

Hearing 19 Ohinewai Rezoning and Development

Water Supply and Wastewater Servicing

Summary Matters

J W Bradley (Stantec)
On behalf of Waikato District Council

1. My qualifications and previous and current involvement in three waters matters in the Waikato/Futureproof sub-region is as set out in the Stantec Three Waters Report attached as Appendix 8 of the Section 42A Report.
2. My Technical Memorandum of 27 August 2020 updates that document incorporating later information, evidence and rebuttal evidence. It sets out the proposed three stage development and key issues associated with this approach for both water supply and wastewater servicing. It also includes limitations and assumptions relating to my involvement.
3. My summary and conclusion of the key issues within my area of expertise are:

3.1 Overview for Water Supply and Wastewater Servicing

- a. A staged development as proposed by APL is appropriate. The short term 0-2 years with onsite servicing of the Sleepyhead factory should allow time for the medium term solutions to be implemented providing the water take consenting matter is resolved.
- b. The proposals for all three stages of development are all technically feasible.
- c. For both the medium and long term the proposals involve the utilisation of Waikato District Council (WDC) / Waikato Watercare schemes.
- d. With the medium and long term proposals being WDC/Waikato Watercare Schemes means that they will be a public water supply and wastewater scheme.
- e. Planning provisions need to be put in place that restrict proposed development in the medium and longer term until the necessary water take permit(s) and wastewater discharge consent(s) required to service stages two and three are granted.
- f. The Mid Waikato Water and Wastewater Servicing Strategy (MWSS) developed by Waikato Watercare has identified preferred technical solutions for the long term serving for water and wastewater. The MWSS identifies several areas that require further investigation and consultation with stakeholders. These include developing a consenting strategy, securing water takes early, receiving environment investigations and iwi and stakeholder consultation.
- g. A Memorandum of Understanding has been signed between APL and WDC relating to the provision of the proposed infrastructure for the medium and long term development. This includes that the proposed infrastructure will need to be consistent with the MWSS dated June 2020.
- h. All proposals for the medium and long term are dependent on APL obtaining servicing, engineering standards for infrastructure installation (e.g. water supply reticulation and wastewater collection network) and funding agreements with WDC.

3.2 Short Term 0-2 Years

- a. This allows for the development of the initial stages of the Sleepyhead factory which will employ approximately 50 people.
- b. Water supply will be provided by on-site servicing including rainwater tanks augmented from an on-site bore if required. The groundwater take(bore) is authorised as a permitted activity under the Waikato Regional Plan. The Joint Witness Statement reached agreement on this approach.
- c. Wastewater will be serviced on-site by an existing Biocycle Aerated Wastewater Treatment System discharging to land. This system has already been consented. The Joint Witness Statement agreed that this system is appropriate provided maintenance and operations are undertaken in line with the manufacturer's specifications.
- d. Providing the relevant drinking water requirements are achieved and the wastewater system is appropriately operated then the proposed short-term approach is in my opinion appropriate.

3.3 Medium (3-6 Years) and Long Term (7 Years +) Water Supply

- a. The medium term solution proposed by APL is based on utilising of WDC's Huntly municipal water supply or the Te Kauwhata supply in advance of the MWSS solution.
- b. While these medium term solutions are technically feasible providing the necessary drinking water standards are met, there are significant questions set out below relating to whether the required water take consents will be granted, particularly in the timeframes required.
 - o Firstly, the current Huntly water take consented volume provides a growth allowance for Ngaruawahia and Huntly. While that growth allowance could be available for the Ohinewai development initially, there is no certainty that the current take would be sufficient to service the growth needs of Ngaruawahia and Huntly as well as Ohinewai.
 - o To address the above issue, APL has secured an agreement to obtain an allowance from the Te Kauwhata Water Association's current water take consent. The key issue with this approach is the availability of this water once the Association's consent expires on 30 June 2024. Given that the Association is not a municipal supplier there is a lack of certainty regarding whether it will be allocated the full volume of water provided under its current take. It is also noted that the agreement with the Association is for not less than 10 years.
- c. An additional issue is if the Te Kauwhata Water Associates supply is used for the Ohinewai Development it would not meet the proposed District Plan requirement of being a public water supply.
- d. The MWSS identifies that the preferred option (Option 1a) is a centralised water supply scheme for the Mid Waikato, with a new water take from the Waikato River and a new treatment plant at Te Kauwhata. Ohinewai will initially be serviced from the Huntly Water Plant and then from the new plant at Te Kauwhata.
- e. The long term proposal for water supply is dependent on WDC securing a water take consent for the required volume for the new Te Kauwhata Water Plant as set out in the MWSS.
- f. Therefore, for both the medium and long term water supply proposals there is the key issue of securing appropriate resource consents (water takes) from the Waikato River and/or other sources. An appropriate assessment of alternative water source will need to be undertaken.

3.4 Medium (3-6 years) and Long term (7+ years) Wastewater Servicing

- a. The medium term proposal is the conveyance of wastewater from the Ohinewai Development to WDC's Huntly Wastewater Treatment Plant (WWTP). The current WWTP discharge consent has the capacity to accommodate the proposed volumes. This is confirmed in the Joint Witness Statement.
- b. However, the Huntly WWTP is not in compliance with its current consent. The non-compliance needs to be addressed before the WWTP receives the projected volumes from the Ohinewai Development. This was agreed to in the Joint Witness Statement. There are also some planning issues that also need to be addressed with the existing consent to enable it to accommodate the proposed Ohinewai volumes.
- c. The proposal for the long-term wastewater servicing will be supplied by WDC / Watercare Waikato as proposed by the MWSS. The MWSS identifies that the preferred option (Option 2b) is a centralised WWTP at Huntly for the Huntly and Ohinewai catchments. The MWSS identifies that the new Huntly WWTP will be constructed in 2025 horizon. It is noted that new consents will be required for the discharge from the new Huntly WWTP. The current consent expires in March 2029.
- d. The MWSS assumes advanced wastewater treatment processes will be required for the future discharge consent(s) for a Waikato River discharge (should this be the preferred option) as increasingly more stringent standards are expected to be required. I agree with the MWSS assumption based on my recent experience consenting wastewater discharges to the Waikato River. Also a thorough alternatives assessment including alternative receiving environments necessary to meet the requirements of the Resource Management Act.

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9th September 2020