

BEFORE THE INDEPENDENT HEARING COMMISSIONER

UNDER

the Resource Management Act 1991

IN THE MATTER

of proposed Plan Change 33 to the Waipā District
Plan

**STATEMENT OF EVIDENCE OF MATHEW PHILIP DICKEY ON BEHALF OF
THE HAUTAPU LANDOWNERS GROUP**

THREE WATERS

13 OCTOBER 2025

1. INTRODUCTION

- 1.1 My name is Mathew Philip Dickey. I am a Chartered Professional (CPEng) Civil and Waters Engineer, specialising in land development civil design, and the design and assessment of three waters infrastructure. I hold a Bachelor of Engineering (BE) with first class honours in Civil Engineering (2012).
- 1.2 I am a Principal Civil/Three Waters Engineer and Director of BTW Company Limited (BTW) and have worked at BTW for my full professional career of over 14 years. In my role at BTW, I am regularly involved in the civil engineering design, three waters engineering design, and geotechnical assessment for land development projects. Local Waikato-based land development projects I have been involved with include:
- (a) A 2025 Ōhaupō Road 25 ha Private Plan Change Submission in the Waipā District; including civil and three waters technical design and geotechnical assessment and site suitability reporting.
 - (b) Te Wetini Developments Limited 16 Ha industrial subdivision on Te Wetini Drive, Hamilton; including civil and three waters technical design and geotechnical assessment and site suitability reporting.
 - (c) C1 & C2/C3 Residential Growth Cells, Cambridge in the Waipā District; including water supply modelling/design, wastewater servicing design and geotechnical assessment and site suitability reporting.
 - (d) TOMRA Centre of Excellence Commercial Development on the corner of Airport Road / Lochiel Road in the Waipā District; including on-site three waters modelling/design, civil design, and geotechnical assessment.
- 1.3 I have been engaged by the Hautapu Landowners Group (“**HLG**”) to present Three Waters evidence in relation to Plan Change 33 (“**PC33**”) to the Waipā District Plan (“**WDP**”). Specifically, my statement of evidence will:

- (a) Review and confirm my evidence conclusions concerning Three Waters matters in relation to Area 7 and Plan Change 17 (“**PC17**”) remain valid for the purposes of PC33 and, where relevant, advise of any changes to that assessment in relation to the proposal to live zone Area 7 through PC33; and
- (b) Comment on Three Waters matters raised in the section 42A Report.

Code of Conduct

- 1.4 I confirm that I have read the Expert Witness Code of Conduct set out in the Environment Court’s Practice Note 2023. I have complied with the Code of Conduct in preparing this evidence and I agree to comply with it while giving oral evidence before the Hearings Commissioners.
- 1.5 This written evidence is within my area of expertise except where I state that I am relying on the evidence of another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in this evidence.

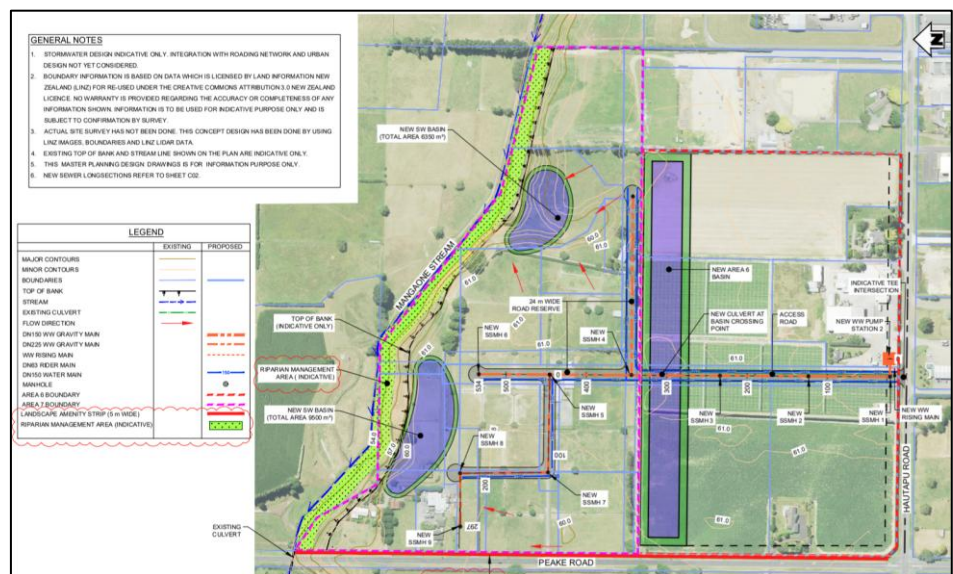
2. THE HLG AND PLAN CHANGE 33

- 2.1 I refer to Mr Chrisp’s evidence, which sets out the context and purpose of PC33.

3. REVIEW OF PC17 THREE WATERS EVIDENCE FOR AREA 7 IN RELATION TO PC33

- 3.1 My PC17 evidence highlighted that based on the proposed Wastewater Pumpstation (“**WWPS**”) location within Area 6, as per the Hautapu Industrial Structure Plan Area (“**HISPA**”) shown in Figure 1 below, wastewater conveyance from Area 7 into the Area 6 WWPS could be via a gravity reticulation or a local Area 7 pump station and rising main.

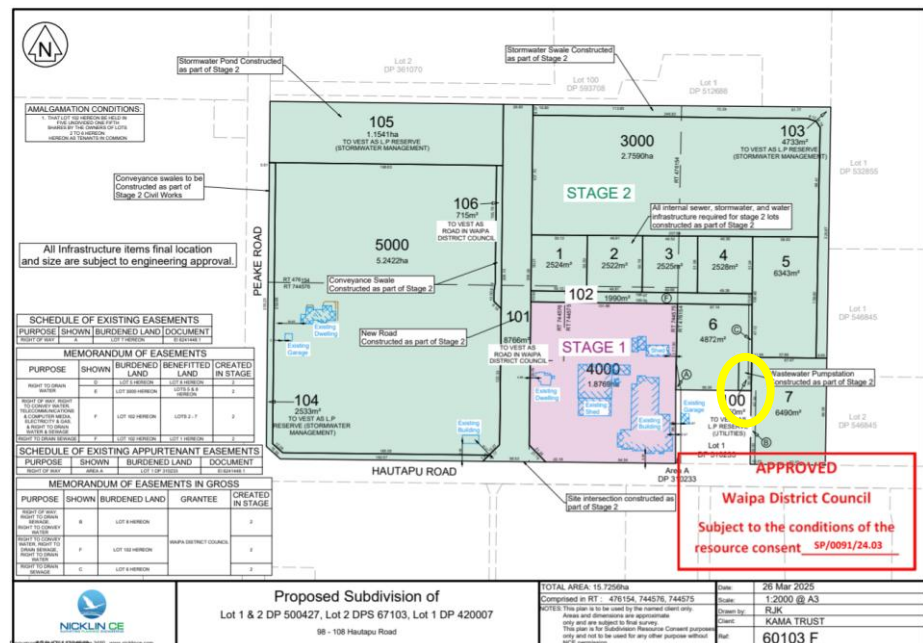
3.2 The proposed Area 7 Structure Plan, refer Figure 2 below, highlights that a proposed wastewater gravity reticulation is feasible to convey wastewater from Area 7 into the Area 6 WWPS at the location shown in the HISPA, and presents a layout for this gravity option.



3.3 On review of the revised Area 6 WWPS location in the Kama Trust Subdivision Plans, as shown in Figure 3 below, this new WWPS location results in a longer and therefore deeper wastewater gravity reticulation needed from Area 7 to the WWPS. Pending Detailed Engineering

Plans/Design for the Area 6 Subdivision, this may require changing the Area 7 approach for wastewater servicing to the alternative option of a local Area 7 WWPS and rising main.

- 3.4 I expect that the option of a local Area 7 WWPS will have a higher cost for both design/installation (development cost) and ongoing operation and maintenance (council cost), compared to a gravity reticulated option. A new Area 7 WWPS will also require land to be allocated within Area 7 to build the WWPS.
- 3.5 In light of the changes which have been pursued through the Kama Trust subdivision process, I support Waipā District Council's Senior Engineer – Growth's comments¹ in the Section 42A report that whether Area 7 wastewater is serviced via gravity or requires its own dedicated pump station is able to be confirmed at time of subdivision.



- 3.6 On review of the new Road (Lot 101) and Easements F, C, and B in the Kama Trust Subdivision Plan, I understand that a servicing corridor with legal access is available for wastewater pipework from Area 7 into the Area 6 WWPS. I also understand that the gravity network to be designed/installed by Kama Trust will be suitably sized to include conveyance of the Area 7 wastewater flows from the boundary/intersection of new Road (Lot 101) and Area 7 (HLG land). In my opinion, it would be best to have certainty

¹ Section 42A Report, Section 4.4.5

regarding the sizing of infrastructure to be able to confirm the above, although I am not sure that is feasible through this plan change process alone.

- 3.7 The new Road (Lot 101) in the Kama Trust subdivision plan also provides a servicing corridor for water and other services (such as power, communications etc.) into the Area 7 development. Water services through this Road are understood to be suitably designed to support water demands for Area 7 development. Vesting of this Road (Lot 101) to the Area 7 boundary will be required prior to the development of Area 7.
- 3.8 A geotechnical investigation undertaken for Area 7 was completed in September 2024² to confirm stormwater soakage rate selection for the Area 7 structure plan stormwater basin design. This investigation confirmed that the 30 mm/hour design soakage rate adopted for the Area 7 structure plan design (as referred to in my PC17 evidence) is appropriate and a conservative soakage rate selection.

4. SECTION 42A REPORT

- 4.1 I have reviewed the Proposed PC33 Section 42A Report prepared by Mr Nathan McLeay and the supporting appendices. I agree with Mr McLeay's conclusions and recommendations concerning Three Waters matters in Section 4.4.

5. CONCLUSION

- 5.1 I confirm that my Three Waters assessment work and evidence presented in relation to Area 7 at the PC17 hearing remains relevant and applicable for supporting the live zoning of Area 7 in PC33.
- 5.1 I support the three waters conclusions and recommendations in the Section 42A Report.

Mathew Dickey

13 October 2025

² Refer BTW Geotechnical Report titled "Stormwater Soakage Rates within the Hautapu Industrial Area 7 (North)", Rev A, 12/09/2024