

Kia ora Dianne,

Thank you for your enquiry about the Southern Wastewater Treatment Plant.

It is important to note, we are at the start of this project and want to work closely with landowners like yourself as we progress. This includes sharing regular project updates and, when we have draft plans available, and speaking with landowners and the wider community about what the site might look like.

In the meantime, below is some more information on the project, the preferred site, what our next steps involve and some FAQs. This and other information about the project is also available on Hamilton City Council's website at [Hamilton.govt.nz/SWWTP](https://hamilton.govt.nz/SWWTP).

We will continue to update the wider community and stakeholder groups, which will include yourself, as the project progresses.

Please email me at SWWTP@hcc.govt.nz with any questions.

Ngaa mihi

Regan

Investigations into wastewater services

In the Southern part of the Metro area, the long-term solutions involve a major upgrade to the Cambridge wastewater treatment plant and a new plant. All of these projects are needed to manage future growth and protect and enhance the environment.

All of these projects were identified in the Southern Metro Wastewater Detailed Business Case, a collaboration between three councils (Hamilton City, Waipā District and Waikato District) and taangata whenua to identify the best future option for managing wastewater across these areas.

This document, published in 2022, looked at how wastewater services could be delivered in the long-term, across territorial boundaries to meet the needs of the growing region and protect the Waikato River. The new Southern Wastewater Treatment Plant is proposed to be delivered in stages, to service the Hamilton Airport industrial precinct and surrounding areas, southern Hamilton suburbs including Peacocke, and eventually Tamahere and Maatangi villages and Tauwhare Paa.

The timing of construction of the new Southern Wastewater Treatment Plant is not confirmed, and could be some years away, but it is intended to sit alongside the other plants in the metro area to provide the capacity needed to sustain and allow for continued growth across for the next 100 years.

What has happened so far?

Focussed investigations for the new Southern Wastewater Treatment Plant started in 2022. This built on early site selection work undertaken to support the detailed business case in 2020/21. As part of this, a site selection assessment was undertaken to determine the best location for the Plant. Through this process, eight potential site options across Hamilton City, Waikato District and the Waipā District were considered, with four sites taken forward to the shortlist.

Site selection was thorough and involved both technical and cultural investigations. Some of the key criteria included:

- Proximity to Hamilton airport and the Waikato River
- Proximity to the future servicing area (south Hamilton, Tamahere and Maatangi villages, Tauwhare Paa)
- Any existing utilities infrastructure
- The size of the site, with a minimum requirement of 20 hectares and a desire to ensure a significant buffer between the Plant and neighbouring properties.
- The site topography, with flatter terrain preferred
- The existence of waterways (as a possible discharge method)
- Whether there are culturally significant areas or findings on a site.

Through that process a preferred site was identified. The preferred site is Council-owned land at 131 Raynes Rd. It is a large site, 34 hectares, and was chosen through a process of elimination from seven other potential sites. The preferred site is in an ideal location for future development areas, is large enough to provide a significant buffer between neighbouring properties, has access to power and communication services, and good topography with no significant natural features or known archaeological sites.

What is happening now?

The timing of construction of the new Plant is not confirmed but could be expected in the next decade. What we are doing at this stage is protecting the land for future use and providing more certainty to the community as to where the Plant and its associated treated wastewater discharge will be located.

This includes creating a concept design for the new Plant which will determine its exact location, layout and appearance and incorporating features to manage concerns such as potential odour and noise. We will also create a master plan for the whole site which will consider what we use the land surrounding the Plant for.

Once these steps have been completed, we will be lodging a notice of requirement for a designation and the related consents under the Resource Management Act 1991. It may take up to two years for us to reach this point of lodging the notice and resource consent applications.

Why is the project only being announced now?

The concept of a new wastewater treatment plant south of the city is not new, but until recently, we haven't had funding to progress it. We have only recently selected a preferred site after extensive investigations into a number of possible locations. We are coming to you now to share the information we have and let you know when we will be meeting with you as the design progresses.

Who owns the property?

You may be aware that Hamilton City Council purchased land in 2022, which is now the preferred site for the project. This land purchase was an opportunity for Council to obtain property in a strategic growth area. The property was purchased to enable broad community outcomes, with several possible uses for the land, including the Southern Wastewater Treatment Plant. In March 2025, after thorough investigations, the property was determined to be the preferred site for the plant.

The property was purchased on a willing buyer / willing seller arrangement. There were no agreements with the previous owner regarding any future development of the property.

Why have some landowners received letters but not others?

Our priority at this stage has been to speak with landowners who share a boundary with the project site and share information with the next closest landowners. We appreciate that this project is of interest to landowners in the broader area, and we are now working through a process of notifying landowners progressively further away from the site and engaging with the wider community about the project.

Regan Powell

Associate - Communications and Engagement

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Phone: [+64 9 300 9000](tel:+6493009000) Fax: [+64 9 300 9300](tel:+6493009300)

Mob: [+64 27 282 8580](tel:+64272828580)

www.beca.com