

**BEFORE HEARING COMMISSIONERS**

**UNDER** the Resource Management Act 1991  
(‘RMA’)

**IN THE MATTER OF** The Proposed Wairarapa  
Combined District Plan

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**STATEMENT OF EVIDENCE OF MICHAEL TREACY (PLANNING)  
ON BEHALF OF  
HARVEY NORMAN PROPERTIES (N.Z.) LIMITED**

**9 April 2025**

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## 1. Introduction

### Qualifications and Experience

- 1.1 My full name is Michael Brian Treacy. I am a qualified Town Planner holding a Bachelor of Planning degree from the University of Auckland. I am an Intermediate Member of the New Zealand Planning Institute.
- 1.2 I have worked in the field of Planning and Resource Management for ten years. For seven of those years I was a Resource Consent Planner at Auckland Council. For the past four years I have worked in the private sector and am currently an Associate at CivilPlan Consultants Limited.
- 1.3 I have processed a variety of resource consents in predominantly an urban setting, as well as providing due diligence advice to clients on site acquisition; and preparing resource consent applications for developments across the residential, commercial, and industrial sectors at locations throughout Auckland and New Zealand.

### Expert Witness Code of Conduct

- 1.4 I have read the Code of Conduct for Expert Witnesses contained in the Environment Court's Practice Note 2023. I have read and agree to comply with that Code.
- 1.5 I have complied with the Code of Conduct in preparing this evidence and agree to comply with it while giving oral evidence before the Hearing Commissioners, as if this were a hearing before the Environment Court. I have considered all material facts that I am aware of that might alter or detract from the opinions that I express. This evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.

### Involvement in the Project

- 1.6 I prepared the submission by Harvey Norman Properties (N.Z.) Limited on the Proposed Timaru District Plan ("the Proposed Plan") and am familiar with the provisions of the Proposed Plan.

### Scope of Evidence

- 1.7 This evidence is in relation to Submission No. 192 by Harvey Norman Properties (N.Z.) Limited, the owner of the Site at 226 Evans Street, Oceanview.
- 1.8 The submission made by Harvey Norman primarily covers matters associated with the zoning of the Site and the extent of the Flood Hazard Area in the Proposed Plan.

- 1.9 The particular matter that this evidence addresses relates to the primary submission point that extent of the Flood Assessment Area extends further across the Site than required.

## 2. The Site

- 2.1 Harvey Norman owns and operates a LFR store from its landholding at 226 Evans Street, Oceanview (“the Site”). The Site measures almost 9ha and is located between Evans Street (SH1) and Old North Road. The eastern portion of the Site, which fronts onto Evans Street, is occupied by commercial activities, including the Harvey Norman store and warehouse, PGG Wrightson and a transport depot. The balance of the Site, comprising approximately 5ha, is undeveloped.
- 2.2 The Site layout is included as **Attachment 1**.
- 2.3 Harvey Norman has a resource consent (No. 102.2014.147), which was granted on 2 July 2015, to redevelop and expand the existing retail and commercial activities on the Site from 3,300m<sup>2</sup> to 6,550m<sup>2</sup>. This consent has a 10 year lapse period and has not yet been given effect to. On 4 August 2022 a variation to this existing resource consent was approved (reference 102.2014.147.2) to provide for a less intensive scheme and associated changes to site layout. A copy of the approved site plan is included in **Attachment 2**. In summary, the consent provides for an expansion of the existing Harvey Norman store to 4,385m<sup>2</sup>, the existing transport building being demolished and replaced by a new building with two retail tenancies (955m<sup>2</sup> and 1,210m<sup>2</sup>) and an on-site warehouse for Harvey Norman (1,895m<sup>2</sup>). Harvey Norman will be making an application under s125 of the RMA to extend the lapse date of the consent.

## 3. The Submission

- 3.1 Harvey Norman’s submission supported several of the proposed provisions but opposed two main matters: the proposed zoning of the eastern portion of the Site as General Industrial zone, and the extent of the Flood Assessment Area overlay. The re-zoning matter was considered as part of an earlier hearing (Hearing B), and therefore this evidence focuses on the extent of the Flood Assessment Area.
- 3.2 In our submission, we stated that the extent of the Flood Assessment Area Overlay extends further across the Site than required and does not take into account the construction of culvert upgrades at State Highway 1 and at the Main North railway line. The relief sought a reduction in the extent of the Flood Assessment Area. This was based on a site-specific flood assessment undertaken by Pattle Delamore Partners Limited (‘PDP’) on behalf of Harvey Norman. Figure 1 below demonstrates the Council’s proposed flood assessment area extent across the site compared to the PDP modelled flood extent.

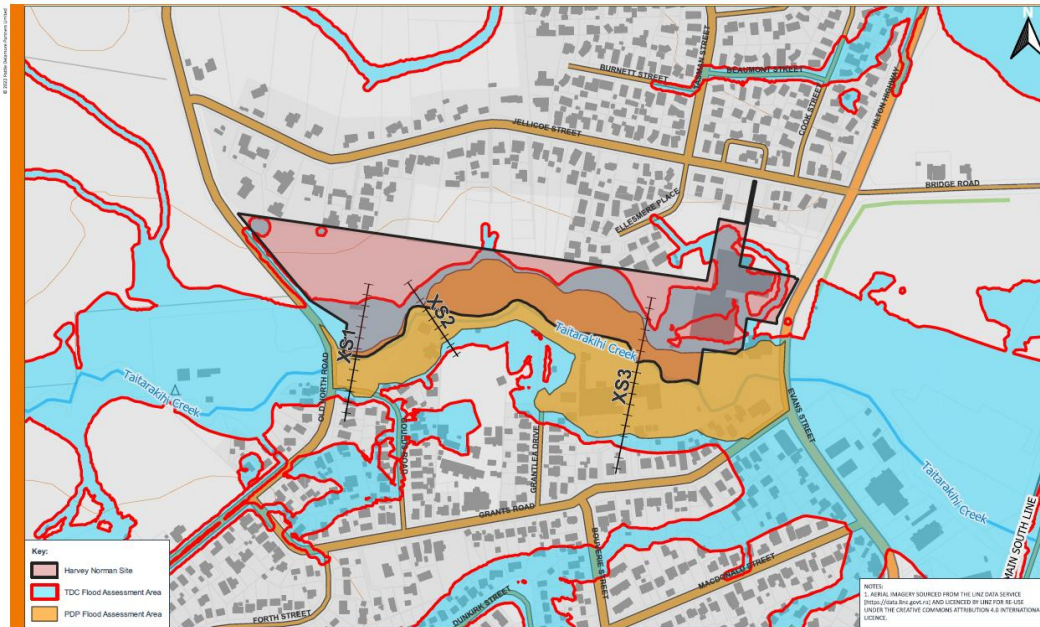


Figure 1: Comparison between proposed flood assessment area extent and that modelled by PDP.

#### 4. Section 42A Report

- 4.1 The Section 42A report prepared by Mr Andrew Willis recommends that Harvey Norman's submission be rejected. This is based on evidence provided by Mr Kevin Kemp, Stormwater Team Leader at Timaru District Council ('TDC').
- 4.2 In his evidence, Mr Kemp advises that since the PDP model output was produced, TDC engaged WSP to undertake a full model build of the Te Ahi Tarakihi sub-catchment of the Timaru urban area to TDC's Stormwater and Wastewater Model Build Specification, incorporating the new culverts at State Highway 1 and the KiwiRail Corridor.
- 4.3 The updated modelling undertaken indicates that in the event of a 0.5% AEP rain event, localised flooding on the Site may be experienced, and that the flood extent will continue to cover the majority of the Site (parking area, lower lying warehouse and former PGG Wrightson's Building). He therefore recommends that due to this localised flooding, the submission be rejected.
- 4.4 Mr Willis therefore recommends that the PDP Flood Assessment Area Overlay be replaced with the amended overlay for the Timaru urban area as shown in Mr Kemp's evidence. **Figure 2** below provides an indication of the change of the Flood Assessment Area on the site with the green area indicating the new Flood Assessment Area and the blue area indicative of the notified Flood Assessment Area.



**Figure 2: Revised Flood Assessment Area extent as presented within Mr Kemp's evidence.**

## 5. Pattle Delamore Partners ('PDP') Evidence

5.1 Mr Throssell of PDP has reviewed the updated modelling undertaken that has informed Mr Kemp's recommendation.

5.2 A summary of Mr Throssell's key findings are as follows:

- The WSP hydraulic model, generally predicts similar results to the previous PDP assessments. The WSP model identifies localised pluvial flooding within the Harvey Norman building footprint for the 0.5% AEP climate change scenario.
- Mr Throssell's investigations find that this specific prediction of internal pluvial flooding appears to result from the processing of the 2010 LiDAR data used for the model's DTM. This dataset appears to have incorrectly interpreted the building footprint as a topographic depression.
- More recent and more accurate site information, including a 2022 topographic survey and visual site inspection demonstrates that the site is well-graded, slopes generally south, and the building is not situated within a depression.
- The contributing catchments for any such localised pluvial flow are minor (approx. 4 ha total), generating relatively small peak flows in the design flow event, which would likely be managed by site drainage and surrounding paved areas.

- 5.3 I rely on Mr Throssell's evidence in that *the risk of pluvial flooding within the Harvey Norman building, as predicted by the model due to the LiDAR anomaly, is negligible and does not reflect the actual site conditions or hazard.*

## 6. Conclusion

- 6.1 In conclusion, I support Harvey Norman's request for the Flood Assessment Area overlay to be reduced in extent, as confirmed in Mr Throssell's evidence.
- 6.2 I consider this proposed extent is the most appropriate, and will continue to ensure that development and natural hazards for the site and in Timaru are effectively managed.

**Michael Brian Treacy**

(BPlan (Hons), Int. NZPI)

**9 April 2025**

Attachment 1: Site Plan

Attachment 2: Approved Site Plan.

■ **Attachment 1**

Site Location



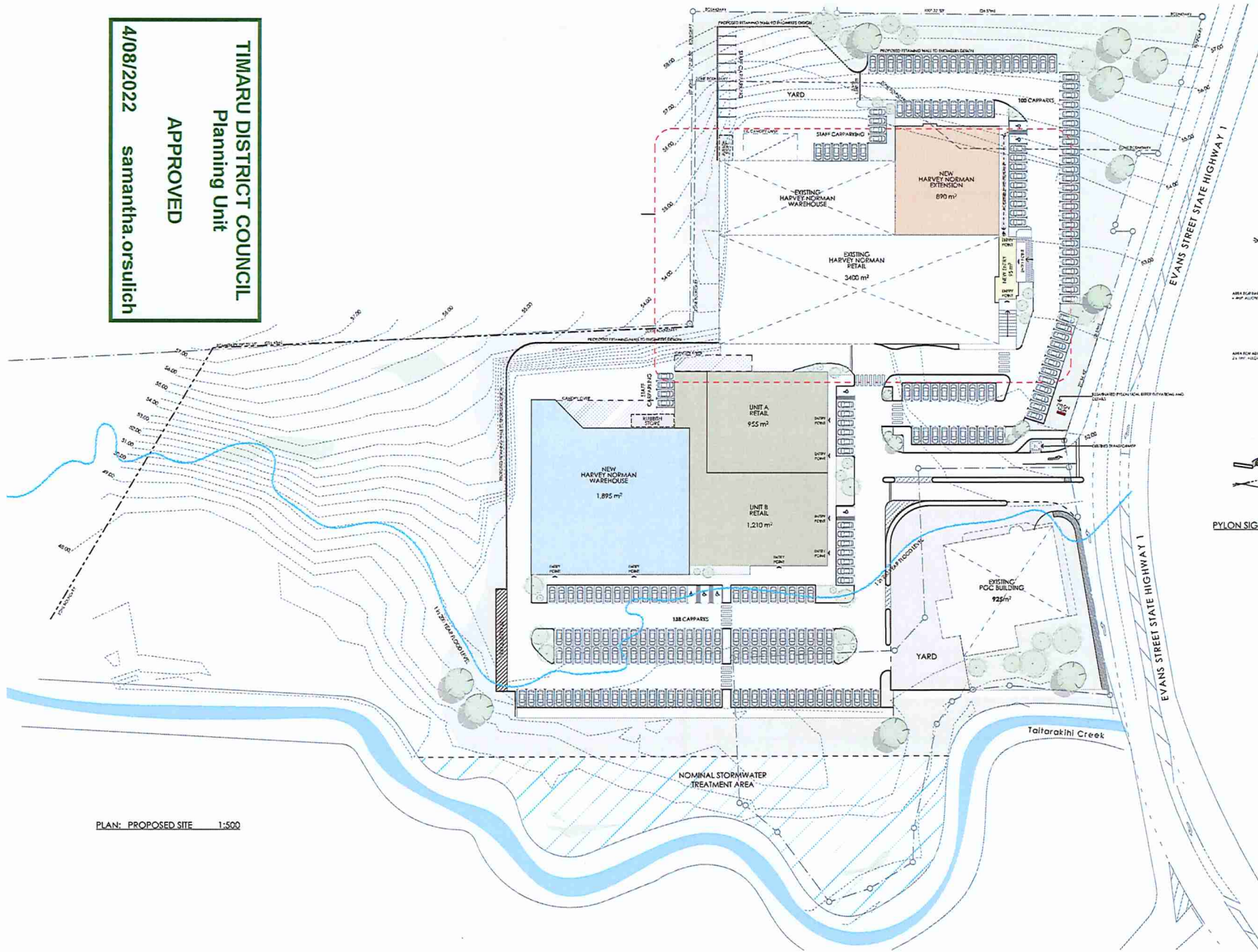
■ **Attachment 2**

Approved Site Plan

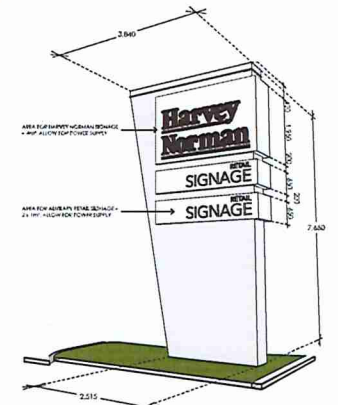
4/08/2022 samantha.orsulich

APPROVED

TIMARU DISTRICT COUNCIL  
Planning Unit



PLAN: PROPOSED SITE 1:500



PYLON SIGNAGE 1:50



LOT 1 DP 55789, LOT 2 DP 55789 LOT 1 DP 22842, LOT 3 DP 6986, LOT 4 DP 6986 SH1 - EVANS STREET, TIMARU, SOUTH CANTERBURY	
SITE AREA: 119,275 m <sup>2</sup>	
EXISTING HARVEY NORMAN RETAIL:	3,400 m <sup>2</sup>
NEW HARVEY NORMAN ENTRY:	890 m <sup>2</sup>
NEW HARVEY NORMAN WAREHOUSE:	1,895 m <sup>2</sup>
AUXILIARY TENANCIES:	
UNIT A:	955 m <sup>2</sup>
UNIT B:	1,210 m <sup>2</sup>
EXISTING PGC BUILDING:	925 m <sup>2</sup>
TOTAL PROPOSED GFA:	9,370 m <sup>2</sup>
PROPOSED VISITOR CAR PARKS:	238
PROPOSED STAFF CAR PARKS:	24
TOTAL CAR PARKS:	262

PLAN TO BE READ IN CONJUNCTION WITH STAFFING  
TRANSPORTATION REPORT

RMA ISSUE

NO.	REVISION	DATE
1	ISSUED FOR RMA	04/08/2022

**Harvey Norman**

**gravitas**  
ARCHITECTURE

PG DEVELOPMENT HARVEY NORMAN TIMARU		PROPOSED SITE PLAN	
PROJECT DATE:	04/08/2022	PROJECT:	RC.05
DATE:	04/08/2022	CHECKED:	04/08/2022