral' risk settings said that a more 'Neutral' approach should be taken where an institution or a larger business/organisation can fund and manage the interim solution throughout its lifetime. They suggested that this could possibly be for social housing at scale.

For those elected members that chose the 'Neutral' risk setting, technological innovation was mentioned as a possible solution to mitigate the risks and allow for more flexibility.

One of the elected members that chose the 'Receptive' risk setting commented that more investigation would be needed before ruling out the approach and accepted that Council would need to take some responsibility. They suggested that a possible rate could be paid by residents to cover the costs.

Some form of a rate or expense was also mentioned by a few elected members across the other positions as a possible solution to minimise financial impacts of these solutions.

Question 9: What 'type' of development would we consider ONSITE STORAGE AND PUMPING for?



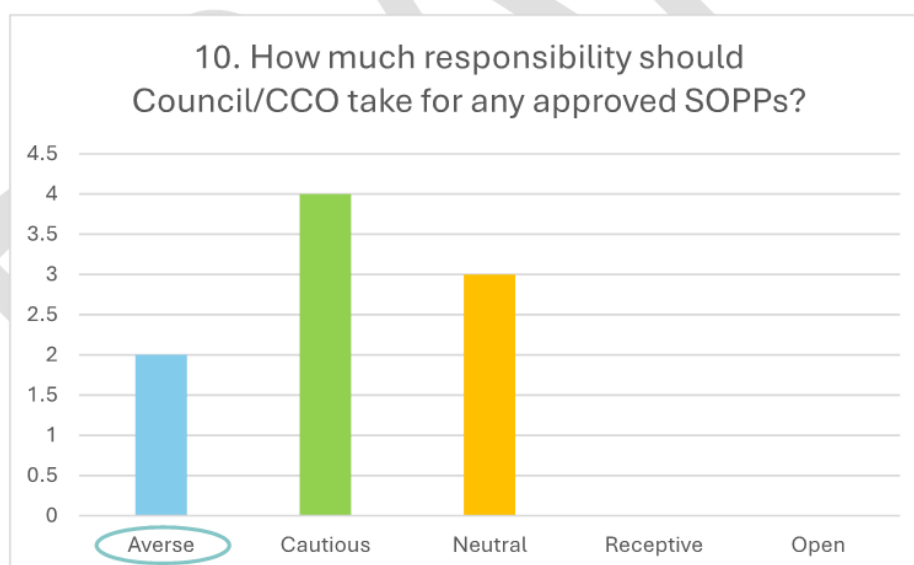
For Question 9, the majority of the indicative positions from elected members aligned with the current 'Cautious' risk setting to only consider onsite storage and pumping for at scale non-residential (or mixed use) and 'Unique' developments subject to agreed positions.

For those elected members that chose the 'Cautious' risk setting, there was either a lack of confidence in smaller residential developments adequately maintaining the systems, or it was stipulated that these systems needed to only be used when there was high confidence that the systems would be managed and maintained. One elected member commented that 'Unique' developments needed to be well-defined and that residential developments at scale could be included.

For those elected members that chose the 'Neutral' risk setting, they indicated an appetite to investigate further. One elected member highlighted that only a body corp type organisation should be allowed to use interim solutions, and it should only be allowed in particular areas guided by HUGs and PC12. Another elected member also highlighted that the board of the upcoming Hamilton-Waikato CCO will have competency-based governors with a better understanding of these risks and solutions to make these decisions.

Both facilitated groups were given multiple examples of developments that have utilised alternative solutions successfully and unsuccessfully.

Question 10: How much responsibility should Council/CCO take for any approved Onsite Storage and Pumping?



For Question 10, the majority of the indicative positions from elected members ('Cautious') differed from staff's current risk setting ('Averse') to have no responsibility for onsite storage systems by not endorsing the use of these systems.

For those elected members that chose the 'Averse' risk setting, there was no appetite for any Council responsibility in regard to onsite storage systems, and one elected member said it would be unfair for other ratepayers to pay for private systems that are possibly not designed well.

For those elected members that chose the 'Cautious' risk setting, it was important for Council to have some input into the management of the onsite storage solutions to help developers stick to a particular standard in the longer-term.

For those elected members that chose the 'Neutral' risk setting, it was important for Council to perform a monitoring and compliance role to ensure it is being well maintained. One elected member commented that Council cannot afford for the systems to fail, so we should be involved.

It was mentioned by elected members in both the 'Cautious' and 'Neutral' risk settings that a user pays model could ensure Council are involved and actively aware of possible problems to direct developers to adequately maintain the systems.

One facilitated group also discussed the need for an end date to the interim solution being in place, with 10 years being suggested to align with the CCO's Water Service Strategy.

Parking Lot

As mentioned in the Introduction, subject matter experts answered questions throughout the information briefing as they arose, however, questions that were either out of scope of the discussion or required more analysis to fully answer were placed in a parking lot. The below are the questions that were placed in the parking lot.

- What responsibilities does Council have for community input and understanding?
- What quantum is required for mitigating the effects of a 'Neutral' risk setting for Question 3?
- How many overflows is Council currently reducing and at what pace?
- What are the operating and maintenance costs for onsite storage and pumping solutions?
- How does this exercise link with CCO decision-making?
- Could the CCO change the settings recommended by elected member?