

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

**AND**

**IN THE MATTER of Plan Change 17 to the Waipā District Plan.**

**JOINT WITNESS STATEMENT (JWS) IN RELATION TO:**

**THREE WATERS (1)**

**4 May 2023**

Expert Conferencing Held on: 4 May 2023

Venue: Online

Facilitator: Neda Bolouri (Planning)

**1 Attendance:**

**1.1** The list of participants is included in the schedule at the end of this Statement.

**2 Basis of Attendance and Environment Court Practice Note 2023**

**2.1** All participants agree to the following:

- (a) The Environment Court Practice Note 2023 provides relevant guidance and protocols for the expert conferencing session;
- (b) They will comply with the relevant provisions of the Environment Court Practice Note 2023;
- (c) They will make themselves available to appear before the Panel;
- (d) This statement is to be filed with the Panel and posted on the Council's website.

**3 Matters considered at Conferencing – Agenda and Outcomes**

**3.1 Introductions and purpose**

Three parties are represented at this Expert Conferencing Session, being Waipā District Council, Kama Trust and the Hautapu Landowners Group. The purpose of the meeting is to identify any issues in enabling the entire growth cell to be serviced and to explore more cohesive outcomes, without detriment to any of the parties represented.

### **3.2 Stormwater**

Britta Jensen shared that under the current stormwater assessment, that no discharge consent is needed, reflecting conversations with Waikato Regional Council. However, the HLG evidence express a preference to discharge to the Mangaone Stream, this consent requirement might hold up the structure plan if it was all tied in.

Mathew Dickey shared that there are multiple stormwater solutions for the area, and the preferred option was a result of higher land use efficiency, removing the need for large areas of soakage/basins. HLG had engaged with the Waikato Regional Council (WRC) about the potential discharge consent, no major issues were raised by WRC. There are also concerns from HLG about overland flow paths, if HLG stayed Rural, and the effects of the large basin on the boundary and its proximity to residential dwellings.

Mark Chrisp shared that potentially the proposed stormwater basin could be located on the HLG site, which then services C8, C9, Kama Trust and HLG land. Mike Chapman said there are many unknowns, particularly with the soakage rates of the HLG site. It could work, but makes it difficult to agree to an uncertain solution, when a proven solution is available, which doesn't mean future integration isn't possible.

Detailed design is still required, there is a lot of volume coming from surrounding sites, the impact of channelling it further north and the impacts on the stream haven't been considered yet.

The eastern part of the site has better soakage, although it is noted it is highly variable across the site. The stormwater basin could potentially be expanded on in the east using both HLG and Kama Trust sites. A similar solution as with Bardowie was shared as desirable, where there are natural areas of drainage and wetlands combined with basins.

### **3.3 Agreements**

- There is agreement from the Three Waters Experts that if the whole area, Kama Trust and HLG, were considered for a stormwater solution, better outcomes could potentially be achieved (through reconfiguring the stormwater basin).
- The preferred option (noted not the only option available) for HLG is a discharge consent from WRC, the uncertainty with this and uncertainty with soakage rates (which aren't currently known for the HLG site) isn't desirable for Kama Trust and Council.
- The ideal scenario for all is that the Structure Plan is approved as outlined in the s42a report.
- Kama Trust will operate independently to progress their stormwater design. However in the event that HLG land be rezoned, that an integrated solution could be explored.
- Landowners (HLG and Kama Trust) have all confirmed their willingness to make their land available immediately for stormwater assessments and use.
- The sizing of the pond might be similar with this redesign, but the location and soakage rates might be better.
- Noting that the stormwater pond in the current form may need a road to go through it to provide access to HLG, which could be culverted. There are no issues with this.

### **3.4 Water Supply**

Mathew identified that it is feasible to service the HLG site with the modelled single pipe and node from Council's existing reticulation.

Will need onsite servicing with water retention for fire fighting purposes, FW2 Bylaw will be achieved.

Noting water demand is for 30 people per hectare. This would make HLG’s current evidence more achievable as their evidence was modelled on 45 people per hectare which is more conservative.

### 3.5 Agreements

- All Three Waters Experts were in agreement that both Kama Trust and HLG site can be serviced with the existing and planned Council reticulation under the proposed light industrial provisions and dry industry definition.

### 3.6 Wastewater

Current design complies with RITS.

To determine the exact locations of pump stations and other infrastructure, the depth of the gravity network of the HLG site is needed to determine the exact configuration. This can be carried out at the detailed design phase at the subdivision stage, in coordination with Kama Trust and Council, aiming for one pump station.

### 3.7 Agreement

- All were in agreement that the HLG site can be connected to Council’s system.

## 4 PARTICIPANTS TO JOINT WITNESS STATEMENT

4.1 The participants to this Joint Witness Statement, as listed below, confirm that:

- They agree that the outcome(s) of the expert conferencing are as recorded in this statement; and
- They have read the Environment Court’s Practice Note 2023 and agree to comply with it; and
- The matters addressed in this statement are within their area of expertise; and
- As this session was held online, in the interests of efficiency, it was agreed that each expert (to the extent the subject matter is within their technical expertise) verbally confirm their position to the Facilitator, and this is recorded in the schedule below.

### Confirmed online 4 May 2023

EXPERT’S NAME & EXPERTISE	PARTY	EXPERT’S CONFIRMATION REFER PARA 4.1
Britta Jensen – Three Waters	Waipā District Council	Yes
Tony Coutts – Three Waters/Transportation	Waipā District Council	Yes
Neda Bolouri – Planning	Waipā District Council	Yes
Michael Chapman – Three Waters	Kama Trust	Yes

Gareth Moran - Planning	Kama Trust	Yes
Mathew Dickey – Three Waters	Hautapu Landowners Group	Yes
Mark Chrisp - Planning	Hautapu Landowners Group	Yes