

**BEFORE THE INDEPENDENT HEARINGS PANEL
OF HAMILTON CITY COUNCIL**

UNDER

the Resource Management Act 1991 ("RMA")

AND

IN THE MATTER

of Private Plan Change 17 to the Hamilton City
Operative District Plan ("PC17")

**SUMMARY STATEMENT OF EXPERT EVIDENCE OF MATTHEW CHARLES FARRELL
ON BEHALF OF FONterra LIMITED**

WATER SUPPLY AND WASTEWATER

2 DECEMBER 2025

**Russell
McLeagh**

D J Minhinnick / K L Gunnell
P +64 9 367 8000
F +64 9 367 8163
PO Box 8
DX CX10085
Auckland

1. INTRODUCTION

- 1.1 My name is Matthew Charles Farrell. I am a Senior Principal Civil Engineer at Harrison Grierson. My qualifications and experience are set out in my Primary Statement of Evidence.
- 1.2 My evidence addresses water supply and wastewater servicing for PC17 at Te Rapa North. This summary draws only on my primary evidence (filed on 7 October 2025) and rebuttal evidence (filed on 20 November 2025) for PC17. It is intended to give the Panel a concise overview of my conclusions and my responses to other evidence.

2. SCOPE OF MY EVIDENCE

- 2.1 My evidence covers how the approximately 91 hectares around the Te Rapa Dairy Manufacturing Site ("Plan Change Area") can be serviced for water and wastewater, and how servicing will be coordinated and staged alongside development.
- 2.2 It addresses internal reticulation within PC17 and integration with Hamilton City Council's ("Council") wider network, including proportional upgrades for the Plan Change Area and also consider the Te Rapa North Industrial Zone ("TRNIZ") beyond the PC17 boundary.
- 2.3 Within my evidence I have considered:
 - (a) Connection points and capacity of the citywide water network (in consultation with Council), internal network needs, and demand assumptions for dry industrial land use.
 - (b) The preferred wastewater solution via the Pukete Wastewater Treatment Plant ("PWWT"), including the inclusion of new rising and gravity mains along Pukete Road, wastewater lift station to the Pukete Wastewater Treatment Plant and staged pumpstation solutions within the Plan Change Area.
 - (c) Staging and the Strategic Infrastructure Table which will link land release to infrastructure availability, and the function of an Infrastructure Plan at consent stage.

3. SUMMARY OF KEY FINDINGS

Water Supply

- 3.1 Servicing feasibility: Council has confirmed the Plan Change Area can be serviced from the existing citywide water reticulation, subject to targeted pipe upgrades aligned with staging. Further modelling of Council's citywide model will be required at resource consent for each phase to finalise connection requirements and pipe upgrades. This approach avoids adverse network effects and maintains level-of-service.
- 3.2 Demand basis and on-site efficiency: Preliminary modelling supports a network that anticipates dry-industry water use. Lot-level water-sensitive measures (eg rainwater harvesting and efficiency) are recommended to support resilient outcomes and minimise peak demands.
- 3.3 Delivery mechanism: A staged framework and the Strategic Infrastructure Table tie land release to confirmed infrastructure, ensuring upgrades occur in step with development. If development precedes external upgrades, interim solutions may be proposed and tested through consenting.

Wastewater servicing

- 3.4 Preferred long-term solution: Wastewater from the Plan Change Area will be conveyed to PWWTP via a new rising main and new gravity mains along Pukete Road, discharging to a new pumpstation adjacent to PWWTP. This strategy avoids loading an already constrained downstream gravity network and provides a future-proof route.
- 3.5 Within-area network and flexibility: A reticulated network supported by pumpstations will be confirmed through design. The number and placement of stations will be optimised at resource consent and engineering approval stages to fit sequencing; in a best-case scenario the West Block could be served by a single pumpstation, with flexibility retained for additional smaller pumpstations if needed.
- 3.6 Key trunk assets within PC17 will be sized to accommodate flows from the wider TRNIZ in consultation with Council and / or relevant Council-controlled water services organisations, reflecting efficient, equitable delivery for future development.

4. RESPONSE TO OTHER EVIDENCE

4.1 **Staging clarity and triggers:** Submitter evidence sought fixed staging or bespoke trigger tables. PC17 intentionally connects land release to three-waters readiness via the Strategic Infrastructure Table while not locking a single sequence, so staging can respond to actual infrastructure timing and development readiness at consenting. This ensures proportional and targeted delivery.

4.2 **Dry-industry water demands:** Concerns were raised that adopted water use rates under-state needs. In consultation with Council, a moratorium on wet-industry within the Plan Change Area guides the demand basis toward dry-industry occupation. The adopted rate (approximately 3,000 l/Ha/Day) is consistent with metered dry-industry assessments.

4.3 **Pumpstation locations and network layout:** Requests for fixed pumpstation locations are premature. Indicative locations demonstrate feasibility only and the final configuration will be refined in consultation with Council at resource consent / detailed design to optimise catchments, provide for adjacent areas where required, and protect corridors / easements for long-term integration.

4.4 **Use of existing downstream gravity mains:** Upgrading existing constrained gravity sections is not proposed. The robust solution is the new Pukete Road rising and gravity mains with a new wastewater pumpstation to PWWTP, which better secures long-term capacity for PC17 and the wider TRNIZ.

4.5 **Integration beyond PC17 and corridor protection:** My primary evidence supports strategic infrastructure corridors and sizing that anticipates wider TRNIZ growth. This includes alignment with regional initiatives where practicable, while allowing interim solutions that can be integrated or decommissioned later. Cost sharing for upsizing will need to be clarified with Council as part of a development agreement at or before the consenting stage.

4.6 **Allocation and consents for water supply:** I do not support a requirement that Fonterra secure new water abstraction and transfer it to Council. Council owns and operates the treatment plant and abstraction consents; allocation matters sit within Council's wider servicing strategy, not as a condition of rezoning by a private landowner.

4.7 **Northern Metro / regional interfaces:** The preferred wastewater layout for PC17 does not preclude future integration with wider network initiatives (eg Northern Metro). Flexibility in staging and pumpstation configuration enables

adaptation as regional planning progresses, with details resolved through consent processes.

5. CONCLUSION

5.1 In my opinion, PC17 can be appropriately serviced for water supply and wastewater through a staged strategy that connects land release to infrastructure availability, uses targeted upgrades, and enables interim solutions only where necessary and integrable. The approach is flexible, scalable, and aligned with Council's network and the needs of the wider TRNIZ.

Matthew Farrell

2 December 2025