

NUKUHAU RESIDENTS SOCIETY INC

Relocate, don't stop.

Our community's story, and why the Waikato River and HCC residents & ratepayers deserve a better site for the SWWTP currently proposed for 131 & 139 Raynes Road.

INTRODUCTION

Who We Are

Nukuhau Residents Society Inc formed in October 2025, in direct response to the proposed location of a wastewater treatment plant south of Hamilton.

INTRODUCTION

What We Do, and Why

What

We raise awareness of the impact on an established community, gather evidence, and engage directly with IAWAI, Hamilton City Council and Waipa District Council on residents' behalf.

Why

We do not wish to stop this project, but we believe;

- Our environment warrants protecting
- Notification, consultation & transparent process
- Industrial process = Industrial land (zone)

OUR STORY: THE LAND

How the Land Was Acquired

HCC becomes aware of the opportunity to purchase 131 Raynes Road

Mar/Apr 2022

HCC purchases the land for \$5.65m

Sept 2022

26 Jul 2022

Report to the Strategic Growth Committee recommends bringing forward funding

Post-purchase

Raynes Rd is added to the SWWTP shortlist — only after HCC already owned it

CONCERN

The Land Purchase Doesn't Add Up

131 Raynes Road — valuation timeline

\$2.8m

Value before conversations began

\$5.65m

Market valuation & sale price to HCC, Sept 2022

For reference, the council rating valuation at 1 August 2019 was just \$2.23m, with the land zoned rural. The jump to sale price happened quickly — and behind closed meetings.

NB Council also purchased the adjacent property 139 Raynes Road 2 months later for 1.35m

CONCERN

Where the Funding Came From

Brought-forward funding

HCC approved bringing forward \$5.65m from the 2023/24 Long Term Plan wastewater budget into 2022/23, specifically to enable this purchase.

Conditions attached

Council's own 26 Jul 2022 report states that if the site proved unsuitable, the funds would need to be repaid or swapped — so the wastewater fund wasn't left worse off.

A landowner with council ties

The landowner who offered the land was an ex-Waipā DC councilor and a Future Proof Committee member.

Information gap

The land sits in the Waipā ward, no information was published on the property's LIM. The title also carried no name of landowner.

OUR STORY: ENGAGEMENT

Working in Good Faith (1 of 2)

Aug 2025

First presentation to IAWAI

Oct 2025

Joint meeting with IAWAI, Waipa DC, HCC, Beca, cultural advisors & council CEOs

Oct 2025

Incorporated our Society

Nov 2025

IAWAI “information sessions” held

Working in Good Faith (2 of 2)

Feb 2026

Presented alternative Site X to IAWAI

May 2026

Beca finalised the like-for-like assessment report

15 Jun 2026

Report presented to Society

18 Jun 2026

Formally requested a pause

CONCERN

A Process We Were Locked Out Of

1

HCC declined our invitation to discuss the proposal face to face with the community in August 2025.

2

November's information sessions felt like a showcase, not consultation — the plant's location and size changed between sessions.

3

Community members were told, e.g. “Don’t worry too much you'll be long dead before this is built.”

4

Our requests for wider, clearer public notice of sessions were not acted on.

CONCERN

A Site Selection Process We Don't Trust

8 sites → 4 sites

Original 8 sites narrowed to 4 — Raynes Rd added only after HCC purchased it.

Shifting criteria

Site criteria changed mid-report to favour council-owned land — directly benefiting Raynes Rd.

TWEA report

The Tangata Whenua Effects Assessment Report - 50% of the MCA site score. In draft, and not released

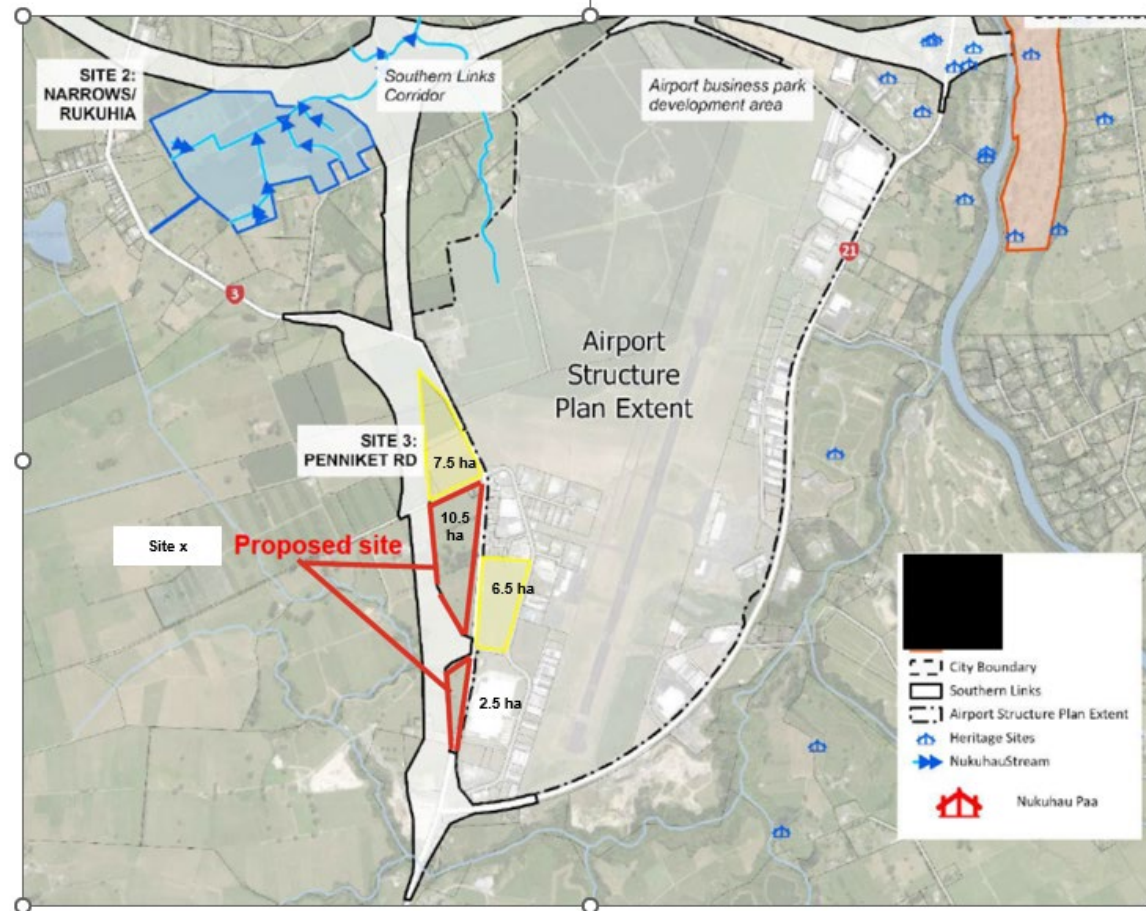
No peer review

A project this size has relied on one consultant's reports, without independent peer review.

CONCERN

Site X — Offered, Then Dismissed

Identified a stronger alternative — an extension of the Penniket Road site — with better soil, easy construction access, industrial zoning, and room for land discharge.



CONCERN

Governance Red Flags

- At the IAWAI establishment meeting, with only 3 board members present, the board members present approved the preferred site under urgency.
- We witnessed pushback from within the meeting as one board member was uncomfortable voting that day— it was dismissed, just as our own concerns were.

ENVIRONMENTAL & HEALTH RISK

The Health of the Waikato River

36,000 m³ of treated wastewater discharged daily, **upstream** of Hamilton's drinking water intake.

Contains PFAS (“forever chemicals”), pharmaceuticals, and illicit drugs such as methamphetamine and cocaine.

Adds faecal micro-organisms to recreational swimming areas.

Adds nutrients that fuel algal blooms and excess plant growth.

“Local Water Done Well”

IAWAI

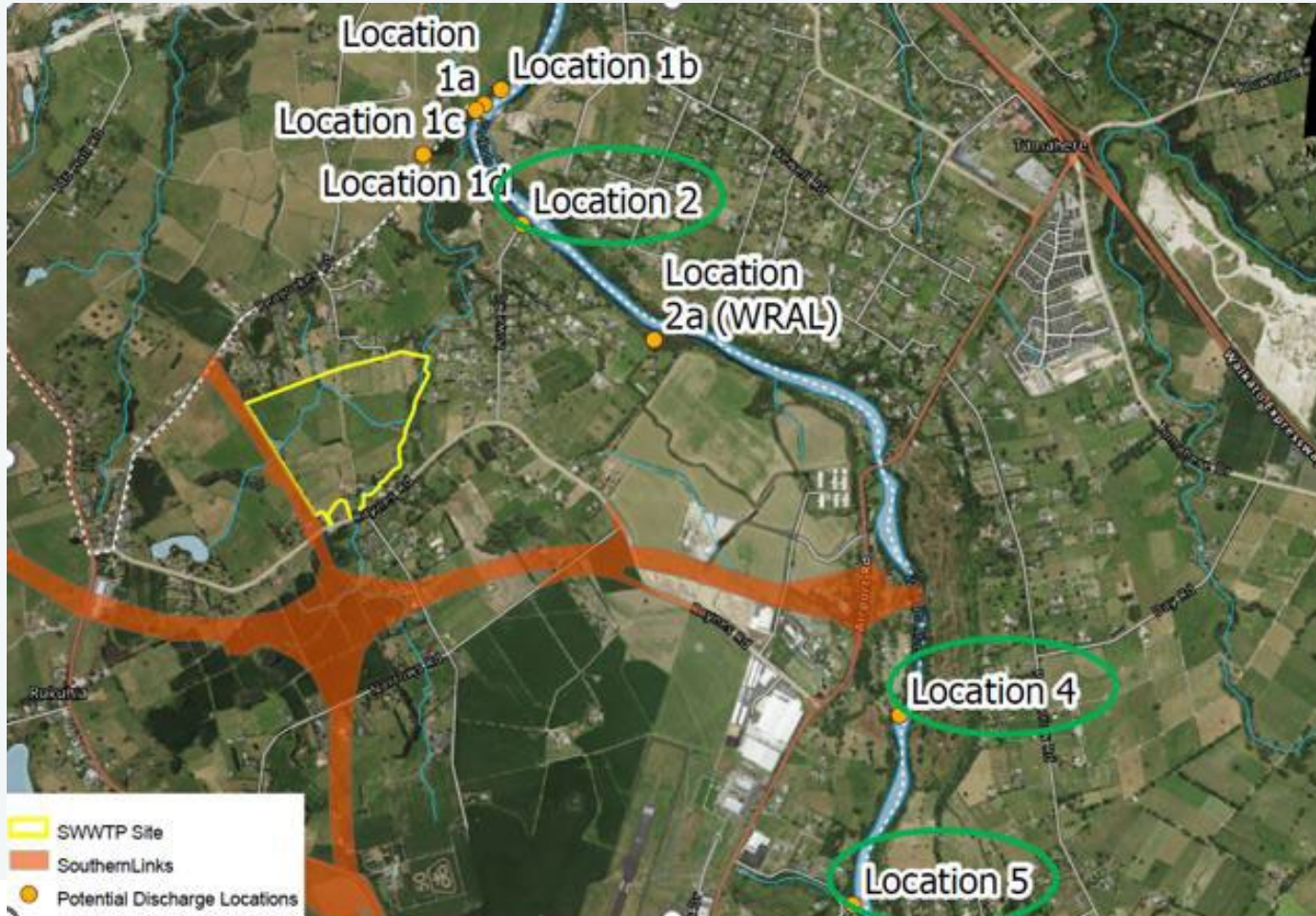
“Protecting Our River”

Waikato River Authority

We will let you decide.

CONCERN

Where They Want to Discharge



Location 2 - Lowe Road

The likely pick — cheapest, and closest to the plant.

Location 4 - Airport Road

Near the camping ground.

Location 5 - Lochiel Road

Near Mystery Creek.

The other options being seriously considered are unlikely — based on the same criteria that has favoured Raynes Rd throughout.

CONCERN

Nukuhau Stream & Pā

Ecological

The Nukuhau Stream sits immediately beside the site.

Long-tailed bat is also located in the gully & surrounding area.

Cultural

Nukuhau Pā sits in the same vicinity, carrying deep cultural significance.

One of the proposed river discharge points, neighbours both the stream and the Pā directly.

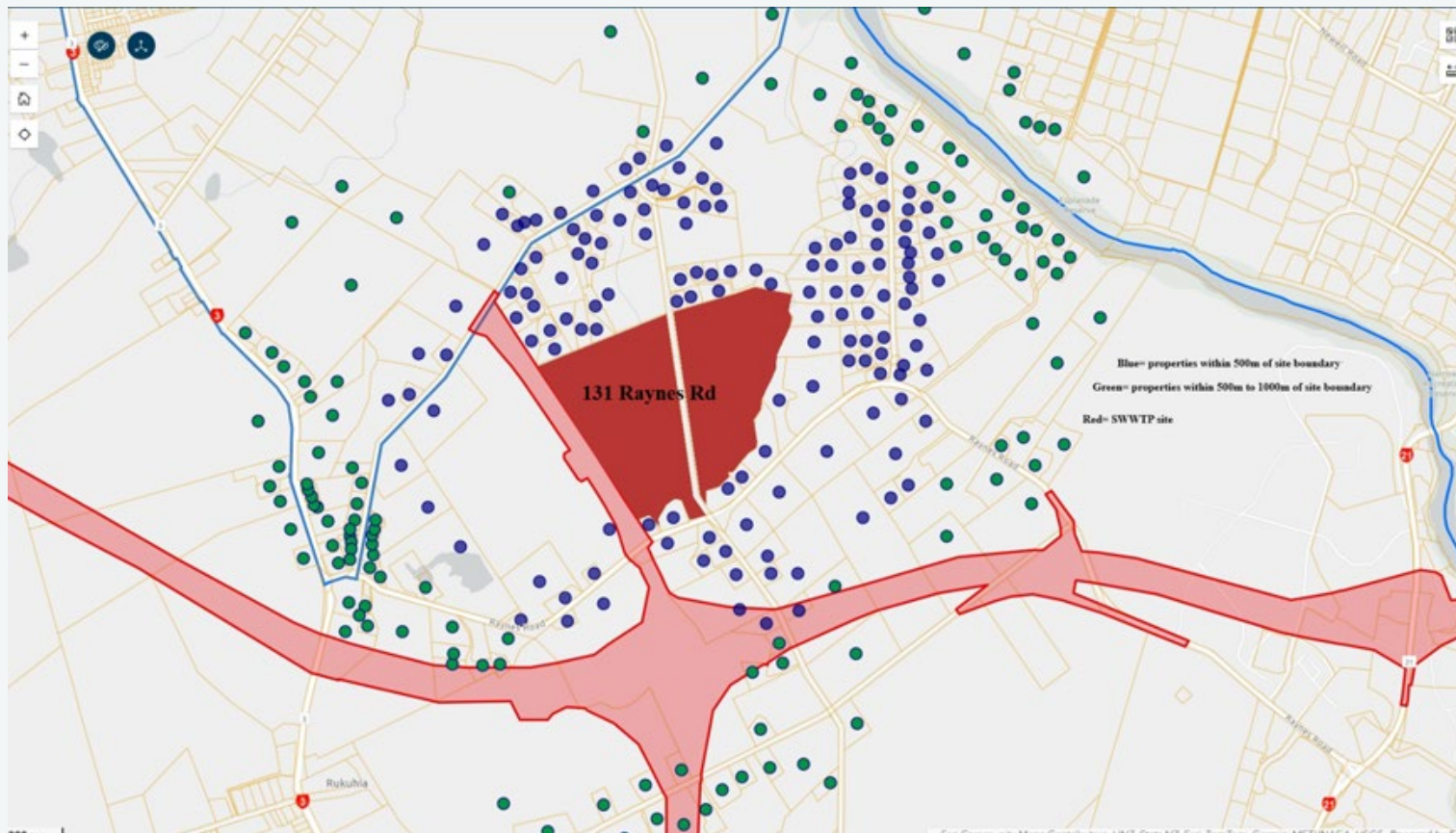
IMPACT

Our Community: Who's Affected

~180

households near 131 & 139
Raynes Road, and/or the
proposed discharge points

Source: Fast-track Approvals application material



Blue = within 500m of site • Green = 500–1000m • Red = SWWTP site

THE BIGGER PICTURE

This Is Bigger Than the community of Rukuhia

Discharge sits just 4km **upstream** of the **only water intake** for the **entire city of Hamilton**.

This **affects everyone** in the city, and every household along and close to the river.

It's all good until it's **not** — Moa Point is a real example of what happens when extreme weather meets a treatment plant.

It's a **huge risk**, and a **huge consequence**, for the whole city, and for **every HCC resident and ratepayer**.

OUR ASK

Relocate the plant. Don't stop the project.

Move it to a genuinely better site — outside lifestyle and residential-zoned land.

Release the missing Tangata Whenua effects assessment (TWEA) report.

Full transparency on how the land purchase was funded, and any conflicts of interest.

Independent peer review of the site selection process & final decision, and the wider project.

Straight, public answers on **river discharge safety**.

NEXT STEPS

How You Can Help

Talk about it

Talk to your neighbours, friends and family. Many people in this room, and across the city, still don't know this is happening.

Share this

Share what you've heard tonight. The more people who understand the risk & consequences, the harder it is to ignore.

Ask questions

Ask IAWAI , Councilor's & MPs directly. Public pressure is what has moved this process so far — it can move it further.

Stay Informed

Hamilton City Council websites, Project page
IAWAI website, meeting minutes
Nukuhau Residents Society Newsletter

We are in this together — the impact affects all of us in this area, and beyond it.

Thank you.

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