BEFORE THE HEARINGS PANEL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of Proposed Plan Change A: Growth Rezonings

SECTION 42A TECHNICAL REPORT OF CHRISTOPHER FRENCH ON BEHALF OF TARARUA DISTRICT COUNCIL

THREE WATERS INFRASTRUCTURE

25 NOVEMBER 2026

TABLE OF CONTENTS

A. EXECUTIVE SUMMARY 3

B. INTRODUCTION 3

C. CODE OF CONDUCT 4

D. SCOPE 4

E. BACKGROUND 5

F. EVALUATION OF PLAN CHANGE PROPOSAL 5

G. REVIEW OF SUBMISSIONS RECEIVED 19

H. CONCLUSIONS 21

A. EXECUTIVE SUMMARY

1. The key conclusions of my technical section 42A report are:

   (a) Analysis has been undertaken to identify wholistic, strategic three waters infrastructure interventions that are required to support the servicing of growth areas as proposed in Plan Change A. These strategic interventions also acknowledge and attempt to alleviate existing challenges with infrastructure, while providing for new growth.

   (b) The analysis indicates that there are practical and realistic interventions available to manage water supply, wastewater and stormwater management, without placing an unrealistic burden on existing infrastructure. In some cases, the proposed location of growth.

   (c) Submissions received identify detailed challenges of existing flooding and infrastructure servicing to specific locations. These are valid matters which need to be addressed through the natural course of detailed investigations, modelling, design and the adoption of standards and guidelines for developers in these areas.

   (d) Based on this assessment and the strategic infrastructure interventions offered, I do not consider three waters infrastructure to be a barrier to the rezoning of the growth areas outlined in the proposed plan change.

   (e) I am satisfied that there is a feasible and practical three waters infrastructure scheme for each development area of the Plan Change Proposal.

B. INTRODUCTION

2. My name is Christopher French. I am a three waters engineering consultant and Managing Director of Relier Project & Strategy Limited, an infrastructure advisory and project management consultancy.

3. I have 25 years' experience in the areas of design, project management and strategic advisory services for three waters infrastructure to the local government and industrial sectors in New Zealand, Australia, the United Kingdom, North America and the Pacific Islands.

4. I have been engaged by Tararua District Council (**the Council**) in relation to **Plan Change A**, specifically the strategic infrastructure requirements relating to:

   (a) The rezoning of rural land to residential to create greenfield residential growth areas in the townships of Dannevirke, Woodville, Pahiatua and Eketahuna (**the four townships**); and

   (b) The rezoning existing rural land to industrial to create a new greenfield industrial growth area, to the west of Woodville, for future industrial development.

   I have also been engaged by the Council to provide technical advisory services on general long-term three waters infrastructure requirements and the development of engineering designs relating to these.

5. My role has been to review modelling and engineering reports undertaken by others, provide independent advice on the capacity of existing infrastructure to accommodate growth in Tararua District Council's townships, and identify strategic three waters infrastructure requirements to accommodate growth in these townships.

C. CODE OF CONDUCT

6. I confirm that I have read and agree to comply with the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023. I confirm that I have stated the reasons for my opinions I express in this report, considered all the material facts that I am aware of that might alter or detract from those opinions, and that the report and the issues I have addressed are within my area of expertise.

7. Statements expressed in this report are made within the scope of my expertise, except where I rely on the technical advice I have referred to in this report.

8. I have all the information necessary to assess the application within the scope of my expertise and am not aware of any gaps in the information or my knowledge.

9. I am familiar with the sites covered by the Plan Change A proposal, having reviewed the sites on a desktop basis and undertaking visits to each site.

D. SCOPE

10. My evidence addresses matters related to three waters infrastructure.

11. I have addressed the following issues in this report:

    (a) The current status of three waters infrastructure in the four townships;

    (b) The proposed approach to three waters infrastructure development required to address existing resilience challenges and provide for future growth; and

    (c) Matters raised in submissions.

12. In preparing this report, I have reviewed the following information:

    (a) The public notice for proposed Plan Change A;

    (b) The Section 32 Report for proposed Plan Change A;

    (c) The expert report Three waters Infrastructure Options to Support Growth (Version 2, August 2024), prepared by Rationale Limited, for which I was a key contributor.

E. BACKGROUND

13. The proposed plan change has been described in detail in the plan change documents, and has been summarised in the evidence of Mr. Daniel Batley. In the interests of brevity I have not reproduced this information here.

F. EVALUATION OF PLAN CHANGE PROPOSAL

14. Existing Three Waters Infrastructure

15. All of the four townships considered in this report have existing infrastructure for water supply (source extraction, treatment, storage and distribution systems), wastewater (collection, treatment and discharge), and to a lesser extent stormwater and flood management (which is typically made up of open drains to divert stormwater to open water courses).

16. In terms of water supply infrastructure, the four townships each rely on surface extraction from nearby rivers, to which water is sent to dedicated water treatment

plants, and then transferred to treated water storage, from which it is distributed typically to the townships via water reticulation.

A list of specific, key challenges within each network is provided below. Only challenges that should be considered in conjunction with planning for growth are listed.

(a) At Dannevirke, raw water is extracted via an infiltration gallery from the Tamaki River, and gravitates to an impounded water storage reservoir (covered dam). From there, water is treated and pumped to two treated water reservoirs to the west of the town. Treated water is supplied by two trunk mains to the west of Dannevirke. Each trunk main supplies water to reticulation in a different pressure zone (the lower and upper zones).

The high pressure zone, which constitutes a large proportion of the network and a key industrial user, relies on a single booster pump and a trunk main traversing through private property. There is an opportunity to address this as part of growth panning.

Of the ~70km of distribution pipelines, approximately 35% of those in Dannevirke are 100 years old. 30 km of pipe length require replacement due to insufficient pipe capacity. An integrated pipe replacement programme needs to be considered in conjunction with population growth to ensure efficiency and to address network operational problems from growth before they occur.

(b) At Woodville, raw water is extracted from the Mangapapa Stream. The raw water gravitates from hill country to a raw water storage facility, from which it is treated, to the north of the town. The water supply then gravitates to the township via a trunk main.

Analysis shows that raw water supply needs to be supplemented with additional take during low river flows, and that new groundwater sources are needed to achieve this. This will require consideration when planning for new growth.

The pipe network is approximately 100 years old, meaning that age-related issues with its ongoing operation may necessitate substantially greater

renewals into the future. An integrated pipe replacement programme needs to be considered in conjunction with population growth to ensure efficiency.

(c) At Pahiatua, raw water for the Pahiatua water supply is extracted from the Mangatainoka River at Boundary Road, which is supplemented by a bore. There are limits set to the blended pumping rates dependent on the flow in the river. From the water treatment plant, treated water is pumped to the service reservoirs which are located at elevation on the hills east of the town.

Records show that raw water abstraction is above consented limits. This will require consideration when planning for new growth.

13.5km pipe length requires replacement due to end-of-life criteria (1.5km) and insufficient pipe capacity (12km). An integrated pipe replacement programme needs to be considered in conjunction with population growth to ensure efficiency.

(d) At Eketāhuna, raw water is extracted from the Mākākahi River to a treatment plant located south-west of the town. From here water is pumped to treated water reservoirs and supplied by gravity into a trunk main that enters the local distribution network from the south and west.

The per capita consumption of water in Eketāhuna is extremely high (>1,000 per person per day. This is possibly caused by unmetered commercial connections. This has an impact on understanding the available capacity for growth.

17. In terms of wastewater management, the four townships have established sewerage reticulation and wastewater treatment plant (WWTP) systems. A brief description of each, and key issues identified with the existing systems that need to be considered in planning for growth, is provided below:

(a) At Dannevirke, the wastewater collection system comprises of an entirely gravity sewer network generally falling from north to south. It is naturally separated by the railway line which essentially dissects Dannevirke into west and east catchments. Wastewater flows from the western area to the eastern area via seven gravity mains underneath the railway corridor. The network

ultimately converges at the industrial zone at Easton Street at the location of the now disused sewage storage tanks. From here, the wastewater normally discharges via an inverted siphon before discharging by gravity into the Dannevirke WWTP. A bypass with limited capacity is also provided, which is designed to provide relief capacity to the main siphon in high flow events. The Dannevirke WWTP consists of a preliminary treatment (screens), dissolved air flotation (DAF) and a pond system. Treated effluent discharges to the Mangatera Stream (which is a tributary to the Manawatū River).

I&I (inflow and infiltration, which is ingress of stormwater via rooftops, private drains and via manholes) significantly increases wastewater inflows during and after storm events. Growth itself may not impact this, provided that new sewer reticulation is constructed to a high standard and avoids further ingress of stormwater, including via private connections.

The capacity of some parts of the treatment plant is reached during extreme wet weather events, leading to controlled but unconsented bypasses of some parts of the treatment plant. The resource consent for the treatment plant is due to expire within the next 5 years, and will require upgrades of the WWTP.

(b) At Woodville, the wastewater collection system entirely relies on gravity to drain flows from the north-east to the south-west, where the current two-stage oxidation pond WWTP is located.

I&I increases wastewater inflows during and after storm events. At the same time, ageing reticulation, particularly earthenware pipes, is a limiting factor in the ability for the network to accommodate additional growth. A wholistic programme of pipe replacements is required when considering future growth.

(c) At Pahiatua, the reticulation is predominantly a gravity system and discharges to a three-stage oxidation pond WWTP located to the northwest of the township. To meet current compliance requirements, a DAF pre-treatment process has recently been retrofitted to the existing WWTP.

I&I increases wastewater inflows during and after storm events. At the same time, ageing reticulation, particularly earthenware pipes, is a limiting factor in

the ability for the network to accommodate additional growth. A wholistic programme of pipe replacements is required when considering future growth.

Due to high water levels at the WWTP, some properties have challenges with drainage to the public network during rainfall events. While modelling does not predict any overflows due to these backwater events, a wholistic approach to planning for growth and its impacts across the network needs to be undertaken.

(d) At Eketāhuna, the reticulation is a gravity system, however the catchment north of Haswell Street drains north to a pump station before being pumped south to the WWTP via a rising main along State Highway 2. The Eketāhuna WWTP is a two-stage oxidation pond located on the east bank of the Mākākahi River, discharge of treated wastewater is to the river.

I&I significantly increases wastewater inflows during and after storm events. This causes the consented maximum daily volume at the WWTP be exceeded frequently during wet weather. The existing WWTP is currently not achieving consent compliance, although this issue is expected to be rectified before growth occur.

18. In terms of stormwater management, the four townships lie within naturally occurring historical overland flow paths for surface water. Open channel drainage systems have been established in the four townships to divert run-off, with supplementary pipe systems confined to localized areas only to collect and divert stormwater to the open channels. The open channels in turn discharge to open water courses. Each network presents the following unique challenges:

(a) At Dannevirke, stormwater modelling indicates that surface flooding in commercial and residential zones, generally along the alignment of trunk stormwater mains and channels east of the railway corridor, can be expected. Future stormwater flooding due to climate change and in-catchment development can be expected unless interventions are made.

(b) At Woodville, one of the key features of stormwater management is that the drainage systems flowing generally north-east to south-west are dissected by

State Highway 2 and the railway line, both running in the general east-west direction. Culverts are located under each to allow stormwater to pass, however the size of these culverts is likely to be a key contributor to flooding risk. In effect, the highway and railway line, at elevation, act as surface water cut-offs and drainage under them is restricted. This has been evidenced by localised flooding north of both the railway line and State Highway 2.

(c) At Pahiatua, there are two main drainage channels, that both originate from and collect flows from rural areas south of the town. These drains then pass through the town in a generally northerly direction. Both discharge to waterways that ultimately contribute to the Mangatainoka River. As a result, there is a significant contribution of stormwater from the rural areas south of the town, which are thought to be a contributor to existing flooding challenges. A wholistic plan for stormwater management is needed that potentially diverts these rural flows before they impact the town is needed.

(d) At Eketāhuna, stormwater is generally managed by overland flow via open channels / ditches along road corridors and through private property to divert stormwater to natural water courses. Some localised flooding in specific properties has been identified from modelling, which may be exacerbated by climate change and future growth. A wholistic approach to understanding the flow of stormwater and intensification of it will be needed to support future growth.

19. Addressing the Challenges and Planning for Growth

20. There is an inextricable link between the existing challenges of managing water, wastewater and stormwater in each of the four townships and the needs to accommodate the proposed growth. I promote that a wholistic approach to three waters infrastructure planning is needed to bring the following benefits:

(a) Many of the issues noted are “macro” issues, such as the naturally occurring overflow paths that run through the four townships. Understanding and working within these macro constraints will lead to better outcomes in terms of community resilience and better value from expenditure on infrastructure.

(b) Efficiency will be gained from addressing current issues and future growth at the same time. This is particularly the case when considering replacement programmes for aging water and wastewater networks, and for significant upgrades to water and wastewater treatment infrastructure, where additional capacity can be incorporated into asset renewals at the same time.

(c) Improvements to infrastructure in one part of the network can have unintended consequences for other parts, if a wholistic approach is not undertaken. This is particularly important for stormwater management, where an improvement in one location to address existing challenges or support growth can have an impact on another part of the catchment.

21. Options for strategic infrastructure interventions to allow for growth and address existing challenges where possible have been identified for each network in each of the four townships. If or when proposed growth zones are established, further detailed modelling and engineering design will be required, within the overarching strategic framework established and included in Plan Change A. I have provided a summary of the proposed strategic interventions in each township below.

22. At Dannevirke: new residential growth is planned on the western side of the township, bounded by Adeliade Road. This is naturally advantageous for three waters infrastructure, as follows:

(a) For water supply, trunk main infrastructure already exists in the western area adjacent to the growth area and is due for future upgrade. Therefore, to service the new growth area and address some existing challenges with the infrastructure, a new trunk main system can incorporate the new growth area.

(b) For wastewater management, the railway line through Dannevirke naturally dissects the wastewater network into western and eastern zones, with new growth proposed entirely within the western zone. This dissection can be used to an advantage, to collect and divert all wastewater from the western zone, including the growth area, to the WWTP via a new trunk main system. This will naturally relieve pressure on the eastern network also.

(c) For stormwater management, the new growth area is generally well away from existing major overflow paths, but it will be important that the new areas do not contribute further to flood risk in other parts of the catchment. For this reason, the new growth areas should include storage and controlled stormwater discharge to local water courses. Detailed modelling and engineering design will be required.

A summary of a three waters infrastructure scheme that could serve this growth area while acknowledging existing challenges in Dannevirke is provided in Figure 1.

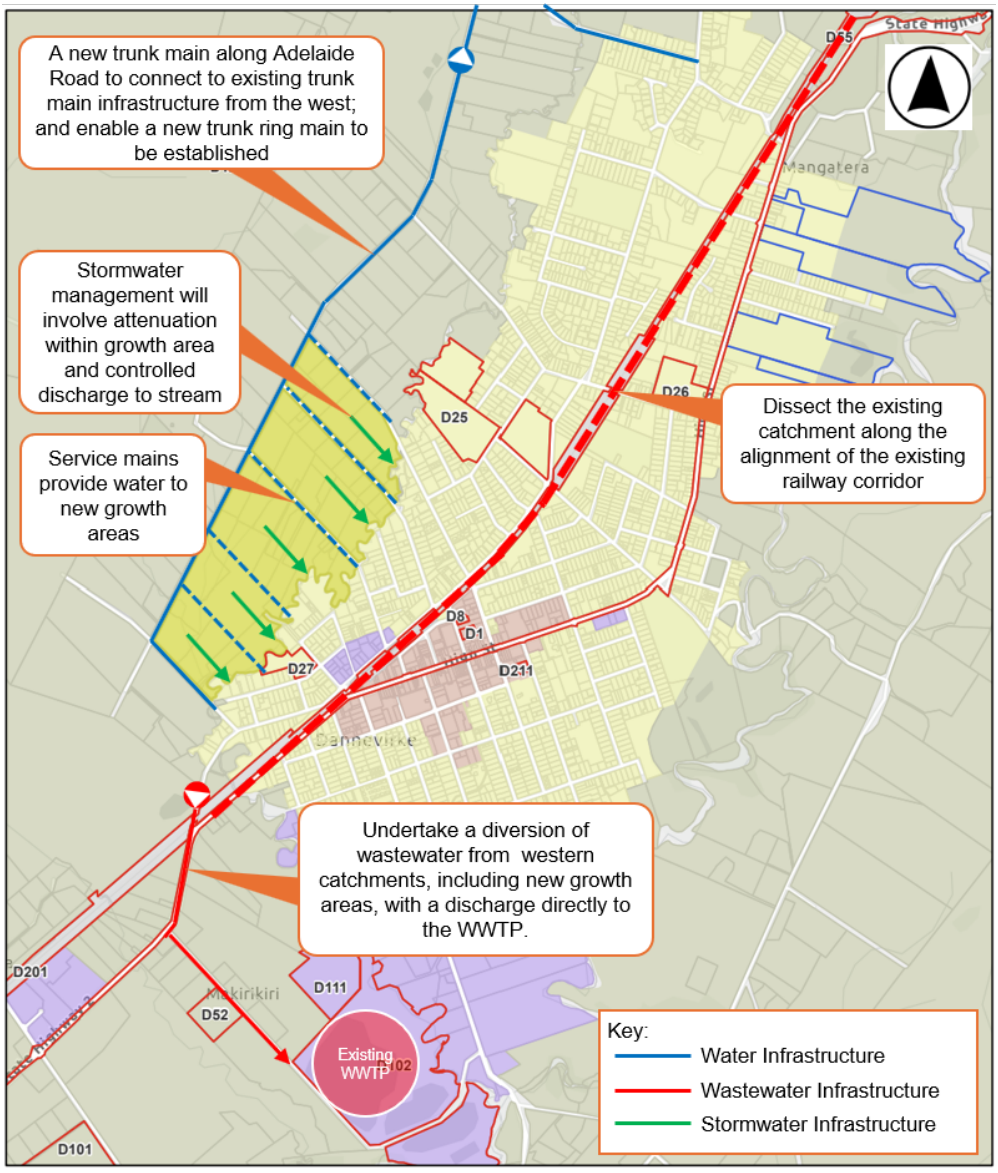

Figure 1: Overview of an infrastructure Scheme to Service Residential Growth Area in Dannevirke.

This indicates that an infrastructure scheme could be practically developed to service the proposed residential growth area, and would not present a barrier to the designation of these areas for this purpose.

23. At Woodville: as indicated in Figure 2 overleaf, residential growth is generally planned to the north and east of the township, and has been selected in part to avoid areas of higher flooding proneness based on analysis of flood modelling and mapping. Infrastructure options have been identified that could practically service these growth areas, as follows:

(a) For water supply, networks do not exist to most of the proposed growth areas. However, existing trunk main infrastructure traverses from the north of the township, and is due to be renewed, at which time future connection points can be made for service mains to the new areas. Added resilience can be provided by creating a ring main from any new service mains, which reduces supply interruption

Whether or not the growth occurs, a strategy to address limitations on the existing surface water source ae required. This is likely to include a combination of demand management (such as pressure management and water meters) and the identification of alternative sources (for example, bores). The prioritisation and degree to which these options are explored depends on the priorities of the new water entity, Waitī Waters.

(b) For wastewater management, the new developments will require whole-of-development wastewater schemes to be established, such as pressurised sewer systems, so as not to place pressure on existing systems but to connect to the centralised WWTP. Decentralised wastewater collection and treatment systems were considered difficult to achieve. A new pressurised sewerage scheme could be implemented administratively by developing a detailed scheme plan and guidelines which require implementation by developers.

(c) For stormwater management, the first priority is to avoid development on highly flood prone land, which has been taken into account to a large degree by the placement of the new residential growth areas. Then, ensure that attenuation is provided within new development to reduce flood risk on

downstream parts of the catchment, south of the State Highway 2 / 3 corridor. To enact this, Tararua District Council will need to develop a whole-of-catchment model and identify minimum technical criteria for storage, which can be then implemented as part of development.

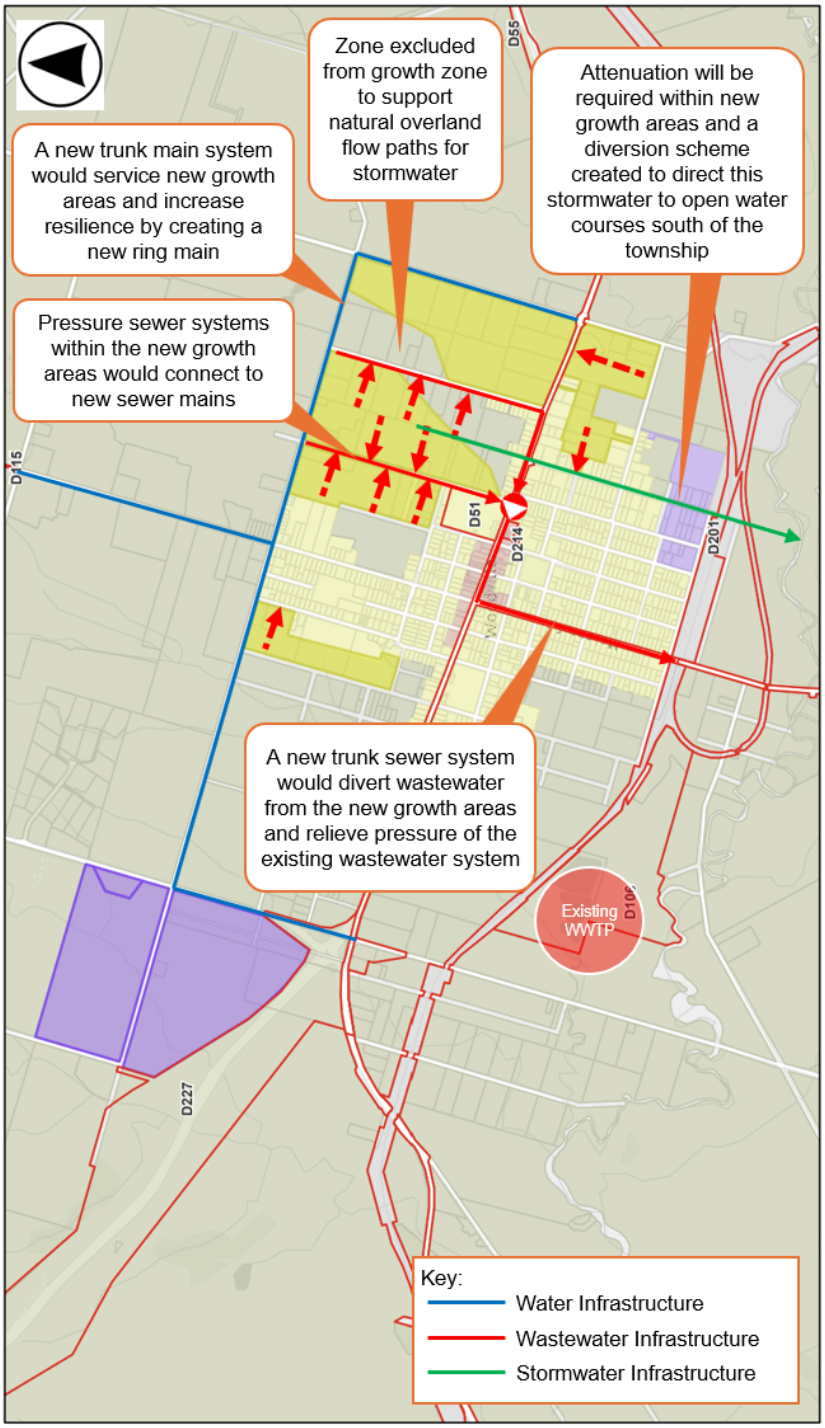

Figure 2: Overview of an infrastructure Scheme to Service Residential Growth Areas in Woodville.

Three waters infrastructure requirements for the industrial development to the west needs to be determined base don the type of industry that would be located in that area. Water could be supplied via the aforementioned service main scheme, however wastewater and stormwater management will be highly dependent on industrial activity. It is recommended that Tararua District Council adopt guidelines requiring on site wastewater and stormwater management to match the type of industrial activity that occurs.

24. At Pahiatua: As indicated in Figure 3 overleaf, the residential growth areas are proposed to the east of State Highway 2, with a further small area located to the southwest fringe of the township. The following strategic infrastructure interventions are required to service this growth:

(a) For water supply, the proposed growth areas are generally advantageous, as they are closer to the existing treated water reservoirs and trunk main system. A new strategic trunk main, which is partly under design and construction at present, would service all new growth areas.

In terms of water source management, a mix of demand side management, additional storage or alternative sources will be required into the long term, whether or not the growth occurs.

(b) For wastewater management, the preferred option is to establish new trunk main infrastructure to collect wastewater from new development areas, thereby alleviating pressure on the existing network and its constraints. This will require a Council-led approach to construct the trunk main infrastructure in advance, but doing so will would have benefit for the existing reticulation in any case.

(c) For stormwater management, a long term strategy is needed to manage flood risk, whether or not the new growth proceeds. The key contributing factor is existing contributions from rural drains to the south of the township, which flow through channels from south to north through Pahiatua itself. A flow diversion scheme, requiring the interception of the rural drains away from the township, is thought to be the best option. Attenuation should naturally be

required within new growth areas, based on modelling and guidelines developed by Tararua District Council.

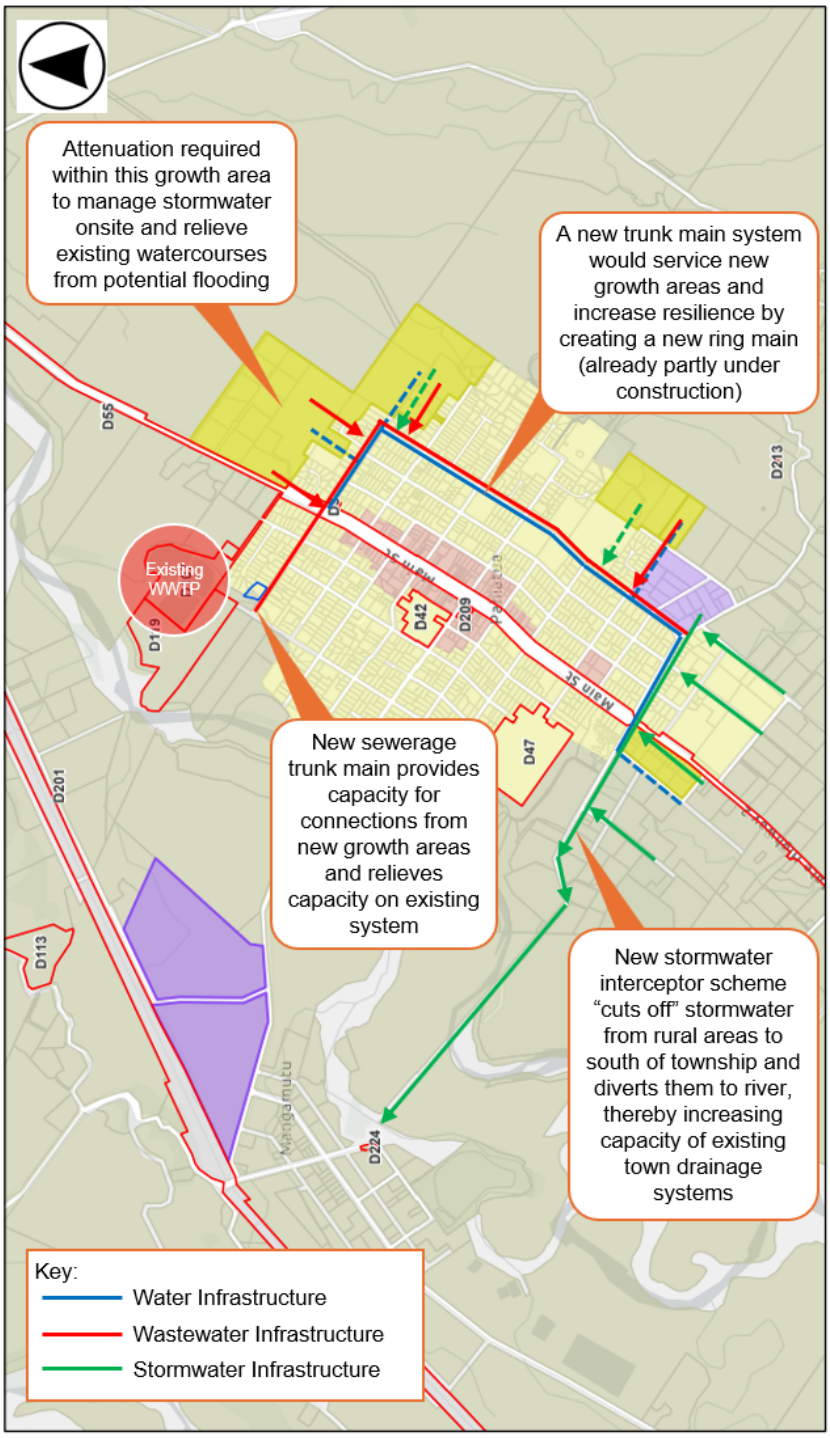

Figure 3: Overview of an infrastructure Scheme to Service Residential Growth Areas in Pahiatua.

25. At Eketāhuna: pockets of residential growth are planned within the central area and to the west of the township. The following strategic infrastructure interventions are required to service this growth:

(a) For water supply, no significant upgrades to the water supply or distribution system are expected to service growth. As with other towns in the District, a demand-side approach to water management, by the installation of universal water metering, is likely to create additional capacity in the water supply and distribution system. This is particularly the case in Eketāhuna where per capita consumption is extremely high. Universal water metering is likely to uncover a number of commercial and rural connections that are currently unmetered, which could change behaviour towards water use for commercial purposes.

(b) For wastewater management, a significant upgrade to the Eketāhuna WWTP is currently in the planning stages to meet current consent compliance requirements. Additional upgrades are likely within the next five years to meet future consent conditions. In relation to this, a strategy is being developed to address I&I in the town. Doing so should provide the additional capacity required to address growth. Given that this programme of work is already underway, to meet issues other than and more significant than just growth, alternative options to address growth have not been explored.

(c) For stormwater management, and as indicated in Figure 4, a mixture of localised interventions will be required, such as realigning existing drains to public reserve, and requiring developer-led attenuation on proposed new growth areas.

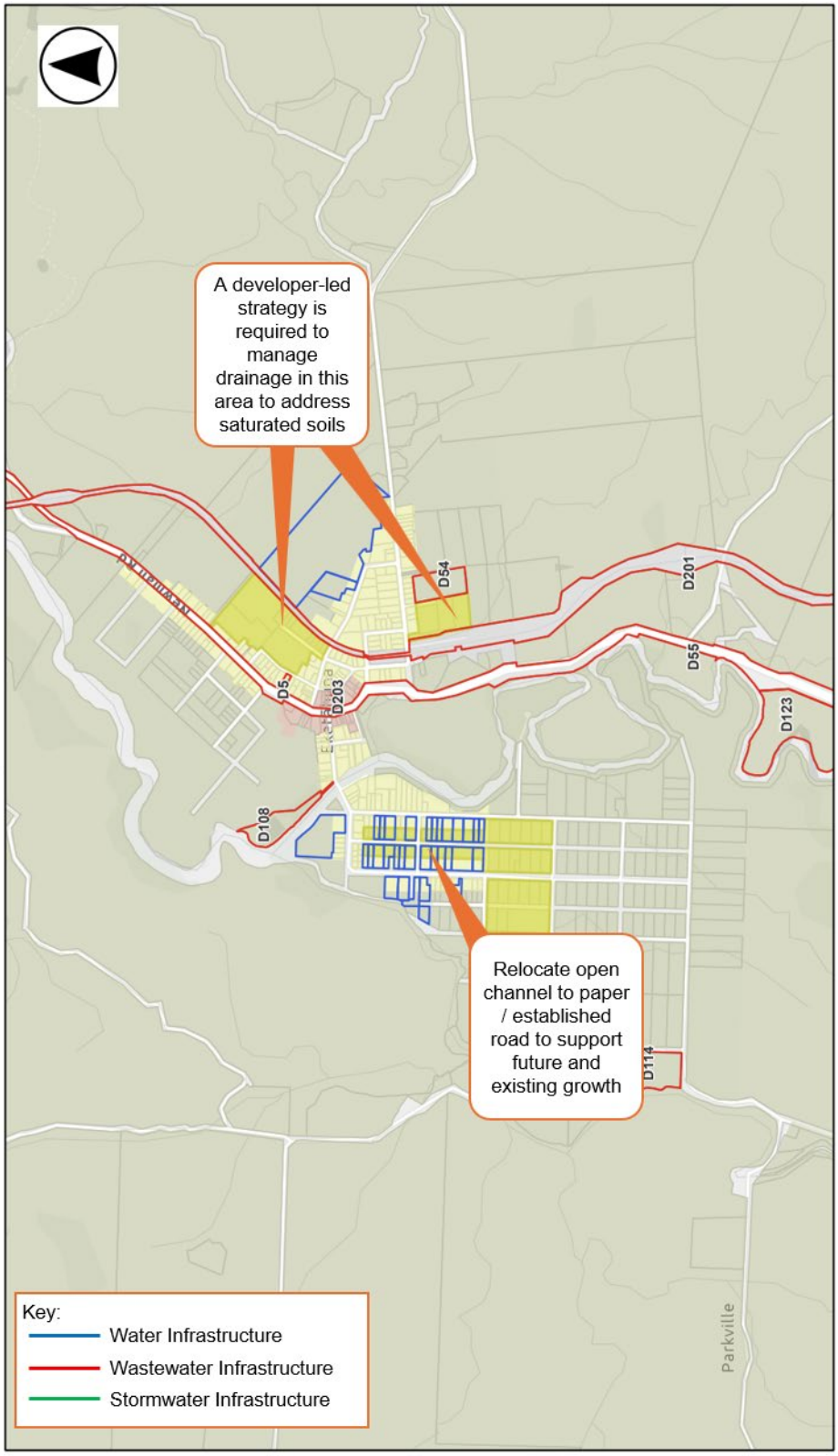

Figure 4: General overview of stormwater improvements required in Eketāhuna to support residential growth areas.

G. REVIEW OF SUBMISSIONS RECEIVED

26. I have reviewed a summary of submissions and identified several common themes that relate to infrastructure to support the proposed growth areas in the four townships, which is the specific topic of this report. I address those common themes below. I have not addressed specific matters relating to one-off or individual matters, such as but not limited to historical refusals of connections to water or wastewater reticulation, although I acknowledge the underlying theme of lack of capacity in existing networks in this case. I have grouped my review of submissions by township, as follows.

27. For Dannevirke: The dominant matters raised are associated with flooding from the Tapuata Stream, which runs adjacent to the proposed residential growth area. Other matters include unserviced rural roads and water supply capacity. In relation to these matters, I respond as follows:

    (a) In relation to flood risk, submitters provide anecdotal evidence of flooding which is not necessarily correlated with previous studies. Some submitters, such as submission 044 and 053, indicate that flooding occurs along the Tapuata Stream frequently and that a precautionary approach to the location and nature of development is required. As previously acknowledged, detailed modelling will be required to support any requirements around specific development of this area, including but not limited to setbacks and exclusion zones, building heights and attenuation requirements. All of these matters cannot be set without detailed investigations which should form a natural part of any actual development to the proposed growth area.

    (b) In relation to water supply capacity, some concerns have been raised about network capacity and availability of infrastructure, including submission 002, 022 and 030. It is acknowledged that new infrastructure will be required to service this area, and that network capacity at a macro scale has been considered.

    (c) I have not addressed the matters raised about rural roads and their capacity to accommodate development, such as in submissions 002, 005 and 054, as they fall outside of the scope of this report.

28. For Woodville: the dominant matters raised relate to infrastructure servicing of the industrial area west of Woodville. As previously mentioned, other than water supply, it is unlikely that Tararua District Council would or could service this area, especially for wastewater or stormwater management. The scale and nature of wastewater and stormwater management will largely depend on the nature of the industries and will require careful consideration via standards and guidelines developed by Council in this respect.

29. For Pahiatua: the key matters raised by submitters relate to stormwater and wastewater management. I respond to these as follows:

    (a) Two submitters (010 and 011) request that Tararua District Council set out proposed improvements and timeframes for stormwater management, and how stormwater from new development will be managed, including to ensure that existing residents do not face more flooding. As previously noted, strategic interventions have been identified to date to divert stormwater away from Pahiatua that may alleviate flooding, and to require interventions on new growth areas, such as attenuation, to prevent impacts on downstream properties. Detailed modelling and engineering designs, taking a wholistic approach, will be required before development can be undertaken. This will need to identify the interventions required by Cou8ncil and by individual developers via policies and guidelines.

    (b) In relation to wastewater management, a scheme has been proposed to remove the need to rely on the existing wastewater network for capacity.

30. For Eketāhuna: matters relating to water supply, wastewater and stormwater management have been raised by submitters. I respond to these as follows:

    (a) In relation to the water supply, submitters (018, -29, 045 and 047) cite existing challenge with water network condition and capacity. As was previously noted, Eketāhuna experiences an extraordinarily high per-capita consumption, likely owing to unmetered connections which create constraints on water supply for the town. A programme of work is proposed to address this. Further, renewals programmes are required to address the age and condition of networks across

the District's townships, which will allow for future growth if appropriately planned.

(b) In relation to wastewater management, some submitters (019, 027, 041, 047 and 052) raise matters relating to existing wastewater system constraints. Programmes of work are already underway to address inflow and infiltration, which constrains the available capacity for new sewer connections until it is remedied.

(c) In relation to stormwater management, submitters raise concerns regarding the proposed growth area on the southwest side of the township, owing to existing flood issues at Drummond Street (020), Bridge Street (027, 040), Stanly Street (035) and High Street (029). Council acknowledges the need to realign the existing open drain through this area which provides an opportunity to make area-wide improvements to stormwater management, based on detailed modelling and design at the time.

In relation to matters raised about ground conditions in the western and north-eastern growth areas (016, 037, 041, 045, 052, 061), detailed soil analysis, modelling and design is required to confirm stormwater management requirements for new areas and to prevent impacts on existing developments.

H. CONCLUSIONS

31. Tararua District Council have commissioned analysis in relation to three waters infrastructure provisions to identify wholistic, strategic interventions that are required to support the servicing of growth areas as proposed in Plan Change A. These strategic interventions also acknowledge and attempt to alleviate existing challenges with infrastructure, while providing for new growth. Doing so has several benefits, in terms of efficiency of building infrastructure, considering inter-connected issues, and achieving macro outcomes for the communities that the infrastructure serves.

32. The analysis indicates that there are practical and realistic interventions available to manage water supply, wastewater and stormwater management, without placing an unrealistic burden on existing infrastructure. In some cases, the proposed location of growth – such as in Dannevirke, Woodville and Pahiatua- is advantageous as the

infrastructure requirements can be more readily met due to the proximity of existing trunk main infrastructure.

33. Submissions received identify detailed challenges of existing flooding and infrastructure servicing to specific locations. These are valid matters which need to be addressed through the natural course of detailed investigations, modelling, design and the adoption of standards and guidelines for developers in these areas. These are questions relating to the implementation of the infrastructure itself, including who should undertake the analysis, whether Council-led or developer-led approaches are more relevant, and the timing and sequence of such analysis and design. Once the outcome of the proposed Plan Change A is known, detailed planning is recommended to understand how, when and who will undertake these investigations, and how their outcomes will be implemented as part of addressing existing infrastructure constraints and unlocking the new growth areas.

34. Based on this assessment and the strategic infrastructure interventions offered, I do not consider three waters infrastructure to be a barrier to the rezoning of the growth areas outlined in the plan change material.

35. I am satisfied, based on the planning assessment by Mr Batley, there is a feasible and practical three waters infrastructure scheme for each development area of the Plan Change Proposal.

Christopher French

25 November 2026