BEFORE THE HUTT CITY COUNCIL

Proposed District Plan Hearings Panel –

Stream 7 – Subdivision Chapter

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of the Proposed Lower Hutt District Plan

JOINT WITNESS STATEMENT

Planning

12 November 2026

1.0 INTRODUCTION

1.1 This joint witness statement relates to expert conferencing on specific references to the Regional Standard for Water Services 2024 in the Subdivision Chapter of the Proposed Lower Hutt District Plan ('Proposed Plan' or 'PDP'). This statement responds to the directions from the Hearing Panel contained in paragraphs 16 and 17 of Minute #22 dated 29 October 2026.

1.2 The expert conferencing was held online on 6 November 2026. The session was self-facilitated.

1.3 The expert attendees at the conference were:

1.3.1 Dave Gibson (466) for Survey and Spatial NZ (S+SNZ)

1.3.2 Bradley Blucher for Tiaki Wai (Successor to submitter #422 and FS36)

1.3.3 Cristal Bennett for Hutt City Council (reporting officer for the Three Waters Chapter)

1.3.4 Hamish Wesney for Hutt City Council (reporting officer for Subdivision Chapter).

1.4 On 30 October 2026 Tiaki Wai submitted a memorandum in response to Minute #22 seeking leave for Bradley Blucher, Manager Land Development and Consenting to participate in the conferencing as an interested party. It is noted Tiaki Wai made submissions on references to the Regional Standard in the Proposed Plan. The Hearing Panel subsequently granted this request.

2.0 CODE OF CONDUCT

2.1 This joint witness statement is prepared in accordance with sections 9.4 to 9.6 of the Environment Court Practice Note 2023.

2.2 We confirm that we have read the Environment Court Practice Note 2023 and agree to abide by it. The experts confirm that the issues addressed in this joint witness statement are within our area of expertise, unless stated otherwise.

3.0 PURPOSE AND SCOPE OF CONFERENCING

3.1 In Minute 22, the Hearing Panel directed the conferencing parties to prepare a joint memorandum on the necessity and appropriateness of the Subdivision Chapter rules and standards referring to the proposed Three Waters Appendix that would replace references to the Regional Standard for Water Services. The Panel also directed the parties to consider the outcomes of the Hearing Stream 6 conferencing process insofar as those outcomes relate to the Subdivision chapter.

3.2 The purpose of conferencing was to discuss and, where possible, reach agreement on the implications of the Hearing Stream 6 conferencing outcomes for the subdivision provisions of the Proposed District Plan, including matters raised in submissions and evidence relating to three waters servicing requirements.

3.3 Specifically, the conferencing considered:

a. the relationship between the subdivision provisions and the proposed Appendix THW-APP1;

b. whether, and to what extent, references to the Regional Standard for Water Services within the Subdivision Chapter should be amended;

c. whether any consequential amendments to the subdivision provisions are necessary arising from the Hearing Stream 6 conferencing outcomes; and

d. the areas where agreement could be reached.

3.4 The conferencing did not reconsider the broader policy framework for subdivision or the detailed technical requirements proposed

within Appendix THW-APP1 except where necessary to understand their relevance to the subdivision provisions.

3.5 The outcomes of the conferencing discussion, including the matters agreed by conferencing participants, are recorded in this statement. The agreed amendments are set out in Attachment A, with the associated section 32AA evaluation contained in Attachment B.

4.0 PRIMARY DATA RELIED ON

4.1 In undertaking conferencing, the participants considered the following primary material:

a. the relevant provisions of the Hutt City Council Proposed District Plan, including the Subdivision Chapter and the proposed Three Waters Appendix (THW-APP1);

b. submissions and further submissions relating to the Subdivision Chapter and three waters servicing requirements;

c. the section 42A report, supplementary reporting officer advice, and rebuttal evidence prepared for Hearing Stream 7 (Subdivision);

d. the evidence and hearing speaking notes of David Gibson on behalf of Survey and Spatial New Zealand;

e. the outcomes of Hearing Stream 6 relating to the Three Waters Chapter, including the Hearing 6 - JWS- H#6 Tiaki Wai Standards - Three Waters chapter - signed 12 October 2026;

f. the Tiaki Wai Regional Standard for Water Services 2024; and

g. relevant provisions, evidence, conferencing outcomes and hearing recommendations associated with Wellington City Council Proposed District Plan Change 1, which considered

similar issues regarding the relationship between district plan provisions and the Regional Standard.

5.0 FACTS AND ASSUMPTIONS

5.1 For the purposes of conferencing, the participants adopted the following facts and assumptions:

a. The Subdivision Chapter in the notified Proposed Plan currently contains provisions that refer, directly or indirectly, to the Tiaki Wai Regional Standard for Water Services 2024 (Regional Standard).

b. The relationship between district plan provisions and the Regional Standard was considered as part of Hearing Stream 6 relating to the Three Waters Chapter.

c. A proposed appendix (THW-APP1) has been developed through the Hearing Stream 6 process as a potential mechanism to identify those components of the Regional Standard that are proposed to have relevance within the District Plan.

d. The Hearing Panel directed the conferencing parties to consider the outcomes of the Hearing Stream 6 conferencing process insofar as those outcomes relate to the subdivision provisions of the Proposed District Plan.

e. Submissions and evidence presented to Hearing Stream 7 identify differing views regarding the appropriateness of referencing the Regional Standard and/or THW-APP1 within the Subdivision Chapter.

5.2 The conferencing participants also recognised that similar issues concerning the relationship between district plan provisions and the Regional Standard have been considered through the plan-making process for the Wellington City Council District Plan, including Plan Change 1. Relevant material from that process was considered as background information where participants considered it helpful to

understanding the matters before the conferencing. In particular, conferencing participants noted that Dave Gibson and Bradley Blucher were participants in expert conferencing undertaken as part of Wellington City Council Proposed District Plan Change 1 on related matters concerning incorporation of, and reference to, the Regional Standard within district plan provisions.

6.0 MATTERS DISCUSSED

6.1 We agreed that the proposed Three Waters appendix (THW-APP1), developed through Hearing Stream 6, primarily addresses requirements relating to new three waters connections for buildings and does not fully address a number of subdivision-specific servicing and infrastructure requirements contained within the Tiaki Wai Regional Standard for Water Services 2024 (Regional Standard). For example, the Three Waters appendix does not contain provisions relating to servicing of vacant lots and extensions of the reticulated networks which can be a common requirement for subdivisions.

6.2 We agreed that, while the additional subdivision-specific requirements could be incorporated into THW-APP1, a dedicated subdivision appendix would provide a clearer and more efficient approach for plan users by consolidating subdivision servicing requirements in one location within the Subdivision Chapter.

6.3 We agreed that a standalone subdivision appendix (SUB-APP1) is the most effective and efficient method of incorporating the relevant Regional Standard requirements into the District Plan and should include both the servicing matters already addressed through THW-APP1 and the additional subdivision-specific provisions relevant to subdivision design and servicing.

6.4 We agreed that separate appendices within the Three Waters and Subdivision Chapters will result in some duplication of plan content and may require both appendices to be amended if future changes are required. However, we agreed that these costs are minor in the context of the Proposed District Plan, particularly given its

potentially limited lifespan pending replacement land use plans under the proposed resource management system reforms.

6.5 We agreed that the purpose of SUB-APP1 is not to replicate the Regional Standard in its entirety, but to incorporate those provisions that are necessary and appropriate for subdivision assessment and resource consent decision-making under the District Plan. We agreed that this approach provides a clear and accessible statement of subdivision servicing requirements while avoiding the inclusion of operational or administrative matters that are unnecessary for district plan purposes.

6.6 We agreed that SUB-APP1 should generally be based on the equivalent appendix in the Wellington City Council District Plan to promote regional consistency in the treatment of subdivision servicing requirements. We agreed, however, that specific provisions should be amended where necessary to reflect the requirements in the Regional Standard for Lower Hutt, including population density assumptions used for infrastructure design.

6.7 We agreed that consequential amendments to Policy SUB-P7 and Standards SUB-S4, SUB-S5 and SUB-S6 are necessary to integrate these provisions with SUB-APP1 and reflect the structure of the Proposed District Plan. We agreed that these amendments should generally follow the approach adopted in the Wellington City Council District Plan while being tailored to the Proposed Lower Hutt District Plan.

6.8 We agreed all matters discussed during conferencing. The resulting amendments are set out in Attachment A.

7.0 AGREED POSITION

7.1 **Attachment A** contains the amendments agreed by the conferencing parties. The agreed amendments to provisions use the following format:

7.1.1 Section 42A Report recommendations: in red underlined or ~~strike through~~

7.1.2 Further amendments agreed in this conferencing are shown in blue underline or ~~strike through~~.

8.0 SECTION 32AA EVALUATION

8.1 **Attachment B** contains the Section 32AA evaluation of the agreed recommended provisions.

Date: 12 November 2026



Bradley Blucher



Dave Gibson



Cristal Bennett



Hamish Wesney

ATTACHMENT A: AGREED AMENDMENTS TO PROVISIONS

SUB — Subdivision

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Policies

…

SUB-P7	Servicing and access
Require all allotments created by any subdivision to be adequately serviced as follows: 1. Require new infrastructure and upgrades to existing infrastructure to meet the relevant Council engineering standards. 2. Require sufficient infrastructure capacity to accommodate development in accordance with the planned purpose of the zone. 3. Where upgrades to existing infrastructure or new infrastructure are required ensure that the upgraded or new infrastructure have sufficient capacity to accommodate future development and densities anticipated by the underlying zone. 4. Require new roads and new vehicle access to sites to meet minimum design standards to: a. Allow for safe and efficient traffic movements, b. Provide for the safety and amenity pedestrians and other road users ~~amenity~~, and c. Safely accommodate the intended number of users. 5. Require suitable access and connections to reticulated water supply, wastewater, and stormwater networks in urban areas that meet the requirements of the Wellington Water Regional Standard for Water Services v3.1, December 2021~~4~~4, or for allotments containing existing buildings with existing connections to public reticulated water supply, wastewater and stormwater management networks, the connections are functional. 6. Where reticulated services are not available require allotments to be of sufficient size and shape with appropriate soil conditions to accommodate on-site wastewater, stormwater and water supply infrastructure, including water supply for fire-fighting purposes. 7. Require the provision of suitable connections to telecommunications and electricity.	

Standards

SUB-S4	Water supply

1. Where a connection to a publicly owned reticulated water supply systems is available, all new allotments must:
    a. For new vacant allotments, or new allotments without a connection to the publicly owned reticulated water supply system, ~~B~~be provided with a water supply connection ~~at the allotment boundary~~ to the public main, that meets the requirements ~~of the Wellington Water Regional Standard for Water Services December 2021 (Chapter 6, Tables 6.1 and 6.2)~~ in the Water Supply section of Appendix SUB-APP1;
    b. For new allotments around an existing building with an existing water supply, each allotment must have a connection to the publicly owned reticulated water supply system that:
        i. can be independently isolated for each allotment and residential unit using an individual water service valve (toby);
        ii. has no leak or overflows from the privately owned section of the connection; ~~and~~
    c. Comply with water supply requirements in the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.
2. Where a connection to a publicly owned reticulated water supply systems is not available, all allotments must:
    a. Be provided with access to a self-sufficient potable water supply with a minimum volume of 10,000L, and
    b. Comply with the water supply requirements of the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

Matters of discretion if the standard is breached:

1. The extent to which the proposed water supply is sufficient for the development or activity it serves.
2. The suitability of the proposed water supply for fire-fighting purposes, including effects on people's health and safety, and on property.
3. Where a publicly owned reticulated water supply system is not immediately available but is likely to be in the near future, the appropriateness of temporary systems.
4. Whether any site constraints make compliance impracticable.
5. Any resulting changes to the level of service provided to other properties in that part of the network.

SUB-S5	**Wastewater disposal**

1. Where a connection to a publicly owned reticulated wastewater systems is available, all new allotments must:
    a. For new vacant allotments, or new allotments without a connection to the publicly owned reticulated wastewater system, ~~B~~be provided with a connection to the public main ~~at the allotment boundary~~ that meets the requirements ~~of the Wellington Water Regional Standard for Water Services December 2021 (Chapter 5, section 5.2.3)~~ in the Wastewater section of Appendix SUB-APP1.
    b. For new allotments around an existing building with an existing connection to the publicly owned wastewater

system, each allotment and all buildings with internal plumbing have a functional connection to the publicly owned reticulated wastewater system that has no wastewater leak, overflows from the privately owned section of the connection or incorrect connections to other networks.

2. Where a connection to a publicly owned reticulated wastewater systems is not available, all allotments must ~~be provided with on-site wastewater systems or an approved alternative means to dispose of sewage in a sanitary manner within the net site area of the allotment in accordance with the Wellington Water Regional Standard for Water Services December 2021 (Section 5.2.6)~~ have an area identified within the allotment for wastewater treatment and disposal sufficient to meet Wellington Regional Plan standards for on-site domestic wastewater; and
3. ~~Where a connection to a publicly owned reticulated wastewater systems is not available and sewage is to be disposed to ground, that~~ An area identified in 2. above must not be subject to instability or inundation or used for the disposal of stormwater.

Matters of discretion if the standard is breached:

1. The extent to which the proposed wastewater disposal solution is sufficient for the development or activity it serves.
2. The extent to which the proposed wastewater disposal solution will result in adverse effects on public health and safety.
3. Whether the proposed wastewater disposal ~~solution~~ connection or on-site area may result in contamination of water, groundwater or stormwater, including as a result of wet weather overflows.
4. Whether non-reticulated wastewater, or wastewater reticulated through a localised network, can be treated and disposed safely in accordance with Wellington Regional Plan standards;
5. Design and effectiveness of any alternative solution;
6. Operational responsibility, legal management arrangements, and ongoing maintenance accountability for any alternative solution;
7. Where a publicly owned reticulated system is not immediately available but is likely to be in the near future, the appropriateness of temporary systems.
8. Whether any site constraints make compliance impracticable.

SUB-S6	Stormwater management

1. All subdivisions and stormwater systems must be designed to achieve hydraulic neutrality.
2. Where stormwater flows into the ~~a connection to a~~ publicly owned stormwater management system~~s is available~~ (including to a public road via a kerb and channel outlet), all new allotments without an existing connection must be provided with a connection ~~at the allotment boundary,~~ that meets the requirements ~~of the Wellington Water Regional Standard for Water Services December 2021 (Chapter 4 Stormwater, Tables 4.1, 4.2 and 4.3)~~ in the Stormwater section of Appendix SUB-APP1.
3. Where stormwater flows into the publicly owned stormwater management system from a new allotment that has an existing connection (including to a public road via a kerb and channel outlet) to the publicly owned stormwater management system, the stormwater must not:

a. Flow into a wastewater network
b. Contain wastewater
c. Create or worsen instability or inundation on a different allotment.

4. Where ~~a connection to a publicly owned stormwater systems is not available and the means of~~ on-site stormwater does not flow into the publicly owned stormwater management system:
   a. Any area where stormwater is dispos~~al~~ed ~~is~~ to ground, ~~that area~~ must not be:
      i. subject to instability;
      ii. ~~or~~ subject to inundation in a 10% AEP flood event; or
      iii. be used for the disposal of wastewater.
   b. It must not cause an increase in inundation on land outside the subdivision; and
   c. The stormwater discharge to land or to water is allowed by a national environmental standard or other regulations, a regional plan rule, or a regional plan resource consent.

Matters of discretion if the standard is breached:

1. The extent to which the proposed stormwater management solution is sufficient for the development or activity it serves.
2. The extent to which the proposed stormwater management solution results in adverse effects on public health and safety.
3. Whether the proposed stormwater management solution ~~results in adverse flooding effects on other property, including on the~~, including any existing inundation area used for stormwater disposal, does not have a more than minor increase in natural hazard risk to people and property, and does not reduce effective function of ~~a~~ the publicly owned reticulated stormwater management system ~~network~~.
4. Where a publicly owned reticulated stormwater management system is not immediately available but is likely to be in the near future, the appropriateness of temporary systems.
5. Whether any site constraints make compliance impracticable.

SUB-APP1: Three Waters Connections[1]

1. *Stormwater*

1.1 Connections

1.1.1 Lateral connections to the existing public stormwater network

The following applies to lateral connections to public mains:

[1] This appendix is based on APP17 – Three Waters Connections in the Wellington City Council Plan Change 1 – Decisions Version, with amendments to reflect the Tiaki Water Regional Standard for Water Services and the Lower Hutt context.

a. Private connections must be a minimum size of 100 mm nominal diameter.

b. A vacant lot must be serviced by a separate connection to the public network.

c. Each proposed residential unit on a lot must be serviced by a separate connection to the public system, except that:

    i. Unit-titled developments are exempt from this criterion and may be serviced by a single, suitably-sized connection.

d. Each connection must be capable, as a minimum, of conveying the design level of service.

e. Industrial and commercial lots must have a minimum nominal diameter of 150 mm and must connect to a public stormwater pipe.

f. Connections provided to lots must be at sufficient depth so that they can be extended to the building platform in a manner compliant with the New Zealand Building Code (NZBC).

g. Where the connection is to an empty lot, the terminal connection must be:

    i. Laid at least 1 m inside and within the boundary of the property.

    ii. End in a method that can accept an approved spigot.

    iii. Pipe colour-coded green, ensuring that if paint is used any rubber ring gap is taped over to protect it from the paint.

    iv. Be blanked off or sealed with a removable cap colour-coded green.

    v. Be marked with a securely embedded H4 treated timber post, with at least 600 mm protruding above ground, and the top 100 mm painted green.

h. Connections larger than 150 mm must be connected to the public system via a manhole only. Connections must be made at angles 90 degrees or less to the direction of the flow.

i. Connections 150 mm or less can be made directly to a stormwater main.

j. Connections must not be made to a public pipe deeper than 3.5 m to the crown

k. Connections must not be connected to the wastewater network.

l. A private connection cannot cross an adjacent property without the permission of the adjacent property owner. Where permission is obtained, in writing, an easement must be obtained in favour of the connection's lot.

1.1.2 Lateral connections that require extensions/upgrades to the public stormwater network

In addition to the lateral requirements under 1.1.1, where a private connection to the public stormwater network requires an extension to, or upgrade of, the public stormwater network, the design requirements of 1.2 are also to be complied with.

1.1.3 On-site soakage stormwater disposal

Where an on site soakage system is proposed (i.e. no connection to the public network) the design requirements under section 1.2 are to be complied with.

1.2 Design Requirements for 1.1.2 and 1. 1 .3

1.2.1 Climate change

All systems must be designed to accommodate the predicted impacts of climate change in terms of hydrology (refer to the Tiaki Wai Ltd Reference Guide for Design Storm Hydrology, which is available on the Tiaki Wai Ltd website) and design sea levels allowing for climate change and predicted land subsidence to 2130 as in Table 1 below.

Table 1 - Design sea levels allowing for climate change

Mean high water springs (NZVD2016) (m)	0.537m
+ Projected sea level rise (m)	1.23m
+ Land subsidence (m)	0.47 m (York Bay)
+ Barometric allowance (m)	0.25
= **Design sea level (NZVD2016) (m)**	**2.49**

1.2.2 Primary system level of service

The primary system typically comprises piped drainage systems, formed drainage channels and soakage systems. Each system is to be designed:

a. To accommodate the design storm to a set level of service as defined by the annual exceedance probabilities (AEPs) listed in Table 2.

b. To the General Catchment Level of Service, and then demonstrate that the roads, sections and other considerations internal to the catchment are not inundated when the general catchment is subjected to the assigned internal event for each consideration.

c. The catchment is the entire drainage area above the design point of concentration.

Table 2 – Primary level of service (AEP)

General catchment level of service	
Residential	10%
Commercial/industrial	10%
Rural/rural residential	10%
Internal level of service for roads	
Primary arterial	5%
Secondary arterial	5%
Local/minor	10%
Bridges	2%
Internal level of service for sections	
Open space/reserve	50%
Private yards	20%
Car parks	20%
Internal level of service for others	
Where no secondary path is available	1%
Key public facilities, hospitals, substations, etc	1%
Wastewater disposal fields	5%

1.2.3 Secondary system level of service

The secondary system comprises secondary flow paths typically overland and along carriageway surfaces. The secondary systems must:

a. Follow the required level of service for secondary systems as outlined in **Table 3**.

b. Follow the maximum stormwater flow depths and velocities for access roads as outlined in **Table 4**.

Table 3 – Secondary system level of service

Building floors	***Design Storm Event (AEP)***
Housing and communal residential and communal non-residential	1%
Commercial	1%
Industrial	1%
Rural residential	1%
Roads	
Primary arterial*	2%
Secondary arterial*	2%
Local/minor	5%
Bridges and major culverts	1%

* Flooding is allowed at these levels of service, but the road must be passable by light vehicles. The table below indicates acceptable depths and flow velocities as measured at the road centreline.

Table 4 – Maximum stormwater flow depths and velocities for access roads

	Max depth	***Max velocity***
Primary/secondary arterial road	0.1m	2 m/s
Local/minor road	0.2m	2 m/s
Steep local/minor roads	0.1m	3 m/s
Walkways only	0.4m	1 m/s

1.2.4 Secondary flow path

A secondary flow path is the path the stormwater would take if the primary drain was rendered inoperable or is overwhelmed by a flow exceeding the drain's design capacity. The secondary flow path must:

a. Be shown on the submitted design and subsequent as-built plans, including demonstrating that existing and proposed residential units are not affected by the secondary flow during the design secondary storm event.

b. Include a secondary inlet (if required by Tiaki Wai Ltd) where the primary drain's capacity is large and the consequence of overflow is great (primary flow is greater than secondary flow path capacity).

c Convey the secondary system level of service event, less the design capacity of the primary system, regardless of secondary intakes.

2. Wastewater

2.1 Connections

2.1.1 Lateral connections to the existing wastewater network

The following applies to lateral connections to the wastewater network:

a. A minimum nominal diameter for a lateral connection must be 100 mm.

b. A vacant lot must be serviced by a separate connection to the public network

c. Each proposed residential unit on a lot must be serviced by a separate connection to the public main, except that:

i. Unit titled developments are exempt from this criterion and may be serviced by a single, suitably sized connection.

d. Connections provided to the lot boundary must be at sufficient depth that they can be extended to the building platform in a manner compliant with the New Zealand Building Code.

e. Minimum grades for private connections up to the property boundary must be as outlined in Clause G13 of the New Zealand Building Code, but with a minimum grade of 1 :60.

f. Laterals must be no deeper than 600 mm below ground level at the boundary.

g. An inspection eye must be installed at the property boundary (on the public side of the boundary with the lot), comprised of either:

i. Proprietary inspection chamber with minimum 150 mm riser and screwcap fitting within:

1. Manifold box with red lid marked 'SS' in non-trafficable areas, or

2. Ductile iron lamp-hole frame and cover on a concrete footing

Or:

ii. On steep property frontages with an exposed lateral pipe, the inspection eye may be replaced with a sealed inspection junction point.

h. Connections must be made at a manhole in the following situations:

i. Where the lateral connection is 225 mm or greater.

ii. Where the public main is identified as a trunk main, either on existing GIS network plans or as required by Council.

i. Connections must not be made to a public sewer pipe deeper than 3.5 m to the crown.

j. Where the connection is to a vacant lot, the terminal connection must be:

i. Laid at least 1 m inside and within the boundary of the property.

ii. End in a method that can accept an approved spigot.

iii. Pipe colour-coded red, ensuring that if paint is used any rubber ring gap is taped over to protect it from the paint.

iv. Be blanked off or sealed with a proprietary removable cap colour-coded red.

v. Be marked with a securely embedded treated timber post, with at least 600 mm protruding above ground, and the top 100mm painted red.

k. Allow for Gully traps to be installed at a level that:

i. prevents unwanted wastewater discharge by being a minimum of 150 mm above the nearest opening (e.g. manhole) in the wastewater network; and

ii. prevents stormwater inflow by being above the 1% AEP flood event level, or at the minimum clearance allowable by the New Zealand Building Code based on the overflow level of the lowest plumbing fixture.

l. A private connection cannot cross an adjacent property without the permission of the adjacent property owner. Where

permission is obtained, in writing, an easement must be obtained in favour of the connection's lot.

m. The public wastewater network must:

i. be of capacity suitable for carrying peak flows anticipated during the lifetime, without surcharge and with due allowance for ground and surface water infiltration and inflow; and

ii. adequately convey wastewater to an approved discharge point.

2.1.2 Lateral connections that require extensions/upgrades to the public wastewater network

In addition to the lateral requirements under 2.1.1, where a private connection to the public wastewater network requires an extension to, or upgrade of, the public wastewater network, the design requirements of 2.2. are also to be complied with.

2.2 Design Requirements for 2.1.2

2.2.1 Level of service

The wastewater network must:

a. Consist of an underground piped reticulation system where an adjacent public reticulation is available.

b. Be of capacity suitable for carrying peak flows anticipated during the lifetime, without surcharge and with due allowance for ground and surface water infiltration and inflow.

c. Be designed to minimise blockage and sediment deposition.

d. Adequately convey wastewater to an approved discharge point.

e. Not be connected to the stormwater network. Wastewater systems must be designed and constructed to minimise the risk and extent of stormwater inflow and infiltration.

f. Be designed to prevent floodwaters entering the network where the wastewater network is within a flood plain, or secondary flow path.

g Allow for gully traps to be installed at a level that:

i. prevents unwanted wastewater discharge by being a minimum of 150 mm above the nearest opening (e.g. manhole) in the wastewater network; and

ii. prevents stormwater inflow by being above the 1 % AEP flood event level, or at the minimum clearance allowable by the New Zealand Building Code based on the overflow level of the lowest plumbing fixture.

2.2.2 Population

The following applies to the population for wastewater design:

a. The population to be used for wastewater design in typical residential developments must be based on a people per residential unit basis.

b. Where the proposed number of residential units cannot be determined, the minimum density per hectare (ha), outlined in **Table 6**, must be adopted.

Table 6 – Residential development population density

	Population per residential unit	***Minimum density people per ha****
HCC	3.5	60

* Gross area including streets but excluding reserves.

2.2.3 Industrial or commercial design flows

The flow factors in Table 7 apply to industrial or commercial design flows:

Table 7 – Industrial and commercial design flows

		ADWF (L/ha/s)	***PDWF (L/ha/s)***	***PWWF (L/ha/s)***
HCC	Industrial/commercial	0.52	1.56	60

3. Water Supply

3.1 Connections

3.1.1. Residential Service Connections

The following applies to residential service connections:

a. Each residential unit or vacant lot in a residential zone must be provided with a separate, single potable service connection from the public main up to and including the agreed point of supply.

   i. Unit titled developments are exempt from this requirement in a) and may be serviced by a single suitably sized service connection.

b. Front sections (or residential units with individual street frontage) must have the point of supply located adjacent to the street boundary.

c. For properties supplied from a public main in a right-of-way or private land, the service valves must be located in a shared property.

d. Service valves (or meters) must not be located in driveways or on-site vehicle parking and manoeuvring areas.

3.1.2. Commercial Service Connections

Each commercial property or vacant lot must:

a. be provided with a separate, single suitably sized potable service connection from the public main up to and including the agreed point of supply.

b. Include backflow prevention.

3.2. General Requirements

The following applies to all new private connections.

3.2.1. Functionality

The functionality of the water supply system must achieve the following:

a. The network must provide firefighting flows and pressures in compliance with SNZ PAS 4509, and during firefighting scenarios, the pipeline pressure in elevated areas of water distribution zone must remain positive.

b. Private connections must not be directly to a trunk main.

c. Pressure to the points of supply, in a reticulated network, must be provided by gravity from a public storage reservoir.

3.2.2. Levels of service

3.2.2.1. Network pressure

Network pressure at the connection point must comply with the following clauses:

a. The maximum pressure in any part of the water supply network must not exceed 90 m head of pressure.

b. The minimum pressure available at the downstream outlet of the point of supply must not be less than 25m head of pressure measured from the bottom water level of the reservoir.

c. The water pressure must not be less than 10rn head of water at the final level on the building platform.

3.2.2.2. Reservoir volume

The water supply reservoir must have sufficient storage capacity to achieve the storage volume outlined in **Table 8**.

Table 8 – Mandated levels of service for storage volumes

Method	***Storage (L/person)***	***Scenario***
1	700	Where actual consumption is not known such as new developments
2	2 x Average Day Demand	Used when demand statistics are available from Tiaki Wai Ltd. The designer to target the greater of the volume determined be each method. Consult with Tiaki Wai Ltd to determine critical users and their consumption
3	Maximum Day Demand + 20% + SNZ PAS 4509:2008 firefighting requirement	
4	(20L/person/day for 23 days + critical users allowance) x 1.43	

ATTACHMENT B: SECTION 32AA EVALUATION OF AGREED PROVISIONS

1.1 Section 32AA of the Resource Management Act 1991 requires a further evaluation of any changes made to a proposal since the completion of the section 32 evaluation for that proposal.

1.2 This evaluation relates to the amendments agreed through expert conferencing on the Subdivision Chapter.

1.3 The agreed amendments comprise:

- amendments to Policy SUB-P7;
- amendments to Standards SUB-S4 (Water Supply), SUB-S5 (Wastewater Disposal), and SUB-S6 (Stormwater Management); and
- insertion of a new Appendix SUB-APP1: Three Waters Connections.

1.4 Collectively, these amendments establish a comprehensive district plan appendix containing those provisions of the Regional Standard considered necessary and appropriate for subdivision assessment and resource consent decision-making. The amendments also provide consequential changes to the subdivision policy and standards framework to integrate the new appendix and clarify servicing requirements for subdivision.

1.5 The amendments do not alter the overall policy direction of the Subdivision Chapter. Rather, they refine the methods used to achieve the existing subdivision servicing objectives by replacing direct references to the Regional Standard with a district plan framework that clearly identifies the servicing requirements relevant to subdivision assessment and implementation.

2.1 The original section 32 evaluation for the Subdivision Chapter identified the need to ensure allotments created by subdivision are

appropriately serviced and supported by infrastructure, including water supply, wastewater and stormwater systems.

2.2 The agreed amendments do not change those underlying objectives or outcomes. Instead, they refine the implementation methods used to achieve those outcomes by providing a clearer and more complete district plan framework for subdivision servicing.

2.3 The amendments therefore represent an evolution of the notified and section 42A recommended approach rather than a substantive change in policy direction. They retain the focus on ensuring appropriate servicing of allotments while improving clarity, certainty and plan usability.

Efficiency and Effectiveness

3.1 The agreed amendments are expected to be more effective than the notified provisions because they provide a single district plan location containing the subdivision servicing requirements relevant to determining compliance with the Subdivision Chapter.

3.2 The amendments avoid the need for applicants, planners and decision-makers to interpret and apply provisions dispersed throughout a separate engineering standard that contains a broader range of operational and technical requirements beyond the scope of district plan assessment. Instead, they identify the specific servicing requirements intended to have planning relevance and resource management effect within the District Plan.

3.3 The amendments are also more effective because they address subdivision-specific servicing matters not currently reflected in the Hearing Stream 6 Three Waters appendix, including requirements relating to vacant lots, network extensions, servicing arrangements for existing buildings and stormwater, wastewater and water supply design considerations that commonly arise through subdivision applications.

Benefits

3.4 The principal benefits accrue to applicants, surveyors, engineers, planners, consent authorities and future landowners through a clearer and more accessible subdivision servicing framework.

3.5 Administrative and implementation benefits arise because the relevant subdivision servicing requirements are consolidated in a single appendix within the Subdivision Chapter. This reduces uncertainty regarding which components of the Regional Standard are intended to form part of the District Plan and assists consistent interpretation and implementation by applicants and decision-makers.

3.6 Social and environmental benefits arise through improved certainty regarding subdivision servicing outcomes. The amendments support the provision of appropriately designed water supply, wastewater and stormwater infrastructure, helping to ensure future allotments are serviced in a manner that protects public health, supports infrastructure performance and manages adverse environmental effects.

3.7 Benefits also arise from promoting greater consistency with the wider Wellington region approach. We agreed that SUB-APP1 should generally follow the equivalent appendix in the Wellington City Council District Plan while incorporating modifications necessary for the Lower Hutt context. This assists consistency for practitioners operating across the region and promotes a common approach to subdivision servicing requirements.

Costs

3.8 The principal costs relate to preparation, maintenance and future updating of the new appendix.

3.9 We recognised that maintaining a separate subdivision appendix may result in some duplication of content with the Three Waters appendix and may require consequential amendments to multiple appendices if relevant requirements change in future. However, we agreed these costs are relatively minor and are outweighed by the resulting clarity and usability benefits.

3.10 Some applicants may incur minor familiarisation costs associated with transitioning from reliance on the Regional Standard to the new appendix framework. However, these costs are expected to be short-term and are likely to be offset by the greater certainty and accessibility provided by the amended provisions.

3.11 No significant additional compliance costs are anticipated because the amendments primarily reorganise and clarify existing servicing requirements rather than introducing materially new or more onerous servicing obligations. The majority of the technical requirements are derived from existing Regional Standard provisions already applicable to subdivision development.

Overall Assessment

3.12 Overall, the agreed amendments are considered to be both effective and efficient in achieving the objectives of the Subdivision Chapter.

3.13 The amendments provide a more coherent and accessible servicing framework by identifying within the District Plan those components of the Regional Standard that are necessary and appropriate for subdivision assessment and resource consent decision-making. They improve certainty for plan users, assist consistent implementation, and better reflect subdivision-specific servicing matters than either the notified provisions or reliance solely on the Three Waters appendix.

3.14 While the amendments introduce a separate subdivision appendix and some duplication of content, these costs are minor and are outweighed by the benefits of improved clarity, plan usability, and implementation certainty.

3.15 Accordingly, the agreed amendments represent the most appropriate method for achieving the objectives of the Subdivision Chapter and are an appropriate response to the issues identified through submissions, evidence and expert conferencing.