

MEMORANDUM

To | Ambury Properties Limited
From | Mark Davey
Subject | Meeting minutes between WDC/Watercare/APL 14/01/2021
File |
Date | 14 January 2021

Attention: David Gaze

Please find below minutes from the meeting held between Waikato District Council (WDC), Watercare Services Limited (WSL) and Ambury Properties Limited (APL) on the 14th January 2021 at WDC offices in Ngaruawahia.

Attendees:

David Gaze	(Director, Gaze Commercial, representing APL)
Mark Davey	(Analytics Manager, WDC)
Sharon Danks	(Business Manager, WSL Hamilton)
Alison Diaz	(CFO, WDC)
Julie Dolan	(Economic and Community Development Manager, WDC)
Colin Bayley	(Finance Manager, WDC)
Kevin Stokes	(Northern Infrastructure Manager, WDC)
Annette Plumptre	(Development Contributions Officer, WDC)

Location: Waikato District Council, 15 Galileo Street, Ngaruawahia

Time: 10:00am

Agenda:

1. Discuss Beca servicing options ('APL memo Attachment B letter from John Crawford 231220') and APL asset schedule related to waters and wastewater ('APL – Ohinewai High Level Asset Schedule')
2. Understand Watercare's preferred approach (identify any differences of opinion)
3. Discuss/agree next steps for developing and refining the servicing plan and costs (who does what)
4. Schedule next meeting

Discussed Beca memo and provided current update:

1. Wetland mentioned but no longer relevant re rock filter. Not appropriate to upgrade wetland.
2. Watercare going to trial a Suez or Oximon MABR at Te Kauwhata.
3. Desludging mobilizing on site (Monday 11th January 2020), 252 days to de-sludge.
4. Watercare have engaged Lutra to do concept study and costing for HWWTP upgrades: concept design over next 6 months.

5. WDC draft LTP has the HWWTP budgeted for Construction in 2024 & completion by 2026 (subject to the outcome of the LTP and consultation process).
6. Watercare in discussions with WaterCorp, who have installed MABRs in Perth to leverage off their knowledge.
7. \$6mil for temporary MBR plus ground improvements of \$2-3m – not considered viable, more efficient to plan for end solution.
8. Interim MBR would limit opportunities at the plant and may impose a large extra over cost to council during the main plant upgrade and limit options for the upgrade
9. Ponds 60-70% full of sludge.
10. Final solution using MABR might be down to \$20-30m with new technology.
11. Power upgrade required for Huntly plant before any improvements can take place, approx \$500k (concept work will be required to make sure this cost is accurate) and VEL need 6-month lead time
12. Power on site is marginally compliant at the moment
13. Sufficient water supply head room and plant capacity exists: 1mld capacity for water at Huntly for next 10-15 years which is sufficient for proposed Ohinewai development and other potential developments in this area. In this time-frame (10-15 years) a new pipe will be put in place linking Te Kauwhata to Huntly.
14. Bridge solution for water and wastewater servicing over SH1 and NIMT is likely to be most viable solution for piping back to Huntly.

General discussion:

15. APL need servicing 2023/2024.
16. New HWWTP is planned for July 2024 commencement as per draft LTP (2021-2031), 2-year build.
17. Could do modular MBR as interim solution either on site at Huntly or Ohinewai, Watercare's preference is Ohinewai. Generally, this is a less favourable option for Watercare/WDC – the most optimal is to move straight to a new plant.
18. WDC/Watercare happy for APL to engage Beca to put a plan together for temporary solution including the proposed pedestrian overbridge that would carry the proposed pipes to align with a completion date of late 2023.
19. Moving investment of new plant forward for WDC is a financing issue due to interest costs and debt caps. WDC would consider alternate funding options to bring forward through a Developer Agreement and/or through a PPP or with Crown infrastructure partners.
20. Subject to zoning outcome, APL would plan for an operational Foam Factory by end of 2022, and therefore areas beyond this would not need to connect to services till later 2023/early 2024.
21. Consenting and build time to link services back to Huntly will likely take 2+ years. Need to agree a dollar and percentage commitment from APL and WDC for future and wastewater supply.
22. APL would consider alternate funding mechanisms (one option includes APL supporting financing of necessary infrastructure) to help WDC bring forward HWWTP upgrades.
23. Regardless of when HWWTP upgrades take place, APL will bear a portion of these costs based on their forecast usage/demand on this plant (concept design and costing will establish the percentage split).
24. Trunk mains to Ohinewai will likely solely be at the cost of APL unless other developments are likely to connect into this infrastructure

Timeline (if funding for plant upgrade is bought forward to commence 21/22 FY):

25. July 2021 for price and concept design

26. August-Oct 2021 for possible engagement with Crown Infra or PPP.

27. Jan 2022 commencement of detailed design with construction commencing later in the year) , 2024 operational plant, or delay till start till 2024.

Actions:

28. Sharon to comment on final Beca memo

29. Mark to prepare memo/minutes of meeting and to circulate to parties.

Meeting closed: 11:15am

Minuted: Mark Davey (Analytics Manager, WDC)