Before the Hutt City Council Proposed District Plan – Hearing Stream 9

Under	the Resource Management Act 1991 (the Act)
In the matter of	the Hutt City Council Proposed District Plan (Hearing Stream 9)
Between	**Hutt City Council** Local authority
And	**Tiaki Wai Ltd** (previously Wellington Water Limited) Submitter 422 and Further Submitter F36

Corporate Evidence of Madeline Anna Ash for Tiaki Wai Ltd

Date: 23 November 2026

Introduction

1. My full name is Madeline Anna Ash. I am employed as a Senior Advisor, Environmental Planning at Tiaki Wai Limited (**Tiaki Wai**). I have been employed at Tiaki Wai since May 2026.

2. My qualifications and experience are a joint Bachelor of Arts and Bachelor of Laws with Honours (First Class) (2020), a current legal practicing certificate (first issued 2021, renewed 2026) and five years of experience as a practicing lawyer, including in resource management matters.

3. My role at Tiaki Wai involves advising on consenting, the requirements of regional and district plans and other environmental regulation (such as the Wildlife Act) for various projects. I also develop and draft submissions and evidence for central and local government on environmental regulation, including plans, legislation and standards. Finally, I engage with regulators, including in local and central government to grow their understanding of the role that Tiaki Wai plays and our day-to-day work.

4. Tiaki Wai was established on 1 July 2026 to assume responsibility for the delivery and management of three water services previously undertaken by Wellington Water Limited. Unlike Wellington Water Limited, which managed water infrastructure on behalf of its council shareholders, Tiaki Wai owns and operates the three waters assets within the metropolitan Wellington area, including the Hutt Valley.

5. For the purposes of these proceedings Tiaki Wai is Wellington Water Limited's successor in accordance with section 2A of the Resource Management Act 1991 (**RMA**).

6. I am authorised to give this evidence on behalf of Tiaki Wai.

Scope of Evidence

7. I am presenting this corporate evidence in support of the submissions, and further submissions, originally made by Wellington Water on the proposed Hutt City District Plan.

8. My evidence addresses the provisions relating to designations.

9. In relation to the designations chapter, I address:

9.1. A brief overview of Tiaki Wai and its work;

9.2. A brief overview of the transition to Tiaki Wai and any impact on designations;

9.3. An explanation of why designations are necessary for Tiaki Wai to operate and maintain three waters infrastructure;

9.4. An explanation of work to-date regarding property arrangements for Rata Street Water Supply Reservoir TWAI-18 (PDP reference HCC 35); and

9.5. A series of minor amendments to site identifiers.

Context and Background

10. Tiaki Wai owns, and manages the drinking water, wastewater and stormwater services in the metropolitan Wellington Region. At a high level, we provide the following water services:

10.1. collecting, treating and conveying bulk potable water to households and businesses;

10.2. collecting, treating and safely discharging wastewater to the environment; and

10.3. managing the stormwater network to protect people and property from heavy weather events and flood risk.

11. Tiaki Wai is a water organisation under the Local Government (Water Services) Act 2025 (**LGWSA**) that is responsible for delivery of all water services and owns and operates all three waters assets across the Wellington metropolitan area. Tiaki Wai provides public drinking water, wastewater and stormwater assets and networks for a population of around 432,000, within the territorial boundaries of the four shareholding city councils.

Transition to Tiaki Wai

12. As part of the transition to Tiaki Wai on 1 July 2026, ownership and responsibility for three waters assets transferred from the participating councils, including Hutt City Council. The transfer arrangements identified the existing designations and notices of requirement (**NOR**) associated with

those assets and reflected our role as the future owner and operator of the three waters infrastructure.

13. As identified by the reporting officer, a small number of Notices of Requirement (**NOR**) were not included in the transfer documentation, however they relate to operational water, wastewater and stormwater infrastructure that is now owned and managed by Tiaki Wai. These are:

    13.1. HCC-26: Esplanade West Wastewater Pumpstation;

    13.2. HCC-27: Wellington Road Wastewater Pumpstation;

    13.3. HCC-28: Marine Parade Wastewater Pumpstation;

    13.4. HCC-29: Te Mome Stormwater Pumpstation; and

    13.5. HCC-34: Point Howard water supply reservoirs.

14. Regardless of the administrative transfer process, the designations and NOR set out in Appendix A are important to enable the continued operation, maintenance, renewal and future upgrade of critical water services infrastructure.

15. Tiaki Wai therefore supports their retention within the Proposed District Plan, or in the case of the NOR their confirmation, and the recognition of Tiaki Wai as the requiring authority responsible for the ongoing management of these assets.

Why Designations are Necessary for Operation, Maintenance, Renewal and Upgrades of Three Waters Infrastructure

16. The designations being both rolled over and sought via NOR are to protect existing assets that form a critical part of our network. This includes wastewater treatment plants, drinking water reservoirs, drinking water, stormwater and wastewater pumping stations, one key water supply pipeline, and a water collection and conservation area. These assets are core to the functioning of the three waters systems. The designations and NOR that Tiaki Wai considers relate to Tiaki Wai's assets and operations are set out in Appendix A.

17. The designations enable the ongoing operation of these assets and also renewal, maintenance or upgrade works. The designation areas are sites

where Tiaki Wai frequently undertakes renewal, maintenance or upgrade works, such as Seaview Wastewater Treatment Plant.

18. Designations serve three functions for Tiaki Wai:

    18.1. Designations protect Tiaki Wai assets from the effects of other activities, by alerting plan users to the use of the designation area and ensuring that other activities do not conflict with Tiaki Wai use of the land; and

    18.2. Designations also provide Tiaki Wai with the ability to complete maintenance and upgrades by way of outline plans, rather than needing to obtain resource consents. This is particularly important for these sites, as they are critical to ensuring the safe and secure supply of three waters services. If critical renewal, maintenance or upgrades are not completed in a timely manner, there is a risk of flow-on effects to the three waters networks. As a result, designations ensure that these renewals, maintenance or upgrades can be completed with appropriate effects management but also a view to the importance of the site and works. As an example, the new dryer currently under construction at the Seaview wastewater treatment plant required a land use consent due to the dryer location being outside the current designation boundary. This added time and cost to the project. Extending the designation boundary as requested in the rollover notice ensures that, in the future, all works would be within the designated area and any large project would not require a land use consent from the Hutt City Council.

    18.3. Finally, designations safeguard land for future projects over many years, meaning detailed design decisions can be deferred until construction approaches and then managed through the outline plan process. This flexibility is often useful for large or complex sites, such as wastewater treatment plants, where several options and design choices need to be considered.

19. The designation areas are for existing assets, meaning that any effects on the environment are existing effects that are well understood. Further, as the water service organisation for the greater Wellington region, Tiaki Wai has experience in managing the effects of renewals, maintenance or upgrades and is capable of managing these effects through outline plans.

20. Tiaki Wai has adopted a similar approach in Porirua, where several Tiaki Wai sites are designated under the Porirua District Plan 2025 and found that this approach provides a straightforward approach to ensure core sites can be maintained.

Rata Street Water Supply Reservoir TWAI-18 (PDP reference HCC 35)

21. I understand that the reporting officer has proposed not to recommend the designation for Rata Street Water Supply Reservoir TWAI-18 because he considers that Tiaki Wai does not have a sufficient interest in the underlying land which is owned by the Wesley Methodist Church.

22. The Rata Street Reservoir is an existing operational water supply asset situated on land owned by Wesley Methodist Church. The asset was transferred from Hutt City Council to Tiaki Wai on 1 July 2026 as part of the water services reform programme.

23. Prior to transfer, Hutt City Council had been engaging with Wesley Methodist Church regarding formalisation of property rights associated with the reservoir site and access to it. Tiaki Wai understands those discussions included consideration of mechanisms such as easements, access rights and compensation arrangements. Correspondence provided to Tiaki Wai indicates these matters were not resolved prior to transfer of the asset.

24. Since becoming aware of the concerns raised in the s42A Report, Tiaki Wai has undertaken further engagement with representatives of Wesley Methodist Church and Hutt City Council to better understand the history of the matter and identify a pathway forward.

25. At the time of filing this evidence those discussions remain ongoing. Tiaki Wai remains committed to resolving the outstanding property arrangements.

Minor Administrative Amendments

26. During my review of the Section 42A Report, I identified a number of minor administrative matters, including address references, legal description updates and designation identifiers. These matters do not alter the substance of the designations. For completeness, I have summarised these items in

Appendix B and recommend that they be considered as part of any final amendments to the designation schedules.

Madeline Ash

23 November 2026

Appendix A: Designations and Notices of Requirement in PDP for Drinking Water, Wastewater and Stormwater Infrastructure as in Appendix 1 of s 42A Report

Designation unique identifier	Name	Comment
HCC-26	Esplanade West Wastewater Pumpstation	As noted in paragraph 13, this Notice of Requirement was not included in the transfer documentation, however it relates to operational water, wastewater and stormwater infrastructure that is now owned and managed by Tiaki Wai.
HCC-27	Wellington Road Wastewater Pumpstation	As noted in paragraph 13, this Notice of Requirement was not included in the transfer documentation, however it relates to operational water, wastewater and stormwater infrastructure that is now owned and managed by Tiaki Wai.
HCC-28	Marine Parade Wastewater Pumpstation	As noted in paragraph 13, this Notice of Requirement was not included in the transfer documentation, however it relates to operational water, wastewater and stormwater infrastructure that is now owned and managed by Tiaki Wai.
HCC-29	Te Mome Stormwater Pumpstation	As noted in paragraph 13, this Notice of Requirement was not included in the transfer documentation, however it relates to operational water, wastewater and stormwater infrastructure that is now owned and managed by Tiaki Wai.
HCC-34	Point Howard water supply reservoirs	As noted in paragraph 13, this Notice of Requirement was not included in the transfer documentation, however it relates to operational water, wastewater and stormwater

		infrastructure that is now owned and managed by Tiaki Wai.
TWAI-01	Seaview wastewater pumping station and treatment plant	
TWAI-02	Barber Grove wastewater pumping station	
TWAI-03	Wakefield Street wastewater pumping station	
TWAI-04	Wainuiomata wastewater pumping station, storage and treatment facility	
TWAI-05	Rahui water reservoir	Minor correction to site identifier as in Appendix B.
TWAI-06	New designation – Eastern Hills Reservoir	
TWAI-07	Waterloo Interchange water supply pumping station	
TWAI-08	Hutt to Wainuiomata three waters pipelines	
TWAI-09	Esplanade Central Wastewater Pumpstation	
TWAI-10	Haywards Hill water supply pumping station	
TWAI-11	Haywards Hill water supply reservoirs	
TWAI-12	Waione Street water supply pumping station	
TWAI-13	Wainuiomata -Orongorongo Water Collection and Conservation Area and Treatment Plant	
TWAI-14	Kingsley Water Supply Reservoir	Minor correction to site identifier as in Appendix B.
TWAI-15	Manor Park Water Supply Reservoir	Minor correction to site identifier as in Appendix B.
TWAI-16	Gracefield Water Supply Reservoir	Minor correction to site identifier as in Appendix B.
TWAI-17	Maungaraki Water Supply Reservoir	Minor correction to site identifier as in Appendix B.

TWAI-18	Rata Street Water Supply Reservoir	Minor correction to site identifier as in Appendix B.
TWAI-19	Taita Water Supply Reservoir	Minor correction to site identifier as in Appendix B.
TWAI-20	Normandale Water Supply Reservoir	Minor correction to site identifier as in Appendix B.
TWAI-21	Gawler Grove Water Supply Reservoir	Minor correction to site identifier as in Appendix B.

Appendix B: Minor Corrections to Site Identifiers

Designation unique identifier in Appendix 1	Sites Tiaki Wai Intends to be in PDP	Site Identifier in Rollover Notice or Notice of Requirement	Site Identifier in s 42A Report	Comment
TWAI-05	Rahui water Reservoir	**Rollover, Appendix 3, Page 9:** 23 Korokoro Road, Korokoro Lot 6 DP 89394 Pt Sec 110 Korokoro Sett having 1/4 share in Lot 4 DP 89394 56D/420	**Appendix 1, Page 121:** 23 Korokoro Road, Korokoro Lot 6 DP 89394 Pt Sec 110 Korokoro Sett having 1/4 share in Lot 4 DP 89394 56D/420	The site description in the s 42A report matches that in the rollover notice. The rollover notice proposed changing the site identifier to add '23 Korokoro Road, Korokoro' and changing the legal description. The change to legal description is correct. However, on review, the addition of 23 Korokoro Road to the site identifier is potentially confusing as this address does not exist and the space where 23 Korokoro Road would be (ie. The space between 21 and 25 Korokoro Road) is south of the site. Propose updating site identifier to remove reference to 23 Korokoro Road.
TWAI-14	Kingsley Water supply Reservoir	**Notice of Requirement, Page 6:** 29 Robson Street STOKES VALLEY LOTS 4 & 6 DP 27329 RESERVOIR CT 632935 & WNF2/1155	**Appendix 1, Page 125:** LOTS 4 & 6 DP 27329 RESERVOIR	In Appendix 1 of the s 42A report, the street address and second half of legal description (CT 632935 & WNF2/1155) from the Notice of Requirement have been omitted. Propose that the site identifier be as in the Notice of Requirement.
TWAI-15	Manor Park Water	**Notice of Requirement, Page 6:**	**Appendix 1, Page 125:**	In Appendix 1 of the s 42A report, the street address from the Notice of Requirement has

	Supply Reservoir	11 Haywards Hill Road HAYWARDS Pt SEC (RES) 197 HUTT DISTRICT SO 32542	Pt SEC (RES) 197 HUTT DISTRICT SO 32542	been omitted. Propose that the site identifier be as in the Notice of Requirement.
TWAI-16	Gracefield Water Supply Reservoir	**Notice of Requirement, Page 6:** 93 Wainui Road WAIWHETU Section 1 SO 304000 (& SEC 5 SO 437413 CT26635 & CT 577054)	**Appendix 1, Page 126:** Parts of Section 1 SO 304000; SEC 5 SO 437413, and Lot (RES) 3 DP 345517	In Appendix 1 of the s 42A report, the street address from the Notice of Requirement has been omitted and an additional part (Lot (RES) 3 DP 345517) has been added to the legal description compared to the Notice of Requirement. The additional legal descriptor of "Lot (RES) 3 DP 345517" appears correct. However, on review, the street address in the Notice of Requirement does not appear correct as neither LINZ nor Google Maps shows this site as 93 Wainui Road. Therefore, I propose that the site identifier instead be as follows: Off Wainuiomata Road, Lower Hutt 5010, behind 30 and 50 Gracefield Road Parts of Section 1 SO 304000; SEC 5 SO 437413, and Lot (RES) 3 DP 345517
TWAI-17	Maungaraki water supply reservoir	**Notice of Requirement, Page 7:** 6N Honeysuckle Grove MAUNGARAKI LOT 122 DP 28287 PS 48 ACC NO 44001 WATERWORKS WATER SERVICES	**Appendix 1, Page 126:** LOT 122 DP 28287 OS 48 ACC NO 44001 WATERWORKS WATER SERVICES	In Appendix 1 of the s 42A report, the street address from the Notice of Requirement has been omitted. On review "6N" Honeysuckle Grove does not exist and it appears that this should read "6 Honeysuckle Grove". On further review, the legal description for this site on the title is '"part Maungaraki No. 9",

				however this is a part-cancelled title with several parcels within it. Notwithstanding this, it is the description that is searchable on LINZ. The parcel is also shown on DP 28287 as Lot 122. This description does narrow down the area but the parcel is not searchable by this appellation on LINZ: meaning, a member of the public would have to download the survey to confirm which area is Lot 122 DP 28287. Therefore, I propose that the site identifier instead be as follows: 6 Honeysuckle Grove MAUNGARAKI Part Maungaraki No. 9 also known as Lot 122 DP 28287.
TWAI-18	Rata Street Water Supply Reservoir	**Notice of Requirement, Page 7:** 255 Rata Street NAENAE (Rata Reservoir Driveway at end of Rata Street past Hay Street junction) PT LOT 1 DP 14660	**Appendix 1, Page 126:** Pt Lot 1 DP 14660	In Appendix 1 of the s 42A report, the street address from the Notice of Requirement has been omitted. However, on review, the site is closer to 249 Rata Street, Naenae than 255 Rata Street, Naenae. Therefore, I propose that the site identifier be as follows: 249 Rata Street NAENAE (Rata Reservoir Driveway at end of Rata Street past Hay Street junction) PT LOT 1 DP 14660
TWAI-19	Taita Water Supply Reservoir	**Notice of Requirement, Page 7:**	**Appendix 1, Page 127:** Lot 3 DP 83794	In Appendix 1 of the s 42A report, the street address and second half of legal description (SUBJ TO AND INT IN ROW 50D/743) from the Notice of Requirement have been omitted.

		60 Eastern Hutt Road TAITA (Taita Reservoir Driveway off 178 Eastern Hutt Road Taita) LOT 3 DP 83794 SUBJ TO AND INT IN ROW 50D/743		Propose that the site identifier be as in the Notice of Requirement.
TWAI-20	Normandale water supply reservoir	**Notice of Requirement, Page 7:** 129N Normandale Road NORMANDALE LOT 1 DP 16613 LOT 15 DP 14851 OFF NORMANDALE RD 576/123&606/121	**Appendix 1, Page 127:** Lot 1 DP 16613; Lot 15 DP 14851	In Appendix 1 of the s 42A report, the street address and second half of legal description (OFF NORMANDALE RD 576/123&606/121) from the Notice of Requirement have been omitted. Propose that the site identifier be as in the Notice of Requirement.
TWAI-21	Gawler Grove Water Supply Reservoir	**Notice of Requirement, Page 7:** Gawler Grove, WAINUIOMATA Lot 1 DP 49043	**Appendix 1, Page 127:** Lot 1 DP 49043	In Appendix 1 of the s 42A report, the street address from the Notice of Requirement has been omitted. Propose that the site identifier be as in the Notice of Requirement.