

UNDER the the Resource Mangement Act 1991 ("RMA")
IN THE MATTER of Proposed Waikato District Plan (Stage 1) Hearing 25 –
Zone Extents

**SUMMARY STATEMENT OF EVIDENCE OF PETER ALDERTON ON
BEHALF OF 2SEN LTD AND TUAKAU ESTATES LIMITED**

Submission 299

Infrastructure Capacity & Flood Risk Assessment

1. INTRODUCTION

- 1.1 My full name is Peter Alderton. I am a Chartered Professional Engineer. I am providing evidence on behalf of 2Sen Limited and Tuakau Estates Limited ("**the Submitters**") in relation to their joint submission on the Proposed Waikato District Plan (Stage 1) ("**PDP**") seeking the rezoning of the balance of their proeprites at 48 and 52 Dominion Road, Tuakau to the General Residential Zone ("**Properties**" and "**Rezoning Request**").
- 1.2 My qualifications and experience are set out in paragraph 1.2 of my Evidence in Chief dated 6 November ("**EIC**"). The purpose of this statement is to summarise my EIC.

2. SUMMARY OF EIC

- 2.1 Under the notified PDP approximately half of each of the Properties are proposed to be zoned General Residential, with the remainder being zoned Rural. The Rezoning Request seeks to rezone the balance of the Properties to General Residential.
- 2.2 In order to establish that any future development of the Properties enabled by the Rezoning Request can be serviced with the necessary infrastructure, ACH Consulting Limited prepared the an Infrastructure Capacity & Flood Risk Assessment Report dated 11 February 2021 ("**ACH Report**"). The ACH Report has assessed a theoretical

development proposal for the Properties which would be enabled by the Rezoning Request, and conservatively assumes that the maximum development potential of the site is utilised. The subdivision concept assessed is as follows:

- (a) 48 Dominion Road - 59 residential lots with a large reserve area located adjacent to the Kairoa Stream;
- (b) 52 Dominion Rd - 160 new residential lots.

2.3 In my EIC I conclude that it will be possible to service any future development of the Properties enabled by the Rezoning Request with necessary infrastructure, and that it is feasible to develop any required engineering responses in accordance with the applicable rules and guidelines. In that regard:

- (a) Stormwater quality and quantity mitigation has been evaluated in accordance with the recommendations of the Draft Catchment Management Plan for the Tuakau Structure Plan Area ("**Draft Tuakau CMP**"), and the principles of water sensitive design. If the treatment train approach recommended is adopted to mitigate and treat all post development stormwater flows, this would retain existing hydrology and enable the water quality and erosion control requirements of the Draft Tuakau CMP met, as well as the requirements of PDP and Regional Infrastructure Technical Specifications ("**RITS**"). The recommended approach involves the use of onsite retention tanks at each property, rain gardens and wetlands.
- (b) As the property is situated adjacent to the Kairoa Stream, flood risks associated with the potential development of the property have also been considered in terms of the Draft Tuakau CMP. It is possible to mitigate flooding of the new development to the required 1% AEP storm event via purpose-built wetlands.
- (c) Assessment of reticulated wastewater capacities confirms that capacity of wastewater services would not be exceeded by the peak wet weather flow ("**PWWF**") when the development enabled by the Rezoning Request is connected to the existing public system.

- (d) Assessment of water supply capacities confirms that water supply will be adequate to service the new development and provide water for fire services at the required pressure and flow rate, in accordance with Council standards and New Zealand Fire Service Firefighting Water Supplies Code of Practice..

3. CONCLUSION

- 3.1 The evaluation of the relevant rules regarding residential zoned property indicates that the rezoning of rural properties at 48 & 52 Dominion Rd, Tuakau, for greater residential development of the property, is appropriate.
- 3.2 The available reticulated wastewater and water supply meet the RITS. Stormwater quality and quantity mitigation can be provided in accordance with the PDP, and the recommendations of the Draft Catchment Management Plan for the Tuakau Structure Plan Area. Flood risks associated with the Kairoa Stream in relation to the potential development are minimal and can be effectively managed.

Peter Alderton

12 May 2021