

## Minutes of Meeting Held on 24 September 20

# THAMES-COROMANDEL DISTRICT COUNCIL



### Consultation Meeting – Hahei Water and Wastewater Feasibility Study Options

**PRESENT:** Gabriela Balzat (GB) - HG  
 Heather Bruce (HB) - TCDC  
 Ash Deshpande (AD) - Lutra  
 Mohamed Imtiaz (MI) - TCDC  
 Jeremy Lomas (JL) – Mercury Bay Community Board (MBCB),  
 Quentin Mitchell (QM) - HWSA  
 John North (JN) – Hahei Resident  
 Peter Barron (PB) – HWSA  
 Greg Roche (GR) - TCDC  
 Anita Simpson (AS) - HG  
 Ian Smith (IS) - TCDC  
 Jonathan Smith (JS) - TCDC  
 Jon Stammers (JSs) - TCDC  
 Bill Stead (BS) – Hahei Resident

**HG PROJECT NO:** 1014-145742-01

**ABSENT:** -  
**START TIME:** 10:00 am  
**MINUTED BY:** Gabriela Balzat

**DATE:** 24/09/20  
**END TIME:** 12:00pm

ITEM	DESCRIPTION	ACTION	
		INITIALS	DATE
<b>1.0</b>	<b>INTRODUCTION AND PROJECT OBJECTIVES - PRESENTED BY MOHAMED</b>		
	<ul style="list-style-type: none"> <li>Purpose of this meeting is to get valuable community feedback on the proposed options, before moving to the next stages.</li> <li>It should be noted that the project scope is a feasibility study, not a masterplan. This feasibility study looks to explore multiple different options and scenarios from an engineering perspective firstly, to establish viable potential options.</li> <li>Scenarios considered: Interim, Medium and Long-Term.</li> </ul>		
<b>2.0</b>	<b>WATER SCHEME OPTIONS AND STRATEGY – PRESENTED BY ASH</b>		
	<p>Presentation outlined the following, which is a summary of the current water report:</p> <ul style="list-style-type: none"> <li>Current areas of service in Hahei (TCDC, Hahei Water Supply Association, Grange Road Water Association, Hahei Holiday Resort, Self-Supply);</li> <li>The review looked at connecting the whole of Hahei to one scheme over time, this would be staged over 3 timeframes (interim, medium- and long-term) with additional areas connected in each stage.</li> <li>The population growth estimation is aligned with TCDC’s infrastructure strategy based on work prepared by Rationale. The presentation outlined the population serviced in each stage, number of dwellings and residents in each of the areas of service.</li> <li>The presentation highlighted the work completed on aquifer monitoring/capacity and previous aquifer assessments.</li> <li>The preferred option as presented in the report is: Option 3 – 440 m<sup>3</sup>/day plant (expandable to 660 m<sup>3</sup>/day) and, if required, a parallel 660 m<sup>3</sup>/day plant. 700 m<sup>3</sup> of storage;</li> </ul>		

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	<ul style="list-style-type: none"> <li>Reservoir location options and network options will depend on the chosen water capacity option.</li> </ul>		
<b>3.0</b>	<b>WATER SCHEME DISCUSSION</b>		
	<p><u>Population Prediction and Growth</u></p> <ul style="list-style-type: none"> <li>BS emphasised that growth in the number of dwellings in Hahei is limited geographically. He believes that the Rationale estimations are not accurate and should not be relied on.</li> <li>MI: The Rationale estimations have been used for multiple TCDC projects.</li> <li>AD explained that the new water treatment plant was designed for the peak period. Therefore, the plant will be able to supply the whole Hahei, despite any differences in the population numbers and growth projections.</li> <li>Hahei residents believe that there is no room for these many additional houses by 2048 unless there are many subdivisions. Changes to the District Plan would be required to be able to accommodate these many houses.</li> <li>HB: Supply of Council infrastructure in terms of wastewater treatment and water supply in Hahei will likely lead to more houses/subdivisions, as has been experienced in other areas.</li> </ul> <p><u>New Water Sources and Metering</u></p> <ul style="list-style-type: none"> <li>JN: There are not enough water sources now. How are the water sources investigations going?</li> <li>MI explained TCDC is already investigating new bore fields. TCDC's water abstraction is currently limited by the resource consent. TCDC exceeded their annual limit in the last compliance year (1<sup>st</sup> July 2019 to 30<sup>th</sup> June 2020), but not their daily limit.</li> <li>PB: HWSA was abstracting 100 m<sup>3</sup>/day before last Christmas. When TCDC was abstracting 270 m<sup>3</sup>/day, HWSA could not take any more water. Why is TCDC exceeding their annual consent? TCDC has fewer houses but uses more water than HWSA. This may be caused by commercial use.</li> <li>JN: Tourism numbers have not increased substantially, but what has changed is the provision of toilets, with the addition of toilets in the Cathedral Cove carpark. Hahei has over 100,000 visitors in January. There is a meter in the toilets, anecdotal discussions have indicated that these toilets could be using 18 m<sup>3</sup>/day in summer.</li> <li>BS: believes a more detailed water consumption analysis is required. The current water use per person is high. The water consumption profile along the year should be looked at.</li> <li>IS: This is being considered, TCDC has a Water Supply bylaw which these uses to manage demand (i.e. reducing boat washing and other recreational water uses). He believes having meters would be important, but this must be driven by the community.</li> <li>QM: does not believe meters will change water consumption, and the consumption must be reduced because additional water cannot be supplied.</li> <li>MI: Alternatively, TCDC needs to find additional water sources. If TCDC manages all the Pa Rd bores under a single consent and finds additional new water sources, there will be an improvement in the ability to better manage the supply of water to Hahei.</li> <li>PB: Having more storage to deal with the New Years' peak might be better than sizing the plant to deal with high peaks.</li> <li>QM: The water demand has to be managed because it is not possible to abstract 440 m<sup>3</sup>/day.</li> <li>IS/MI: The bore field investigations are happening next month.</li> </ul>		

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	<ul style="list-style-type: none"> <li>HWSA managed to drastically reduce their water consumption by bringing people on board. However, people who are just renting the properties do not get on board. It is necessary to let people know that there is a shortage.</li> <li>MI: People complain they pay rates for the houses for the whole year and go there for only one month per year.</li> <li>QM: you need to educate people. HWSA go from door to door. Not everybody listens, but most people do. Suggested that TCDC could publicise the restrictions using water boards prior to Christmas.</li> <li>JN: Suggested that nocturnal demand in Hahei could be assessed to establish water losses.</li> <li>JS: TCDC have a meeting planned at the beginning of December when to look at how to address summer demand issues.</li> </ul> <p><u>Amalgamation of bores</u></p> <ul style="list-style-type: none"> <li>Bore field investigations is underway. Council funding has been requested to build new bore.</li> <li>The Feasibility Study sees merit in Council managing the operation of both HSWA and TCDC Pa Rd bores. Currently there are two separate abstraction consents i.e. TCDC and HWSA. HWSA has one consent for their two bores.</li> </ul> <p><u>Interim Upgrades</u></p> <ul style="list-style-type: none"> <li>General consensus that the proposed interim plan in the draft Feasibility Report was acceptable.</li> <li>The group wanted further details on the financials of the treatment and reservoirs' (which is part of the drinking water standards upgrade project).</li> </ul>		
<b>4.0</b>	<b>WASTEWATER SCHEME OPTIONS AND STRATEGY – PRESENTED BY ANITA</b>		
	<p>Presentation outlined the following, which is a summary of the current wastewater report:</p> <ul style="list-style-type: none"> <li>Current serviced area is provided by TCDC scheme with a gravity network. The campground (HHR) currently pumps into this scheme.</li> <li>Presented a short summary of the current plant scheme and disposal method (Wigmore Stream).</li> <li>Comments had been made around the potential shifting of the location of the plant, however this is highly dependent on where the ultimate disposal location is.</li> <li>Similar to the water proposal, it is proposed to connect different areas over each stage interim, medium and long term. It should be noted that the connection of properties in the interim scenario has been selected to be within the existing treatment plants capacity and provide potential environmental benefit by removing systems along the Wigmore Stream.</li> <li>Different options to do that: the system could be mainly pressure or mainly gravity. Each of these options has advantages and disadvantages.</li> <li>The wastewater report assessed several upgrade options for the wastewater plant and a number of disposal options/alternatives. It should be noted that discharging to the ocean was included for completeness. Discharging to land would require a significant land parcel purchased to enable this to occur with peak population and seasonal variations.</li> <li>If the plant keeps discharging to the stream, the current plant location may continue to be appropriate, and further consideration to visual screening by planting for screening could be an appropriate.</li> </ul>		
<b>5.0</b>	<b>WASTEWATER SCHEME DISCUSSION</b>		
	<u>Costing Implications</u>		

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	<ul style="list-style-type: none"> <li>BS: Difficult to discuss the options without knowing costs.</li> <li>AS: It should be noted that cheaper options might not be appropriate because the discharge standards are getting more stringent with the changes in regulation at both a national and regional level.</li> <li>BS: We should be investing stormwater rather than wastewater.</li> <li>IS: It should be noted that there is district-wide funding for wastewater.</li> <li>MI: First it is necessary to get the options order of priority and the technical part right. Then, the options will be costed, and selection of preferred options further refined. Limited benefit in costing unfeasible options.</li> </ul> <p><u>Programme for Upgrades</u></p> <ul style="list-style-type: none"> <li>QM: What is the programme for these upgrades? People have been installing new septage systems and they need to know when to stop installing them because they might have to connect to the wastewater system.</li> <li>JN: The current plant can accommodate more 59 properties. This is already an opportunity for positive environmental impact. Difficult to make a decision for 2048. TCDC need to communicate with people and provide them with enough information to make an informed decision.</li> <li>AD: New regulations are coming for nitrogen and phosphorus limits. There are just a few technologies you can use for treating this, but they can be staged. It can be expensive (in the order of millions), but the community does not have to pay all of that at once.</li> <li>HB: People just want to know how much it is going to cost them. Some people are interested, some do not care and are happy with what they have, and some do not want to pay the price.</li> <li>IS: Changes driven by new regulations. There is a possibility they may be taxpayer-funded, not ratepayer-funded.</li> <li>MI: It may be with new regulation, that Councils will not be able to decide anymore, as new companies like Watercare will be responsible for the water/wastewater schemes.</li> </ul> <p><u>Onsite Systems and Connection to Any Wastewater Scheme</u></p> <ul style="list-style-type: none"> <li>MI: The feasibility report has recommended that 59 new properties could be connected in the interim stage, subject to relevant Council and other approvals.</li> <li>JL: The community needs to be given the chance to know what is being proposed for the future. Perception in Hahei is that properties around the Wigmore Stream are polluting it. You will get community buy-in for connecting these properties.</li> <li>IS: It is difficult to know (from what goes into the stream) what comes from runoff and what comes from the septage tanks.</li> <li>JN: It is possible to know because the stream is sampled upstream.</li> <li>JL: Many septage systems are leaking or broken - they should all be compliant. People do not think about getting their tanks serviced. People need to be educated about that. The Council needs to start a compliance program in the future. This will address environmental concerns.</li> <li>IS: This is a regional Council issue. TCDC tried to get the Regional Council on board to push for compliance, but it did not work.</li> <li>AS/MI: The community can have sewage committees.</li> <li>IS: Do submissions online for the LTP.</li> <li>QM: TCDC need to be open with people. The water supply is limited: Either people buy-in TCDC providing a better water supply or people have to make their own water arrangements. Most people would buy into that.</li> <li>PB: There will be resistance from people with new septage tanks to connect to a Council's scheme.</li> </ul>		

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<b>6.0</b>	<b>CLOSE OF MEETING</b>		
	<p>MI thanked everyone for their feedback and discussion.</p> <p>The next steps are to take the report and feedback to the Community Board and Council.</p>		