

LOWE ENVIRONMENTAL IMPACT

Subdivisions and Development

Onsite Wastewater for Subdivisions: Getting it Right from the Start

With onsite wastewater, people often jump straight to treatment systems and disposal fields. But the best projects start much earlier. Sites that look uniform on paper can vary widely in soil profile, drainage and groundwater conditions.

Involve LEI early to identify these constraints while the lot layout can still respond.

Our staged investigation combines a review of existing information, field testing and the development of treatment options. It also considers wastewater alongside stormwater, topography and layout. That means fewer surprises, lower consent risk and no expensive redesign late in the project.

How can Lowe Environmental Impact (LEI) help you?

Our team provides the following services:

- **On-site Wastewater:** Site and land suitability assessments, soil investigations, wastewater loading, treatment and land application system design, cumulative effects assessment, and consenting support. From simple rural subdivisions to > 1,000-lot new community developments
- **Subdivision Wastewater Servicing:** Early feasibility assessment for lot sizing and layout, constraints identification, and individual versus communal wastewater servicing options
- **Stormwater and Site Drainage:** Site drainage constraints, stormwater discharge to land and surface water, interaction between stormwater and wastewater land application areas, and supporting environmental assessments
- **Highly Productive Land (NPS-HPL):** Soil and Land Use Capability (LUC) assessment and technical assessment against the NPS-HPL, including site investigations
- **Freshwater and Environmental Constraints:** Identification of waterways, wetlands and other receiving-environment constraints that may affect development or consenting
- **Resource Consenting and Environmental Assessment:** Technical input and reporting to support subdivision and land-use consent applications

Who is Lowe Environmental Impact (LEI)?

Lowe Environmental Impact is a team of environmental science specialists, with expertise in wastewater land treatment and environmental effects assessments. We regularly work alongside civil engineers, planners, surveyors and developers, providing specialist wastewater input to support site development and consenting.

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06 359 3099
www.lei.co.nz
office@lei.co.nz