

Before an Independent Hearings Panel

The Proposed Waikato District Plan (Stage 1)

IN THE MATTER OF the Resource Management Act 1991 (**RMA**)

IN THE MATTER OF hearing submissions and further submissions on the Proposed
Waikato District Plan (Stage 1):

Topic 25 – Zone Extents

HIGHLIGHTS PACKAGE
RYAN JAMES PITKETHLEY ON BEHALF OF TATA VALLEY LIMITED (ENGINEERING)

12 May 2021

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1. SUMMARY OF EVIDENCE

- 1.1 My full name is Ryan James Pitkethley. I am a Civil Engineer and Engineering Manager at CivilPlan Consultants Limited.
- 1.2 I provided land development/infrastructure engineering evidence in relation to proposed rezoning sought by TaTa Valley Limited (**TVL**)¹ of land at 42B Potter Road and 35 Trig Road, Pokeno (the **Site**).
- 1.3 My evidence confirmed that all servicing required for the Site, including in relation to the three waters and access to the Site, can be delivered. In particular:
- (a) In conjunction with the evidence presented by Mr Leo Hills, I found that the Site can be serviced with an access road between the Site and Yashili Drive to be funded by the developer.
 - (b) Stormwater management to address both quality and quantity is required at the time of development and has been based on low impact design as required by the Waikato Stormwater Management Guidelines, Waikato Regional Plan and Waikato District Council requirements. Based on current information I see no reason why those guidelines and requirements cannot be met. It is proposed to use a treatment train approach with a suite of devices such as treatment swales and rain gardens, wetlands, extended detention basins, and rainwater reuse tanks.
 - (c) There is a feasible stormwater design for development of the Site that will improve the quality of water discharges, compared to the existing discharges. For all contaminants there is a calculated reduction comparing pre-development to post-development with treatment, ranging from 25-82% of pre development loads. The conclusion is that the development improves the Waikato River water quality.
 - (d) The proposed site improvements and flood management strategy include raising and improving the existing stopbank, installing culvert flood gates to protect the valley from inundation by the Waikato River, and installing a pump and weir system as part of the restoration of the existing wetland, culvert and stopbank restorations. This will also include design for fish passage. Flood modelling results show a decrease in flooding extent on site and no effect to either upstream or downstream properties along the Waikato River once these

¹ Submitter 574 and further submitter 1340.

improvements are in place. Figures 1 and 2 shows the positive effect of the stopbank improvement on the Tata Valley Site, whilst not affecting downstream or upstream properties or assets.

Peak flood level - 100 YR predevelopment event

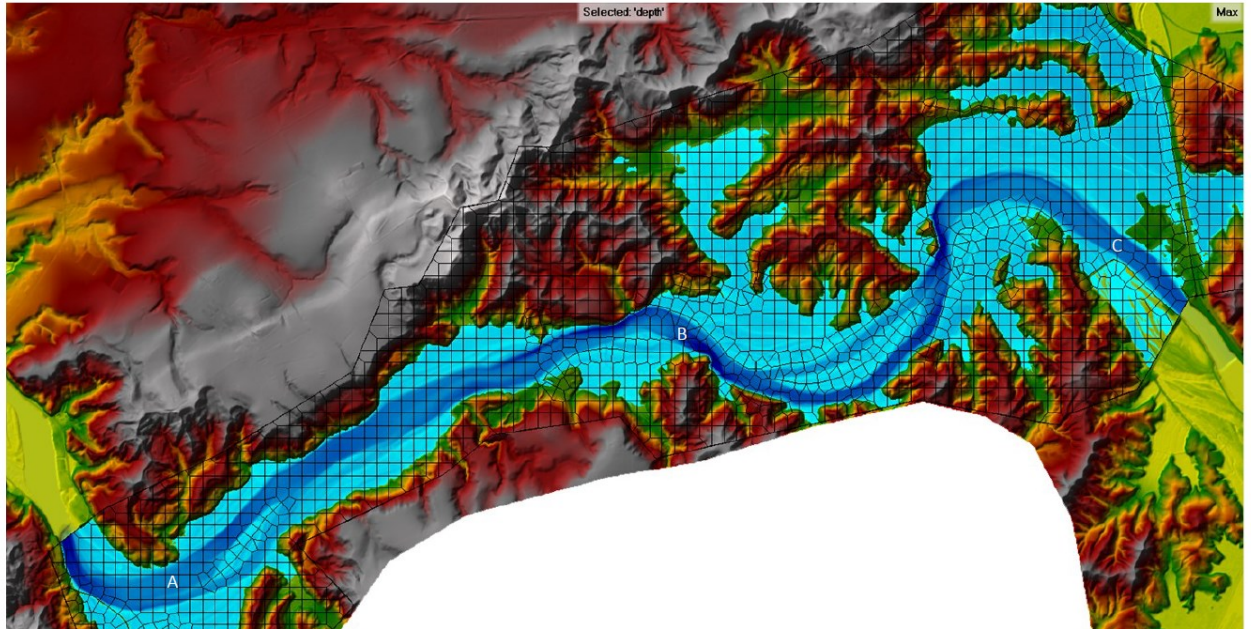


Figure 1 – Peak flood extents – 100 yr pre development – valley floor inundated to RL5.00m

Peak flood level - 100 YR postdevelopment event

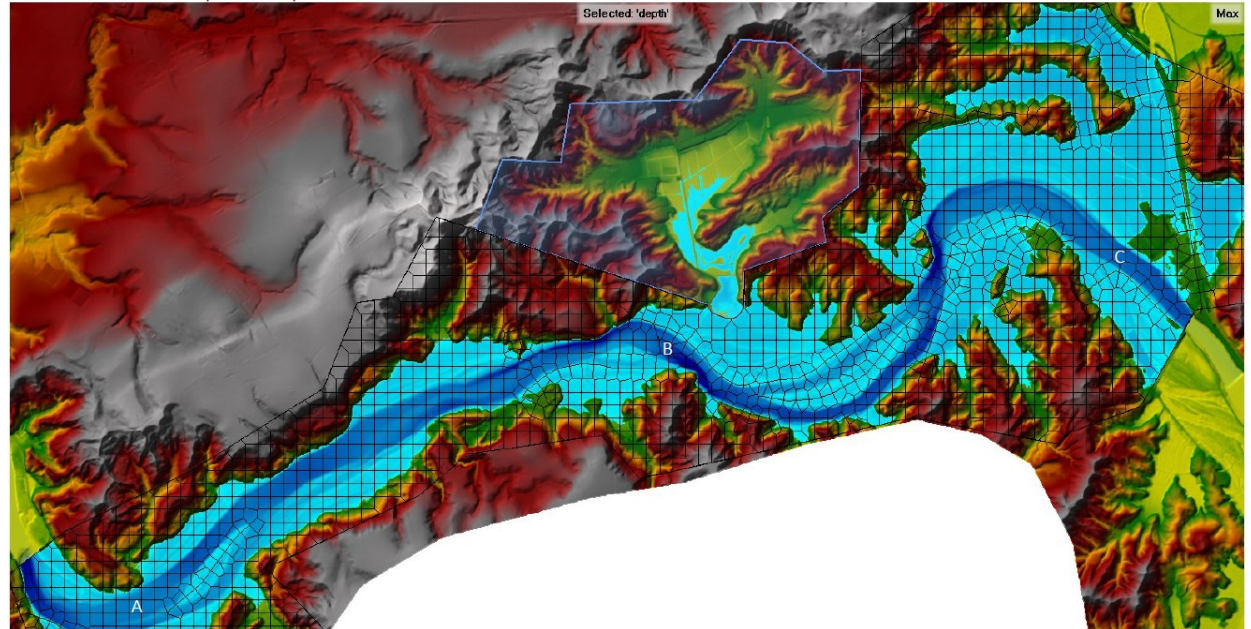


Figure 2 – Peak flood extents – 100 yr post development – valley floor inundated to RL4.36m

- (e) The Section 42A Report Hearing 25 Zone Extents prepared by Dr Mark Davey omits that Watercare have provided for the main infrastructure for water and wastewater to Tata Valley. My evidence explains that WDC have allowed for a 'Tata Valley' Growth Cell for water and wastewater. Figures 3 and 4 show

the wastewater and water supply catchments used to plan for infrastructure upgrades in Pokeno. The catchments include Tata Valley.

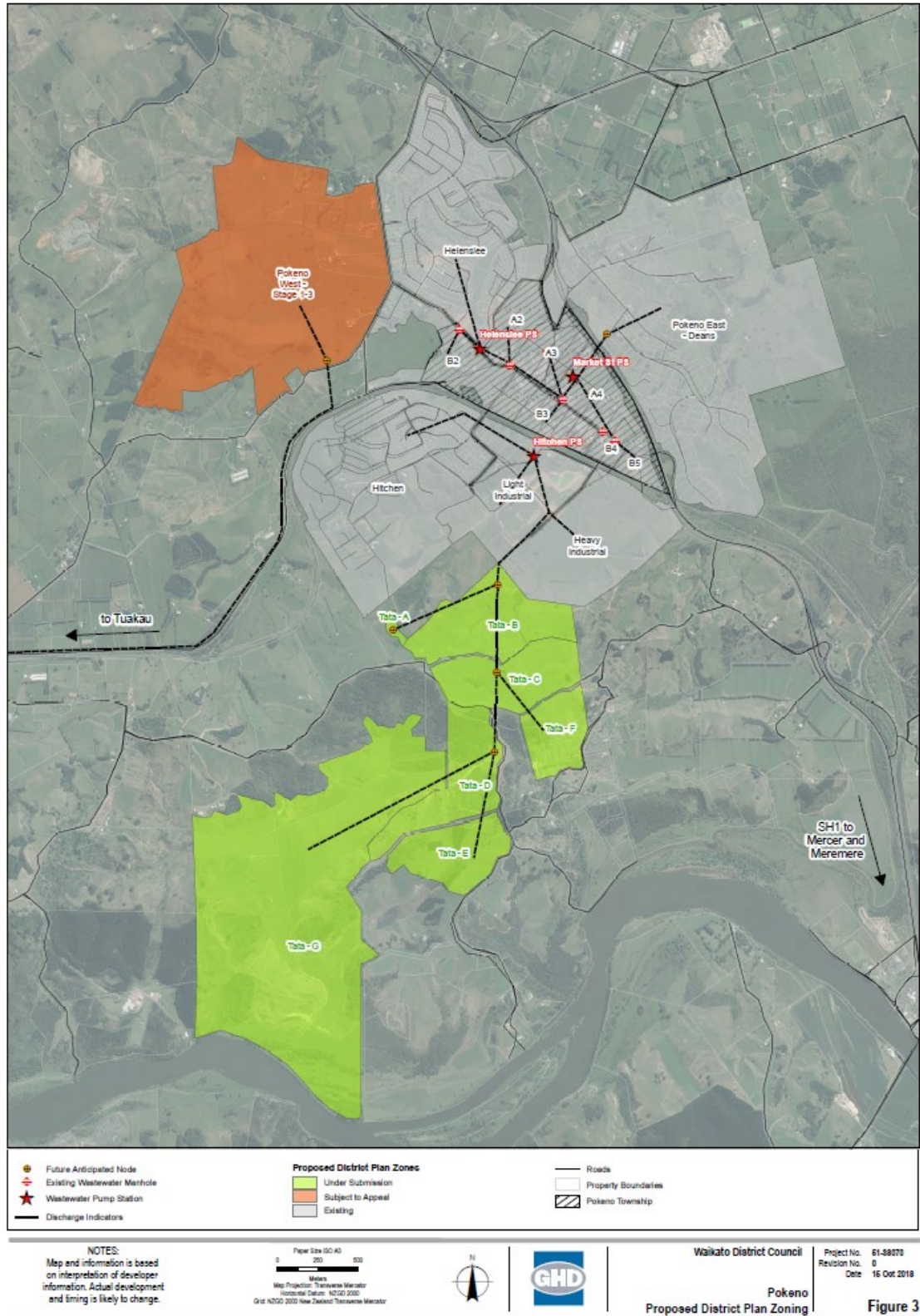


Figure 3 – Wastewater catchments considered in WDC’s upgrade requirements

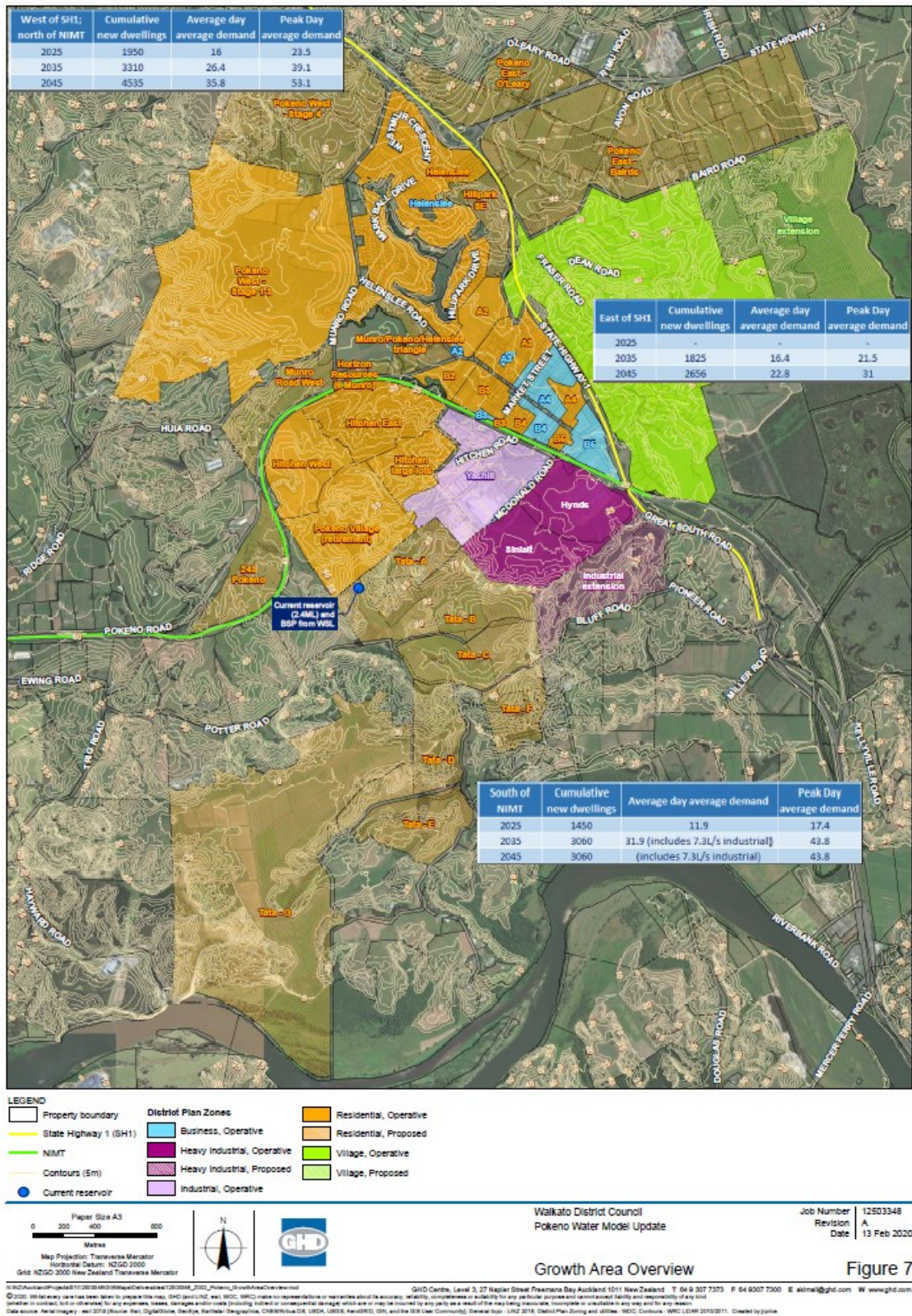


Figure 4 – Water supply catchments considered in WDC's upgrade requirements

- (f) Investigations and discussions with Counties Power and Chorus has confirmed that existing nearby telecommunication and power infrastructure can accommodate the proposed rezoning.

- (g) An existing Vector Gas IP20 ST 150mm main servicing the industrial area of Pokeno is located in Potter Road. There will be the option of local gas servicing coming off this main to service the development, although gas is not essential for the development to proceed.

1.4 In my view, there is no infrastructure engineering reason to not rezone the Site as part of the Proposed Waikato District Plan (**PWDP**).

Ryan Pitkethley

12 May 2120