



Community Meeting

Southern Wastewater Treatment Plant (SWWTP) Concerns

9 AUGUST 2025

Agenda Overview

- Introduction
- Planned WWTP Site
- Information From HCC
- Correspondence with HCC
- Lack of Transparency and Consultation
- Property Value Concerns
- Site Designation
- Designation Appeal
- Legal Pathways & Next Steps
- Community Engagement
- Community Feedback

Introduction

- Hamilton and the wider area need a WWTP south of Hamilton
 - No argument with that
 - Large growth in the region
- Hamilton City Council (HCC) planning to build a **large (+\$500M)** Wastewater Treatment Plant (WWTP) at **131 Raynes Road**
- A Waikato Times article noted that the project has government backing

Problem:

- Planned WWTP site is surrounded by existing houses
- The proposed plant will devalue our properties

Planned WWTP Site

Land Purchase:

- HCC purchased a portion of the planned WWTP site, in 2022
- The land was purchased from the Sharpe family
- Also, at a later date, a small adjacent lot was bought by HCC

Transfer of Land from Waipa DC to Hamilton CC:

- Waipa District Council meeting held on 27 September 2022
 - A Land Agreement was discussed at the meeting
 - Potential transfer of land south of Hamilton
 - Transfer from Waipa District Council to Hamilton District Council
- The Draft Agreement was approved by Hamilton City Council's Strategic Growth Committee on 7 September 2022.

HCC Planned WWTP Site



Information From HCC

- HCC only informed residents directly bordering the HCC selected site
- A summary letter was sent to those residents on the 17th June
- A resident noted that:

“My first contact was from a phone call the day before the letter, delivered by a girl at HCC who could provide no substantial information at all and who told me that a letter would be following.”

- The HCC letter stated what they were doing at this stage:
 - HCC are looking to protect the land for future use (ie for a WWTP)
 - Informing the community where the WWTP will be located
- No detail was provided in the letter about the site selection process

Correspondence with HCC

- Further correspondence has been in the form of phone calls and emails
- Response has been less than acceptable and has had the tone of back off you cannot stop this
- Email was sent inviting the council or CCO representatives to attend this meeting and we were told this will not be happening
- The understanding is that HCC wants to get consent and drawing completed before consultation – making consultation pre determined
- There is information that Mana Whenua have been consulted meaning that consultation has been targeted.

Correspondence with HCC

- Residents emailed HCC and requested the following:
 - Attendance at this meeting
 - HCC refused to attend
 - Details about the site selection process
 - HCC has ignored this request
 - Information about compensation for reduced property values due to the WWTP
 - HCC stated that no compensation will be given

Property Value Concerns

- HCC denies impact on property values
- No compensation offered to nearby residents
- WWTP impact should be acknowledged
- If SWWTP is of national importance, costs must be shared:
 - Nationally, regionally and locally
 - Compensation needs to be given to nearby residents for reduction to property values

Lack of Transparency & Consultation

- Community not properly consulted
- Unclear how the site was selected
- Transparency improves community buy-in
- HCC withholding info creates distrust

Site Designation

- A designation is similar to a land use consent
- A designation will be required for a WWTP to be built at this site
- The 131 Raynes Road site may not currently have a designation for a WWTP
- HCC will be applying for a designation for the site sometime in the near future
- HCC will apply to HCC for this designation
- When HCC applies for the designation we will need to appeal against it

Designation Appeal

- Potential grounds for appeal:
 - Community objections and concerns
 - Availability of alternative sites
 - Procedural flaws or lack of consultation
- Successful precedents:
 - *Kapiti Coast WWTP*
 - *Western Bay of Plenty WWTP (Athenree)*

Legal Pathways & Next Steps

- Seek legal advice
- Consider potential objection pathways
- Discuss designation process
- Explore appeal options and other actions.
- Financial assistance required

Community Engagement

- Needs to be a structured and a coordinated approach
- We need to work together
- Please sign the register to keep informed
- Volunteers needed for working group who will:
 - Develop a plan
 - Coordinate tasks
 - Drive community efforts
 - Set-up info sharing platform
- Expertise is needed: Legal, environmental, planning, communications, administration ...

Further Comments

- Information from Chris Hickey
- Tim
- Comments from Councillors
- City Watch
- Potential Mayor
- Comments from Better Hamilton
- Feedback from Mana Whenua

Community Feedback

- Share your priorities and concerns
- Your ideas will guide our actions
- Community input is vital
- Happy to share all information and correspondence to-date – just let us know
- Thank you for attending!