

BEFORE THE HEARING PANEL APPOINTED BY KAIPARA DISTRICT COUNCIL

Under the Resource Management Act 1991

In the matter of the hearing of submissions on Proposed Private Plan Change 83 by The Rise Limited

**REBUTTAL EVIDENCE OF CAREY HENRY DOUGLAS SENIOR ON BEHALF OF KAIPARA
DISTRICT COUNCIL**

(stormwater)

15 March 2024



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1. INTRODUCTION

1.1 My full name is Carey Henry Douglas Senior.

1.2 I undertook a technical review of the stormwater elements of Private Plan Change 83: The Rise Limited and prepared a memorandum addressing stormwater matters dated 26 January 2024 that is attached to the section 42A Report. My qualifications and experience are as set out in Attachment A to that Memorandum.

2. CODE OF CONDUCT

2.1 I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 and have complied with it in preparing this evidence. I confirm that the issues addressed in this evidence are within my area of expertise and I have not omitted material facts known to me that might alter or detract from my evidence.

3. SCOPE OF EVIDENCE

3.1 This statement of rebuttal evidence on behalf of Kaipara District Council responds to the statement of evidence dated 23 February 2024 by Mr Rankin, on behalf of the applicant.

4. EVIDENCE OF MR RANKIN

4.1 In relation to the management of stormwater, Mr Cleese in the section 42A Report stated that:

“In my view (and that of many submitters), the management of stormwater and flood risk is one of the most challenging aspects of the proposal. The design of integrated stormwater solutions that are capable of detaining stormwater so that off-site discharges are neutral between pre and post development

*conditions is made more challenging due to the hilly topography of the site and in particular the fragmented nature of the site ownership. This fragmented ownership (and therefore likely staging of development due to differing aspirations of the various landowners), makes the design and construction of a single integrated stormwater management system across the entire site unlikely to occur. Instead it is likely that the site will be developed in stages, with each stage needing to have its own stormwater solution. I accept that with careful engineering design such individualised solutions are possible, and therefore I do not see the issue as preventing the site's re-zoning. It is however a matter that will require careful consideration through the subdivision process."*¹

4.2 Having considered Mr Rankin's statement of evidence dated 23 February 2024, I confirm that in my view the approach to stormwater management proposed by the applicant is appropriate. In particular:

- (a) In my view, the applicant's proposed approach to stormwater management gives the most flexibility to manage stormwater if future development of the plan change area occurs in a piecemeal/fragmented way (which seems likely).
- (b) The applicant has prepared a catchment stormwater management plan, which will provide a unified catchment approach and a baseline for guiding the stormwater approach proposed through the resource consent process for each development.
- (c) I consider this approach to be the most efficient and optimal outcome for stormwater management within the plan change area, short of the applicant proposing to build a wetland or stormwater pond (or more likely 2-3 ponds within the

¹ Section 42A Report, paragraph 98.

catchment) at the outset of any development within the catchment. It seems unreasonable and potentially an inefficient use of resources to build large, communal stormwater devices, with immediate and future public maintenance requirements, for catchment areas that may not be developed for a number of years. Therefore, I support the 'at source' mitigation strategy that is proposed and consider it a better outcome as it places cost and responsibility on the landowner for each development that occurs within the plan change area. This also provides incentive for developers to capture and re-use as much water on each site as possible (reducing overall catchment SW runoff).



Carey Henry Douglas Senior

15 March 2024