

**Before the New Plymouth District Council**

**Independent Hearing Commissioners**

**PPC18/00048**

**Under** the Resource Management Act 1991 (**RMA**)

**In the matter of** an application by Oakura Farm Park Limited to vary or cancel Condition 4 of Consent Notice Instrument No. 9696907.4 on Lot 29 DP 497629

**And**

**In the matter of** Proposed Private Plan Change 48 to the New Plymouth District Plan requested by Oakura Farm Park Limited for the proposed rezoning of land at Wairau Road, Oākura

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**Statement of Further Evidence of Matthew Douglas Peacock  
(Land Development & Subdivision Infrastructure Engineering)**

on behalf of:

Matthew Peacock; Richard Shearer; Steven Looney; and Wayne Looker

**15 November 2019**

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## INTRODUCTION

1. My name is Matthew Peacock. I hold the qualifications and I have the experience which is described in my Primary Statement of Evidence dated 25 June 2019. I confirm that I have continued to comply with the Environment Court's Code of Conduct for Expert Witnesses in preparing this Statement of Further Evidence.
2. I have read and I will respond to the following relevant material which, amongst other material, has been produced since the hearing for these matters was adjourned on 26 July 2019:
  - The report titled *'Response to Evidence Presented at Hearing – Proposed Private Plan Change 48: Wairau Road, Oakura Rezoning'*, prepared for the New Plymouth District Council, by Boffa Miskell Limited (Anna Stevens and Hamish Wesney), dated 19 August 2019 (***NPDC Response to Evidence Report***)
  - Direction on further evidence *'Private Plan Change 48: Wairau Road, Oakura Rezoning'* from Commissioner Bill Wasley, dated 6 September 2019; and
  - The statements of further evidence prepared on behalf of Oakura Farm Park Limited, dated 11 October 2019, of:
    - Luke Bunn; Engineering Report
3. This statement of further evidence responds to the Commissioner's directions, focussing on the additional evidence submitted by the applicant.

## CHANGES MADE TO THE PLAN CHANGE REQUEST

4. The further evidence provided by Luke Bunn of Red Jacket Engineers is outlined in his introduction as:

*"The purpose of this report is to complete a high-level assessment of the proposed stormwater management system for the Wairau Estate development. This includes assessing the existing upstream*

*catchment, potential hydrological effects due to the proposed development, and potential downstream impacts.”*

5. I acknowledge that an engineering design and solution has been provided to capture, contain and slowly release stormwater from the proposed 144 lot development so there is no change to the existing stormwater flow downstream from the proposed development area.
6. The Bunn report concludes that the change in stormwater flow from the existing, undeveloped area, to the proposed developed area will have *‘no more than a minor effect on the Wairau Stream’*.
7. I also note that the Bunn report states the detention pond design is subject to a detailed design at a building consent stage where specific details can be accounted for. I acknowledge that this is typical for a development at the Resource Consent Planning stage.

#### **REMAINING ISSUES**

8. The Bunn report indicates that the existing 600mm diameter culvert pipe under SH45 will be used to discharge water from the detention ponds within the development. I could not identify any design check of this culvert pipe in the Bunn Report which shows it will be adequate to carry the stormwater discharge flow as per the design requirements of the Taranaki Regional Council.<sup>1</sup>
9. State Highway 45 is the only road that links people to the west of Oakura to the New Plymouth Township and the road is a vital link from the west to the east/north directions. The proposed use of the existing 600mm diameter culvert pipe under SH45 road as the main stormwater outflow from the proposed development should be treated with the greatest attention. Should this culvert fail and SH45 be washed out it would cause major disruption to people travelling east and west on SH45.

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<sup>1</sup> TRC requirements in Matthew Peacock Primary Expert Evidence Appendix page 6

10. Previous evidence presented in the Red Jacket Report<sup>2</sup> and Matthew Peacock Report<sup>2</sup> acknowledges that there are existing flooding issues downstream in Shearer Reserve. The Bunn report indicates that there will be only a minor effect on the existing stormwater flow from the development area. I would expect that if there are existing flooding issues downstream from the proposed development area then a detention system would be required to reduce the stormwater flow downstream to aid in reducing the existing flooding in the Shearer Reserve area.
11. Colin Comber further evidence appendix B.2 – Overlay plan appears to indicate that further staged development is possible beyond the proposed 144 lots. (Kensington and Twigley further evidence reports also indicate signs of this potential further development). In my experience if potential development exists then the stormwater from these areas should be accounted for in the initial preliminary design phase.
12. The Bunn Further Evidence report does not address the other stormwater issues identified in my Statement of Evidence 25 June 2019 with respect to
  - i. The existing undersized 600mm diameter culvert pipe under SH45 Road adjacent to Wairau Road which takes stormwater from the Wairau Stream Tributary.
  - ii. Existing flooding issues within Shearer Reserve around the Oakura wastewater pump station and the potential increased risk of the pump station being flooded.

## **CONCLUSION**

13. It is possible to design an engineering solution which would collect, retain and discharge the stormwater collected from the development in a controlled manner into the existing stream system. This system

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<sup>2</sup> Both Expert Evidence reports note that flooding currently occurs in the Shearer Reserve

would require the detention ponds and above ground bunds as described in the Bunn further evidence report. In my opinion the detention system should be designed to reduce the current flow of stormwater into the Wairau Stream, resulting in a reduction in flooding downstream, and have sufficient redundancy so there is no possible impact to SH45 Road.

14. In my opinion potential further development beyond this proposal is evident and should be accounted for in the stormwater system initial planning phase.
15. The Bunn report does not address the existing undersized 600mm diameter culvert pipe under SH45 road which takes stormwater from the Wairau Stream Tributary or the existing flooding issues within Shearer Reserve around the Oakura wastewater pump station and the potential increased risk of the pump station being flooded.

**Matthew Peacock**

15 November 2019