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## Joint Witness Statement Stormwater management

Ashbourne [FTAA-2507-1087]  
11/12/25

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Facilitated by: Dean Morris (Maven Waikato) acting on behalf of Matamata Development Ltd (Applicant)  
Recorded by: Stephanie Wilson (Barker and Associates)

### Attendance

The list of participants for this expert conferencing is included in the schedule at the end of this Statement.

### Basis of Attendance and Environment Court Practice Note 2023

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.

### Matters Considered at Conferencing – Agenda and Outcomes

#### **Preamble: MPDC Specialist Bronwyn Rhynd as below noted:**

The information provided by the applicant through the substantive application has been developed over time and includes the responses to various directives/minutes from the panel and expert responses. Therefore, providing a coordinated response would be beneficial to all and ease the project as it moves into the next phases of development. Therefore, the suggested comprehensive update to the Stormwater Management plan is to include the inputs from the other technical disciplines such as groundwater and hydrogeological assessments which are imperative to include in the stormwater management design process.

**This is endorsed by Megan Wood, on behalf of Waikato Regional Council**

- A. Stormwater/Erosion and Sediment Control
  - a. *Advice provided on behalf of MPDC was that while the preliminary assessments and methodologies align with established guidelines, there remain unresolved concerns regarding stormwater discharge, flood risk, and erosion effects associated with the Greenway and its connection to the Waitoa River. The lack of detailed information on the location and extent of increased flood depths, as well as the*

*specifics of flow conveyance and rip rap swale design, underscores the need for further review and clarification. Additionally, the attenuation requirements and potential impacts of both frequent and extreme rainfall events on the receiving environment have not been fully addressed. Therefore, it is recommended that additional investigations and detailed design reviews be conducted to ensure that the final application adequately mitigates adverse effects on flooding, stream channel erosion, and groundwater interaction in the Waitoa River catchment.*

*The Panel requests that expert conferencing address the above and advise what additional investigations and reviews are considered necessary to address these concerns and/or whether the information provided by the Applicant to date is sufficient to allow the Panel to develop consent conditions that address the issues raised.*

**Response:**

**Response from Megan Wood (MW), Sheryl Roa (SR) Bronwyn Rhynd (BR), Mitchell Smith (MS) and Dean Morris (DM)**

Expert conferencing confirmed that all parties (MPDC, WRC and the Applicant) discussed the stormwater modelling approach, attenuation requirements, Greenway design, and the interaction between the stormwater system and the Waitoa River. As recorded in the conferencing minutes, the Council experts sought further clarification on attenuation criteria, the performance of Basin B under elevated groundwater, the Greenway outlet design, and the assessment of effects across a range of storm events.

Following conferencing, the Applicant, WRC and MPDC met again and agreed that the remaining matters can be appropriately resolved through outcome-oriented consent conditions. The agreed pathway is that an updated Stormwater Management Plan (SMP) will be prepared as part of the consenting process and reviewed by MPDC and WRC.

The updated SMP requires the following matters to be addressed, as identified by the experts:

1. Ensuring the Best Practical Option (BPO) approach accounts for elevated groundwater across the stormwater system, including Basin B.
2. Confirming attenuation requirements for the 2-, 10-, and 100-year ARI events (including extended detention, retention of initial abstraction volume, and water quality treatment). Including optimization of infrastructure sizing.

3. Demonstrating no adverse downstream flood or erosion effects for all relevant design events.
4. Providing detailed Greenway outlet design that manages energy dissipation and geotechnical constraints that are both constructable and empathetic to the landscape.
5. Assessing and managing effects of all discharges to receiving drains and open water bodies (flood depth/duration, scour, erosion).
6. Completing a flood risk assessment with a model build report.

**BR, MW -response addition**

It is to be noted that the Expert Panel have the discretion of requiring this updated SMP prior to consenting or post granting i.e. a condition of consent.

**Applicant response (DM, MS )**

The Applicant considers that sufficient information has been provided for the Panel to set conditions, with the outstanding technical detail to be completed through post-consent SMP updates and detailed design.

We suggest that the applicant, WRC and MPDC planner convene to agree upon the conditions that can be developed to be put forward to the panel for reviewing and implementing. It's suggested that this can take place early next week starting Monday 15th of December.

- b. *Advice provided on behalf of MPDC advised that while the sediment control plans and associated reports provide general information regarding water quality and construction management, there is a lack of specific detail concerning the interaction between erosion and sediment control measures and the high ground water table at the site. To address these gaps, it is essential that further investigations are undertaken and that site-specific hydrogeological guidance is incorporated into the design and implementation of sediment control measures. This will help ensure effective management of ground water and minimise any potential adverse impacts on water quality and site stability.*

*The Panel requests that expert conferencing address the above and advise what additional investigations and reviews are considered necessary to address these concerns and/or whether the information provided by the Applicant to date is sufficient to allow the Panel to develop consent conditions that address the issues raised.*

**Response:**

**Response from Megan Wood (MW), Sheryl Roa (SR) Bronwyn Rhynd (BR), Mitchell Smith (MS) and Dean Morris (DM)**

This matter was not discussed during joint caucusing.

**BR, MW -response**

However, some context for the panel the following can be referenced:

The relationship between erosion and sediment control measures and the site's high groundwater table has not been discussed in detail.

Council experts sought further certainty around groundwater behavior, potential interaction with construction-phase controls and the need for site-specific hydrogeological input. This has not been provided at the time of writing.

**Applicant response (DM, MS)**

The applicant suggested that the applicant, WRC and MPDC planners convene to agree upon the conditions that can be developed to be put forward to the panel for reviewing and implementing. It's suggested that this can take place early next week starting Monday 15th of December.

- c. *WRC advise that access to the drain that is maintained by WRC's Integrated Catchment Services team and must be maintained at all times as per rule 4.2.18.1 of the Waikato Regional Plan. Further, as WRC are the operators of the drain then the capacity of the drain must be maintained at or near to pre-development capacity should this proposal go ahead.*

*The Panel requests that expert conferencing confirms, if possible, that this can be achieved.*

**Response:**

**Response from Megan Wood (MW), Sheryl Roa (SR) Bronwyn Rhynd (BR), Mitchell Smith (MS) and Dean Morris (DM)**

Expert conferencing confirmed that the requirement under the Waikato Regional Plan for WRC to maintain access to the eastern drain adjacent to the Retirement Village at all times is understood and accepted by all parties. It was agreed that easements in favour of WRC will be secured to ensure ongoing access for maintenance to WRC administered drains.

Council experts also confirmed the requirement that the existing WRC drain must retain its pre-development capacity. The Applicant confirmed during conferencing that this can be achieved and that an updated SMP will include:

1. Demonstration of how the proposed discharges to the existing drains

will be managed, ensuring no increase in flooding depth/duration, no erosion or scour effects, and no reduction in drain capacity.

2. Provision of design detail showing how the drain capacity will be protected under post-development conditions.

**Applicant response (DM, MS )**

Accordingly, the Applicant confirms that the ability to maintain access and capacity of the WRC drain can be achieved and that the mechanism to secure this is via the outcome-oriented conditions that all parties have agreed to prepare.

We suggest that the applicant, WRC and MPDC planner convene to agree upon the conditions that can be developed to be put forward to the panel for reviewing and implementing. It's suggested that this can take place early next week starting Monday 15th of December.

**B. Groundwater**

- d. *Advice to MPDC concludes (Memorandum 2) that "the information provided to date has not demonstrated that the abnormal groundwater conditions at the Ashbourne site have been adequately allowed for within the proposed design".*

*Experts are to address the following matters:*

- *It appears that the design groundwater levels will need to increase from those used in the design to allow for climate change, etc.*

**Response:**

This matter is addressed separately under the Hydrogeology Joint Witness Statement prepared by Clare Houlbrooke, Tony Cowbourne, and Jon Williamson.

- *There may be an issue with having enough fill to achieve the finished ground levels that have been specified. Please advise on the likely need to provide fill and whether the quantum required can be provided by cut to fill on the site.*

**Response:**

This matter is addressed separately under the Hydrogeology Joint Witness Statement prepared by Clare Houlbrooke, Tony Cowbourne, and Jon Williamson.

- *Whether the above uncertainties and adequate contingency/fallback measures have been identified by the Applicant and provided for in the design of the proposed stormwater system.*

**Response:**

This matter is addressed separately under the Hydrogeology Joint Witness Statement prepared by Clare Houlbrooke, Tony Cowbourne, and Jon Williamson.

- *Whether information provided by the Applicant is sufficient to demonstrate viability of using proposed subsoil drainage as a suitable active control on groundwater levels to ensure disposal of stormwater via proposed soakage trenches remains viable.*

**Response:**

This matter is addressed separately under the Hydrogeology Joint Witness Statement prepared by Clare Houlbrooke, Tony Cowbourne, and Jon Williamson.

Confirmed in person: 11/12/25

Expert's name and expertise	Party	Expert's confirmation
Dean Morris	Matamata Development Ltd	
Mitchell Smith	Matamata Development Ltd	
Bronwyn Rhynd (BR)	CKL NZ Ltd, on behalf of Matamata-Piako District Council	
Sheryl Roa (SR)	Waikato Regional Council	
Megan Wood (MW)	Wainui Consulting on behalf of Waikato Regional Council	