THW — Three Waters

Stormwater, wastewater and potable water supply are collectively known as Three Waters. A well functioning three waters network is important for a number of reasons including the well-being of the residents of Lower Hutt, the ecological and cultural wellbeing of our waterbodies and the continued residential and business growth and development in the City.

The Three Waters chapter in the District Plan has a role to play by promoting positive effects and avoiding, remedying or mitigating adverse effects of urban development on water through effective three waters network, by including objectives, policies and rules which help to achieve these.

The Hutt Valley is a floodplain for Te Awa Kairangi / Hutt River and numerous other small streams. The Hutt Valley has a high level of protection from flooding from Te Awa Kairangi / Hutt River due to the existing stopbank system, however the smaller streams and the general stormwater network are more susceptible to flooding. As urban development continues within the Hutt Valley, the amount of permeable land available for natural soakage will reduce. If not addressed, the potential impacts from flooding could increase.

To mitigate the effects from increased flood risk, the Three Waters chapter requires all future development in urban areas to be hydraulically neutral. This means that all new use and development will need to demonstrate that the discharge flow rate of associated stormwater runoff generated by development is no greater than the peak runoff discharged from the site in its current state.

New development will also need to include water sensitive design methods so that development contributes to promoting positive effects and avoids, remedies or mitigates adverse effects on water quality.

Situated under the Hutt Valley is the Waiwhetū Aquifer. This aquifer is an important source of water for the Hutt Valley. The provisions that control development over the aquifer are contained within the Greater Regional Wellington Council's Natural Resources Plan, including the maps that identify the area where earthwork depths are managed. Any development that involves earthworks or piling over the aquifer will need to comply with the relevant rules to ensure that the aquifer is not impacted by site development.

There is varied capacity within the three waters network throughout the City. Some areas of the City have capacity constraints which limit future development. In some instances, some development forms may be limited or not possible until such a time that infrastructure is upgraded.

In response to these challenges future growth and development in the City will be managed through the District Plan to:
- Align with projected increases in infrastructure capacity,
- Ensure that appropriate levels of service are maintained, and
- Provide sufficient development capacity to meet expected short-term, medium-term and long-term demand.

As a result, where there are opportunities to reduce the demand for future public infrastructure investment to accommodate growing populations through on-site measures, these are being required through the three waters chapter.

The rules in this chapter are focused on the management of effects of land use activities in urban areas. The relevant corresponding provisions for subdivision are located in the subdivision chapter.

Objectives

THW-O1	Infrastructure-enabled urban development

Future use and development of land in urban areas is sufficiently supported by existing or planned three waters infrastructure capacity at an appropriate level of service. Alternative means to service use and development are considered where necessary and appropriate.

THW-O2	Hydraulic neutrality and stormwater management

Future use and development in urban areas incorporates measures to manage stormwater runoff so it does not increase offsite stormwater peak flows compared to current levels, does not increase flood risks, and improves stormwater quality.

Policies

THW-P1	Three waters infrastructure servicing

Enable use and development in urban areas that is serviced by existing three waters infrastructure which:
1. Meets the requirements of the Wellington Water Regional Standard for Water Services, December 2021, Version 3.0,
2. Has sufficient capacity to accommodate the use, or development, and
3. Either exists prior to the commencement of construction or is installed in conjunction with the proposed development.

THW-P2	Three waters infrastructure capacity

Only allow for use, and development in urban areas with insufficient existing three waters capacity and/or level of service where:
1. The required three waters network is constructed prior to or in conjunction with the proposed development, or
2. It can be demonstrated there is an acceptable alternative solution that:
   a. Provides a comparable level of service to the use or development as outlined in Wellington Water Regional Standard for Water Services, December 2021, Version 3.0,
   b. Does not result in increased flood risk, increased wastewater overflows or reduced water pressure in the reticulated water network, and
   c. Will not generate any additional demand that compromises the ability of the network to service other permitted or established activities within the immediate area.

THW-P3	Hydraulic neutrality

Require new development in urban areas to achieve hydraulic neutrality. Any hydraulic neutral devices shall be designed, constructed and maintained to manage the rate of discharge of stormwater to the receiving environment so that the rate of offsite stormwater discharge is reduced to be at or below the modelled peak flow for each site prior to the development commencing.

THW-P4	Water sensitive design

Require new development in urban areas (except for commercial and mixed use zones) to incorporate water sensitive design methods and to be designed, constructed and maintained to:
1. Avoid or mitigate off-site effects from surface water runoff, and
2. Be in accordance with best practice solutions for the management of stormwater quality and quantity from the development.

THW-P5	Water supply

Require new residential units and retirement villages in residential and commercial and mixed use zones that are proposed to be connected to the reticulated water supply network, to be fitted with a water metering device, unless there are physical constraints that prevent the installation of a water meter.

Rules

Rules	
THW-R1	**New buildings (excluding accessory buildings) and conversions of existing buildings in an Urban Zone — Connections to the Reticulated Network**
Residential Zones **Commercial and Mixed Use Zones** **Industrial Zones** **Sport and Recreation Zone** **Open Space Zone** **Hospital Zone** **Tertiary Education Zone** **Marae Zone** **Seaview Marina Zone**	1. **Activity status:** Permitted Where: a. Connection to the existing three water infrastructure achieves compliance with: i. For wastewater: The level of service in Chapter 5, section 5.2.3 of the Wellington Water Regional Standard for Water Services, December 2021, Version 3.0, ii. For water supply: The level of service in Chapter 6, Tables 6.1 and 6.2 of the Wellington Water Regional Standard for Water Services, December 2021, Version 3.0, and iii. For stormwater: The performance standard in Chapter 4 of the Wellington Water Regional Standard for Water Services, December 2021, Version 3.0. **Note:** Chapter 4: Stormwater, Chapter 5: Wastewater and Chapter 6: Water Supply of the Wellington Water Regional Standard for Water Services, December 2021, Version 3.0, provide additional context for determining compliance with the references specified above.

Residential Zones **Commercial and Mixed Use Zones** **Industrial Zones** **Sport and Recreation Zone** **Open Space Zone** **Hospital Zone** **Tertiary Education Zone** **Marae Zone** **Seaview Marina Zone**	2. **Activity status:** Restricted discretionary Where: a. Compliance with any of the requirements of THW-R1.1 cannot be achieved. **Matters of discretion are restricted to:** 1. The relevant sections of the Wellington Water Regional Standard for Water Services, December 2021, Version 3.0, that the proposal does not comply with. 2. The relevant matters in THW-P2: Three waters infrastructure capacity. 3. The ownership, maintenance and operation arrangements of any alternative solutions to meet the performance standards of the Wellington Regional Standard for Water Services, December 2021, Version 3.0. 4. Any site constraints that may impact the alternative solution that is adopted for the site. **Notification:** Public notification and limited notification are precluded for applications under this rule.
THW-R2	**New buildings (excluding accessory buildings) in an Urban Zone - Hydraulic neutrality**
Residential Zones **Commercial and Mixed Use Zones** **Industrial Zones** **Sport and Recreation Zone** **Open Space Zone** **Hospital Zone** **Tertiary Education Zone** **Marae Zone** **Seaview Marina Zone**	1. **Activity status:** Permitted Where: a. For development of no more than three residential units: i. The development incorporates a Wellington Water Limited approved solution for managing the rate of stormwater runoff. b. For development of four or more residential units, a retirement village, or a non-residential building: i. Stormwater management measures are incorporated which achieve post development peak stormwater flows which are the same or less than the modelled peak flows for the site before the commencement of the development. **Notes:** An approved solution is one which meets the requirements of the Wellington Water Managing Stormwater Runoff — The Use of Approved Solutions for Hydraulic Neutrality, March 2024, Version 5. Guidance for calculating peak stormwater flows to mitigate any increased flood hazard is contained in the Wellington Water Reference Guide for Design Storm Hydrology; Standardised Parameters for Hydrological Modelling, April 2019, Version 7. Guidance on which storm events are to be managed is contained in Chapter 4 of the Wellington Water Regional Standard for Water Services, December 2021, Version 3.0. For residential development of less than 10 residential units which meet the impervious area requirements of the Wellington Water approved solution, or a non-residential building less than 200m^2, a Wellington Water Limited approved solution for managing volume and rate of stormwater runoff installed on each unit can be used to achieve compliance with this rule.
Residential Zones **Commercial and Mixed Use Zones** **Industrial Zones**	2. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with THW-R2.1. **Matters of discretion are restricted to:** 1. The relevant sections of the Wellington Water Regional Standard for Water

Sport and Recreation Zone **Open Space Zone** **Hospital Zone** **Tertiary Education Zone** **Marae Zone** **Seaview Marina Zone**	Services, December 2021, Version 3.0. 2. The relevant matters in THW-P3: Hydraulic neutrality. 3. Alternative methods for managing the rate of discharge of stormwater to the receiving environment. 4. The extent to which the development incorporates stormwater management techniques or controls to mitigate any increase in current peak stormwater runoff rate. 5. The design, location, efficiency and effectiveness of measures to manage peak stormwater flows. 6. The ownership, maintenance and operation arrangements of any measures to manage stormwater runoff from the site. 7. Any changes in off-site flood extents and depths from not achieving hydraulic neutrality. 8. Any site constraints that may prevent hydraulic neutrality from being achieved on the site. **Notification:** Public notification is precluded for applications under this rule.
THW-R3	**New buildings (excluding accessory buildings) in an Urban Zone — Water Sensitive Design**
Commercial and Mixed Use Zones	1. **Activity status:** Permitted
Residential Zones **Industrial Zones** **Sport and Recreation Zone** **Open Space Zone** **Hospital Zone** **Tertiary Education Zone** **Marae Zone** **Seaview Marina Zone**	2. **Activity status:** Permitted Where: a. The development is for: i. no more than three residential units; or ii. a non-residential building with a building footprint of no more than 200m^2.
Residential Zones **Industrial Zones** **Sport and Recreation Zone** **Open Space Zone** **Hospital Zone** **Tertiary Education Zone** **Marae Zone** **Seaview Marina Zone**	3. **Activity status:** Restricted discretionary Where: a. The development is for: i. four or more residential units, or ii. a retirement village, or iii. a non-residential building with a building footprint over 200m^2 (excluding accessory buildings). **Matters of discretion are restricted to:** 1. The relevant sections of the Wellington Water - Water Sensitive Design for Stormwater: Treatment Device Design Guideline, December 2019, Version 1.1. 2. The relevant matters in THW-P4: Water sensitive design. 3. The design, location, efficiency and effectiveness of water sensitive design methods. 4. The ownership, maintenance and operation arrangements for the water sensitive design methods from the site. 5. The inclusion of stormwater retention to reduce, as far as reasonably practicable, the increase in stormwater runoff volume post development. 6. Any site constraints that may prevent water sensitive design methods from being constructed on the site. 7. Any wider public water sensitive design treatment devices that the stormwater from the site may discharge into, thereby providing treatment prior to discharging

		into a water body. **Notification:** Public notification and limited notification are precluded for applications under this rule.
THW-R4		**New residential units and retirement villages that are connected to the reticulated water system**
	Residential Zones **Commercial and Mixed Use Zones**	1. **Activity status:** Permitted Where: a. Water metering device(s) are installed which meet the requirements of Sections 6.2.17 and Section 6.2.17.1 of the Wellington Water Regional Specification for Water Services December 2021, Version 3.
	Residential Zones **Commercial and Mixed Use Zones**	2. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with THW-R4.1. **Matters of discretion are restricted to:** 1. The relevant matters in THW-P5: Potable water supply. 2. The ownership, maintenance and operation arrangements of any measures to reduce demand on potable water supply from the site. **Notification:** Public notification and limited notification are precluded for applications under this rule.