19 May 2026
Job No: 1093341.0000

Devonport Property Management Ltd
Level 3, 6 Viaduct Harbour Avenue
Auckland 1010

Attention: Nick Turley

Dear Nick

Devonport Mixed Use Development
Stormwater Assessment

1 Introduction

Devonport Property Management Ltd engaged Tonkin & Taylor Ltd to undertake a stormwater assessment for Devonport Mixed Use Development. Tonkin + Taylor has also been engaged to report on infrastructure, coastal inundation, local flooding, and geotechnical ground conditions, covered in separate reports. This report presents the findings of the stormwater assessment and outlines the stormwater management requirements and options for the site.

This assessment draws on the following key information sources:

- T+T 2025, Devonport Mixed Use Development Infrastructure Assessment
- T+T 2026, Devonport Mixed Use Development Flooding assessment
- Refer to Devonport Mixed Use Development Infrastructure Assessment (T+T, 2026) for site context, description of the development and wider infrastructure considerations.

1.1 Proposed development

The proposal is for a comprehensive mixed-use urban town centre development located in Devonport, Auckland, within the block bounded by Victoria Road, Clarence Street, and Wynyard Street. The site comprises 14 existing titles and approximately 6,126 m² of brownfield land and includes five Auckland Unitary Plan Category B listed heritage buildings and one Category A listed heritage building.

The development comprises five buildings arranged across three site areas, with building heights ranging from four to eight storeys, and includes up to two basement levels. Buildings 1–3 are located between Victoria Road and Wynyard Street and include a hotel and mixed-use buildings with a two-level basement accessed from Wynyard Street. Building 4 is a mixed-use building located at the corner of Victoria Road and Clarence Street and includes one basement level. Building 5 is a mixed-use building located to the south-west of the site on Wynyard Street with on-grade carparking access.

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The proposal includes a commercially activated ground plane comprising a network of laneways and a central courtyard, providing pedestrian connections between Victoria Road and Wynyard Street and supporting active ground-floor uses.

The development includes the adaptive reuse of the Victoria Road heritage buildings, which are integrated into the commercial ground plane.

The development delivers approximately 21,125 m² of total gross floor area and 1,770 m2 of commercial ground plane. This encompasses 12,516 m² of residential floor area, 2,382 m² of commercial space, and 3,004 m² of ground floor retail including commercial outdoor ground plane area. The proposal incorporates 2,319 m² of adaptively reused heritage and a new 2,095 m² hotel, with the balance comprising building circulation. The proposal provides options for 2,952 m^2 – 6,736 m^2 of basement.

Associated works include carparking and loading facilities potentially ranging between 80 and 200 carparks and loading spaces; earthworks and excavation potentially ranging between 2,000 m^2 and 6,735 m² and 9,380 m³ and 25,000 m³; and all required associated infrastructure including water supply, stormwater (including any required flood mitigation measures), and wastewater services.

The site is located immediately north of the Devonport Ferry Terminal and associated public transport services.

Refer to Appendix A for the architectural excerpts.

Figure 1.1 Site Location. Site boundary shown in red.

Figure 1.2 Proposed development (sourced from PB&A architectural plans (refer Appendix A).

2 Stormwater management requirements

Two options exist regarding the management of stormwater discharge from the site. Discharge from the site is either governed by

- Auckland Council Regionwide Network Discharge Consent: Schedule 4 (NDC). The NDC authorises the discharge from the public network to the receiving environment. Therefore, any connection into the public drainage network must meet the requirements of the NDC.
- A developer may choose not to use the NDC. In which case, they can apply for a separate consent under the Auckland Unitary Plan (Operative in Part) (AUP (OP), or they have the option to comply with the AUP(OP) permitted activity rules for diversion and discharge.

Details of the subject properties that inform the stormwater management requirements under the NDC and AUP(OP) and are based on Auckland Council GeoMaps, and the architectural drawings provided by the client1[1]. Key information relating to the development area and landcover classification are summarised in Table 2.1. Further cconsiderations and the corresponding site characteristics that are relevant to the NDC are outlined in Table 2.2. The Permitted Activity Rule E8.4.1 (A1) is reproduced in Table 2.3.

Based on the characteristics summarised in these two tables, the site is classified as: 'Brownfields small' under the NDC, or a permitted activity under E8.4.1(A1). The stormwater Bylaw requires compliance with the NDC when connecting to public network[2].

[1] 10 November 2025: 1089 Devonport Town Centre Revitalisation Rev A

[2] Practice and Guidance note Stormwater Network Discharge Consent Process for Resource Consents Table 3.2

Table 2.1: Proposed re-development area and land cover classification

Description	Approximate area	Landcover	
		Pre-development	Post-development
Re-development area(1)	4500 m²	100% impervious	100% impervious

(1) The 4,500 m² redevelopment area represents the new and redeveloped impervious area subject to this assessment. The total application site area is 6,126 m². The difference represents areas not subject to impervious area change under this proposal.

Table 2.2: Proposed development site considerations relevant under the NDC

Requirement	NDC Schedule 4 consideration	Site characteristic
Auckland Council Regionwide Network Discharge Consent: Schedule 4: Connection requirements	Existing Catchment Management Plan	None
	Number of lots	14 (no new lots created)
	Re-development of impervious area[1]	4500 m² (approx.)
	Water quality environment	Downstream public network discharges to coastal environment. There is no evidence of a degraded or sensitive downstream aquatic environment[1]. The site is not located within a Quality sensitive groundwater aquifer.
	Stream hydrology environment	Downstream public network discharges to coastal environment therefore no stream hydrology considerations.

[1] Pre Application Healthy Waters post-meeting note: Classification is based on 'development of new and redevelopment of existing impervious area'. All sites are already 100% impervious, therefore the classification will be based on the amount of redeveloped impervious area. Impervious area is lawfully established.

Table 2.3: Proposed development site considerations relevant under the NDC

E8 Activity	Rule	Standard	Rule status
(A1)	Diversion of stormwater runoff from lawfully established impervious areas directed into an authorised stormwater network or a combined sewer network that complies with Standard E8.6.2.1.	(1) The impervious area is lawfully established; or (2) The diversion does not increase stormwater runoff to the combined sewer network; or (3) The diversion increases stormwater runoff to the combined sewer network and the increase is approved by the combined sewer network operator. Note: If a proposal meets Standard E8.6.2.1 above and increases the stormwater runoff to the combined stormwater network, you are encouraged to seek input from the network operator at the early stages of design to ensure network capacity is available. Part 2 of Section 6 of Auckland Council's Water Supply and Wastewater Network Bylaw 2015 provides Watercare the ability to refuse connection to the combined sewer network.	Permitted

3 Stormwater management

The stormwater management requirements for a 'Brownfields - small' development are outlined in the NDC Schedule 4. This outlines management of stormwater across five considerations: Water quality, Stream hydrology, Flooding (10% Annual Exceedance Probability (AEP)), Flooding (1% AEP) and Assets. Requirements under NDC Schedule 4 and the associated development context or mitigation approach are outlined in Table 3.1.

Due to the ability of the site to meet all requirements under the status of 'Brownfields - small', no Stormwater Management Plan is required under the NDC.

Table 3.1: 'Brownfields – small' stormwater management requirements, development context, and mitigation

Issue	NDC Schedule 4 Requirement	Development context	Mitigation
Water quality 'Other receiving environment'	Gross pollutant traps for commercial and industrial waste storage, handling or loading/unloading areas treatment and communal waste storage areas for apartments and multi-unit developments.	Communal waste storage areas for commercial and apartments are proposed to be housed undercover / in the basement. Low contaminant roofing materials are proposed.	Water quality benefits are achieved due to the replacement of existing, older roofs and re-housing communal waste storage. Further stormwater management to respond to water quality is not required due to the avoidance of contaminated runoff generating activities[1].
Stream hydrology	Stream hydrology requirements are required for discharges with to a stream receiving environment.	No stream receiving environment downstream.	Extended detention and/or retention for hydrology mitigation purposes is not required due to the coastal nature of receiving environment[1]
Flooding: Property/pipe: capacity 10% AEP	Ensure that there is sufficient pipe capacity within the pipe network to the first manhole downstream of the connection point to cater for the additional stormwater runoff associated with the development in a 10% AEP event.	No additional runoff will be generated due to the development. No plans to divert or change runoff between piped network catchments.	No attenuation for flooding is required. However, if runoff between piped network catchments is diverted this would likely require detention or retention.
Flooding: Buildings 1% AEP	No additional requirement to Maximum Impervious Area controls in AUP. Impervious areas existing at the date of notification of the Unitary Plan fall under Permitted Activity status, provided the method of treatment, diversion and location of the discharge does not change.	No increase in impervious area is proposed.	No attenuation for flooding is required. However, if runoff between piped network catchments is diverted this would likely require detention or retention.

Issue	NDC Schedule 4 Requirement	Development context	Mitigation
Assets	All new assets that are intended to become part of the public stormwater network are to be designed and constructed to be durable and perform to the required level of service for the life of the asset, subject to reasonable asset maintenance.	No public stormwater assets are proposed as part of this development.	Not applicable

[1] Confirmed during Pre-application No. PRR00043253 – Devonport Fast Track Pre-App.

4 Conclusion

Devonport Mixed Use Development is a mixed-use development across several properties located in downtown Devonport. This report presents the findings of the stormwater assessment and outlines the stormwater management requirements and options for the site.

A review of the site characteristics has found that the site is classified as: 'Brownfields small' under the Auckland Council Regionwide Network Discharge Consent: Schedule 4 (NDC). This is due to the development having less than 20 lots and less than 5000 m^2 re-developed impervious area. The site is not within an area covered by an existing SMP.

Due to the ability of the site to meet all requirements under the status of 'Brownfields - small', no Stormwater Management Plan is required under the NDC.

An alternative pathway to using the NDC is available for authorisation of stormwater discharge by complying with the AUP(OP) permitted activity rules for diversion and discharge. This pathway requires Stormwater Bylaw approval, where the Stormwater Bylaw requires compliance with NDC when connecting to public network. Stormwater discharge from the site is classified as a Permitted Activity under E8.4.1(A1).

The following stormwater management considerations are noted with regard to the requirements under the Permitted Activity under E8.4.1(A1) and the Auckland Council Regionwide Network Discharge Consent: Schedule 4 (NDC):

- The development will replace existing, older roofs and locate communal waste storage and carparking under cover. There are no further water quality requirements associated with a receiving environment that is not degraded or sensitive.
- There is no stream receiving environment downstream. Therefore, extended detention and/or retention for hydrology mitigation purposes is not required.
- There is no expected change in impervious surfaces and no plans to divert or change runoff between piped network catchments. Therefore, no attenuation for flooding is required.

Based on the assessment to date, there are no significant stormwater issues associated with the project. Any adverse effects are mitigated by standard design methodologies and/or conditions of consent. The development will generate the following benefits regarding the discharge of stormwater:

- Water quality benefits are achieved due to the replacement of existing, older roofs.
- Water quality benefits are achieved due to the re-housing communal waste storage to the basement.
- Water quality benefits are achieved due to covered carparking eliminating potential for high contaminant generating runoff from the current approx. 1010 m^2 of carparking and driveways.

5 Applicability

This report has been prepared for the exclusive use of our client Devonport Property Management Ltd, with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose, or by any person other than our client, without our prior written agreement.

We understand and agree that our client will submit this report as part of an application for Fast Track referral, and that an Expert Panel as the consenting authority will use this report for the purpose of assessing that application. We understand and agree that this report will be used by the Expert Panel in undertaking its regulatory functions.

Tonkin & Taylor Ltd

Report prepared by:	Authorised for Tonkin & Taylor Ltd by:
	
.....	.....
Katherine Cowper-Heays	Mark Thomas
Water and Climate Resilience Consultant	Project Director

19-May-26
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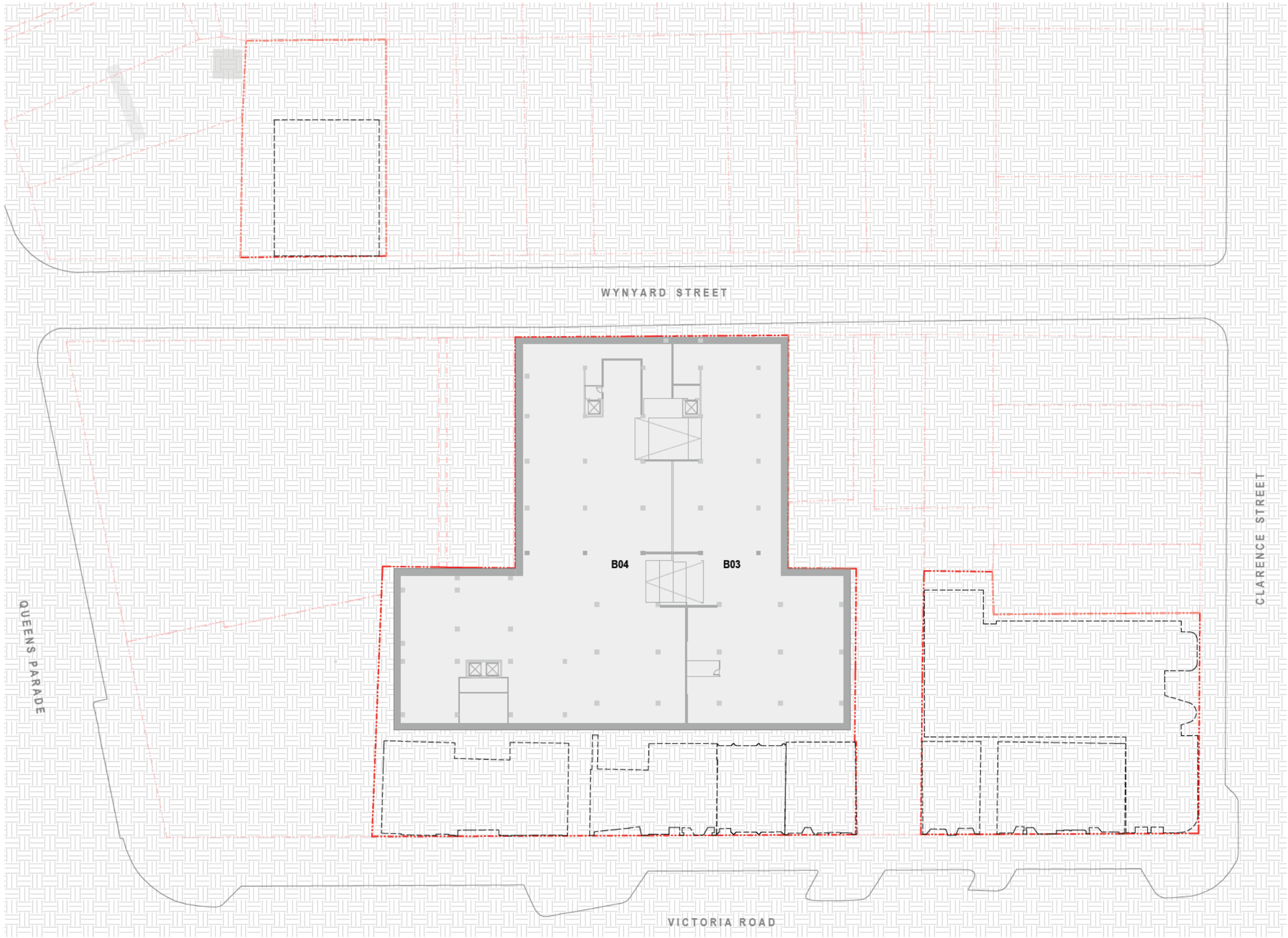
Appendix A Architectural excerpts



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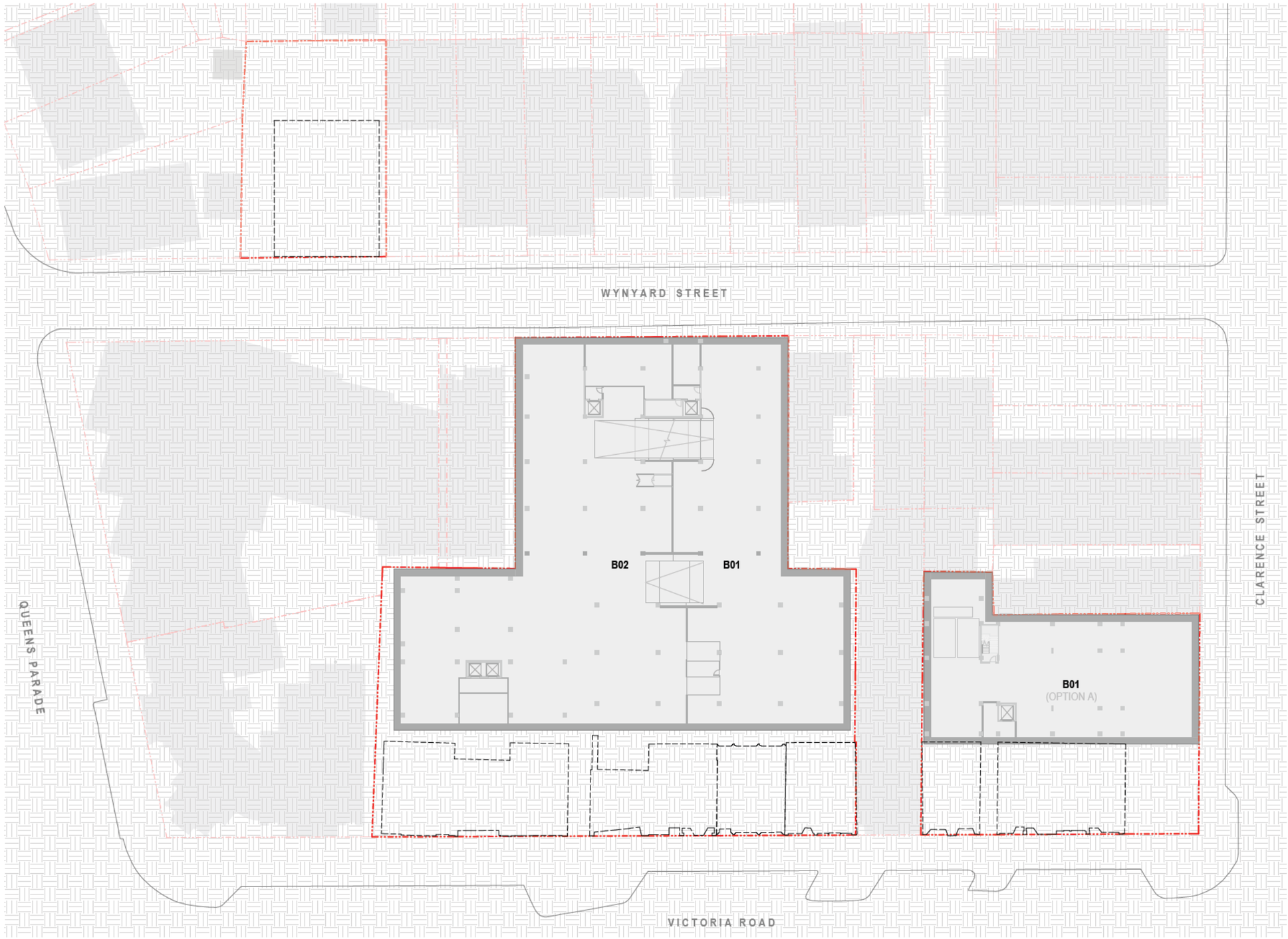
FAST TRACK REFERRAL

OVERALL BASMENT FLOOR PLAN B03 & B04

1089-A-FTR-210

Rev



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FAST TRACK REFERRAL

OVERALL BASMENT FLOOR PLAN B01 & B02

1089-A-FTR-211

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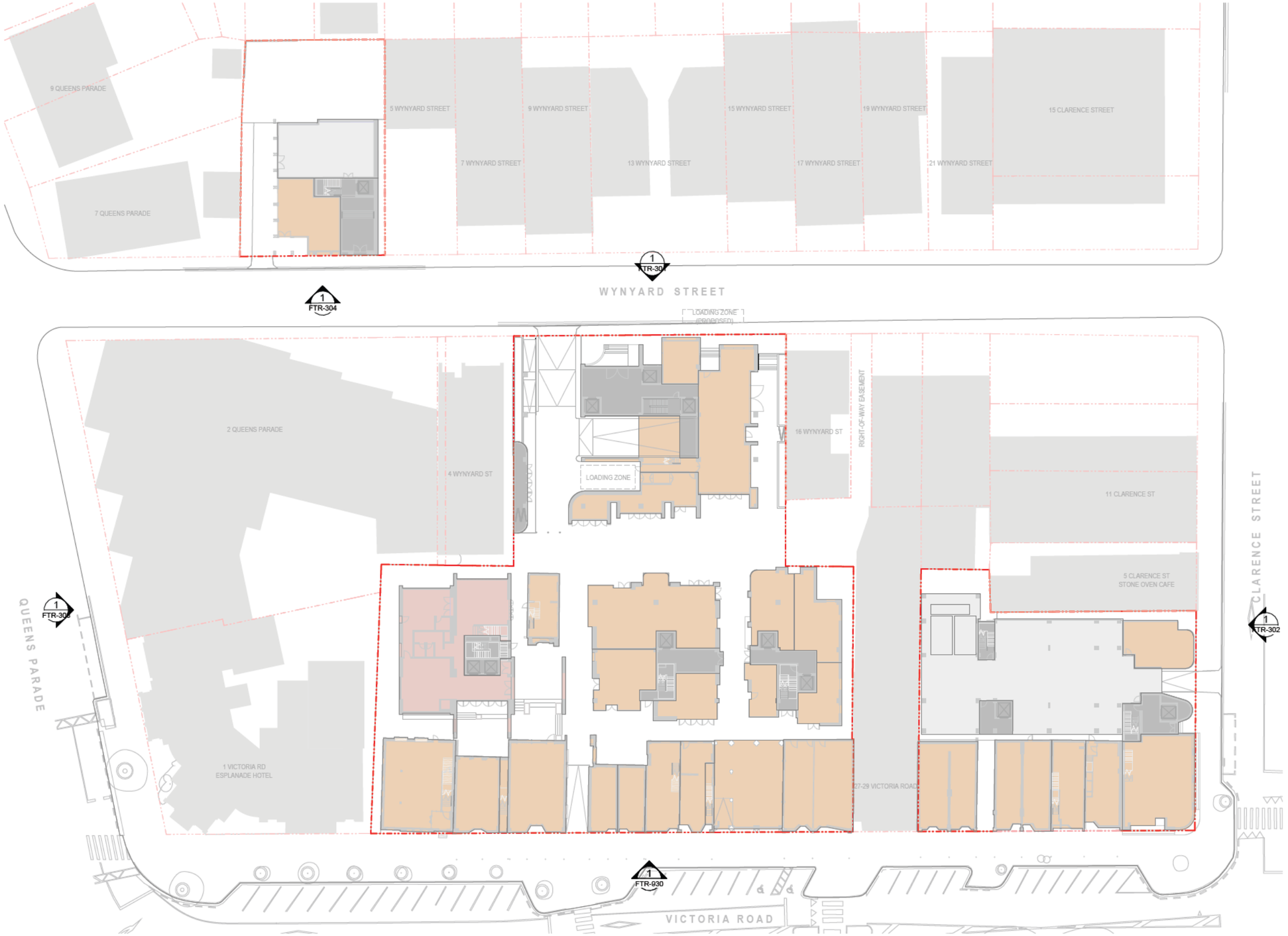

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OVERALL FLOOR PLAN L00

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OVERALL FLOOR PLAN L01

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OVERALL FLOOR PLAN L02

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WYNYARD STREET

QUEENS PARADE

CLARENCE STREET

VICTORIA ROAD

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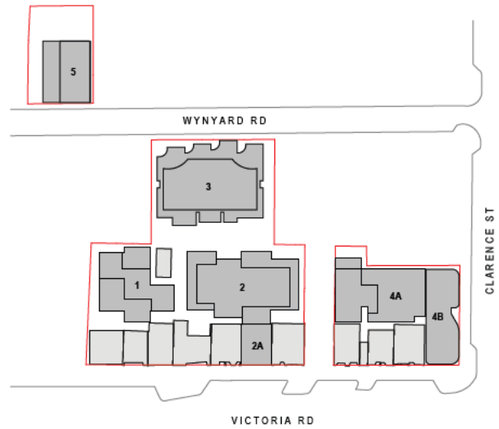

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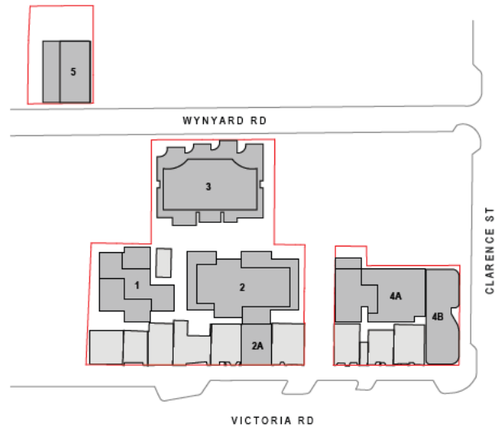

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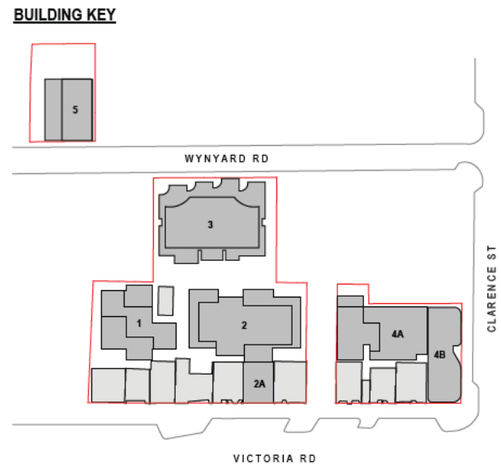

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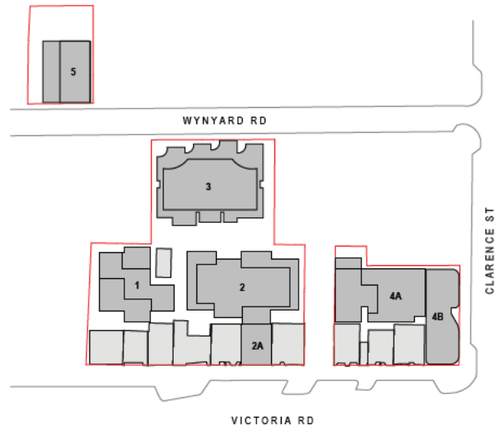

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OVERALL FLOOR PLAN L07

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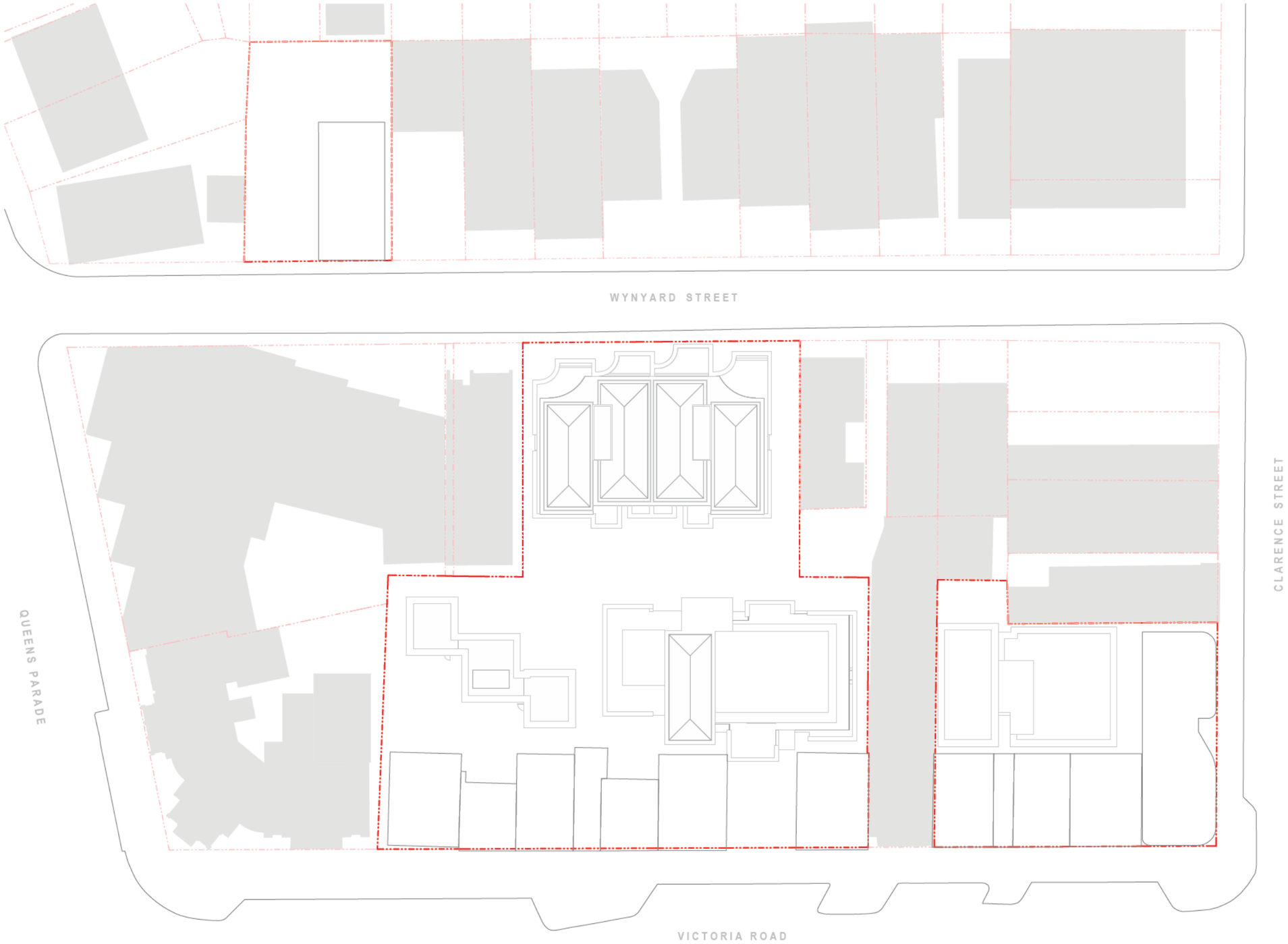

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OVERALL ROOF PLAN

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1 | VICTORIA ROAD STREET ELEVATION (EAST)
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OVERALL EAST ELEVATION

1089-A-FTR-300

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OVERALL WEST ELEVATION

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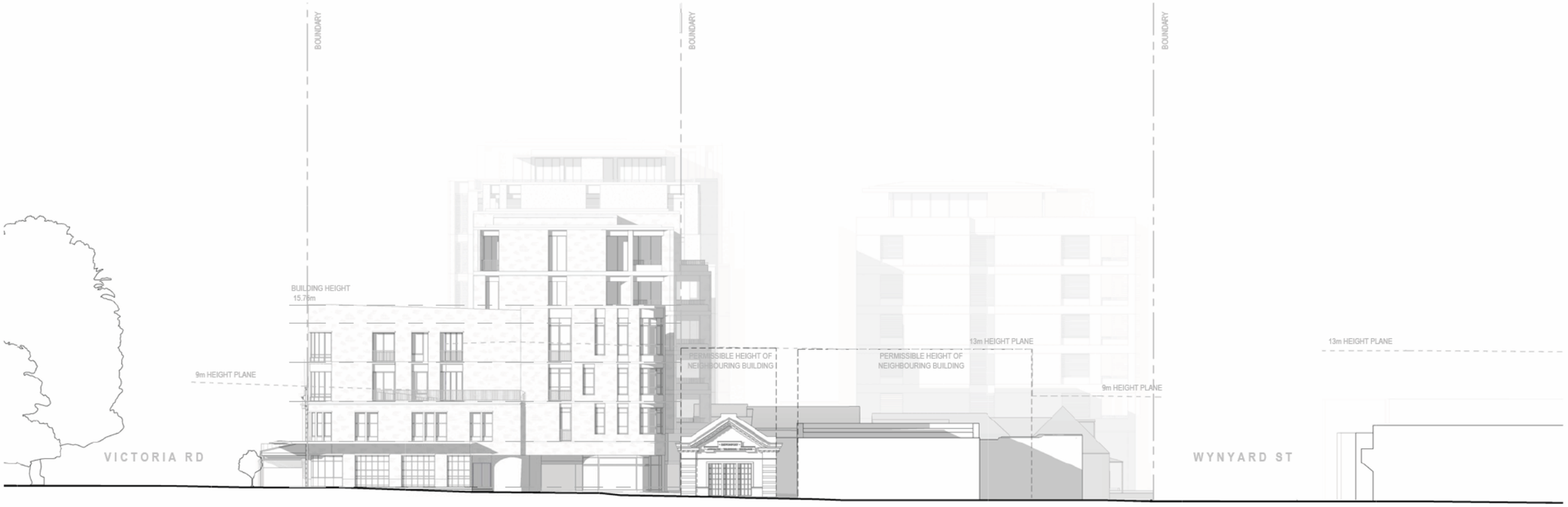

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OVERALL NORTH ELEVATION

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OVERALL SOUTH ELEVATION

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OVERALL WYNYARD ST ELEVATION

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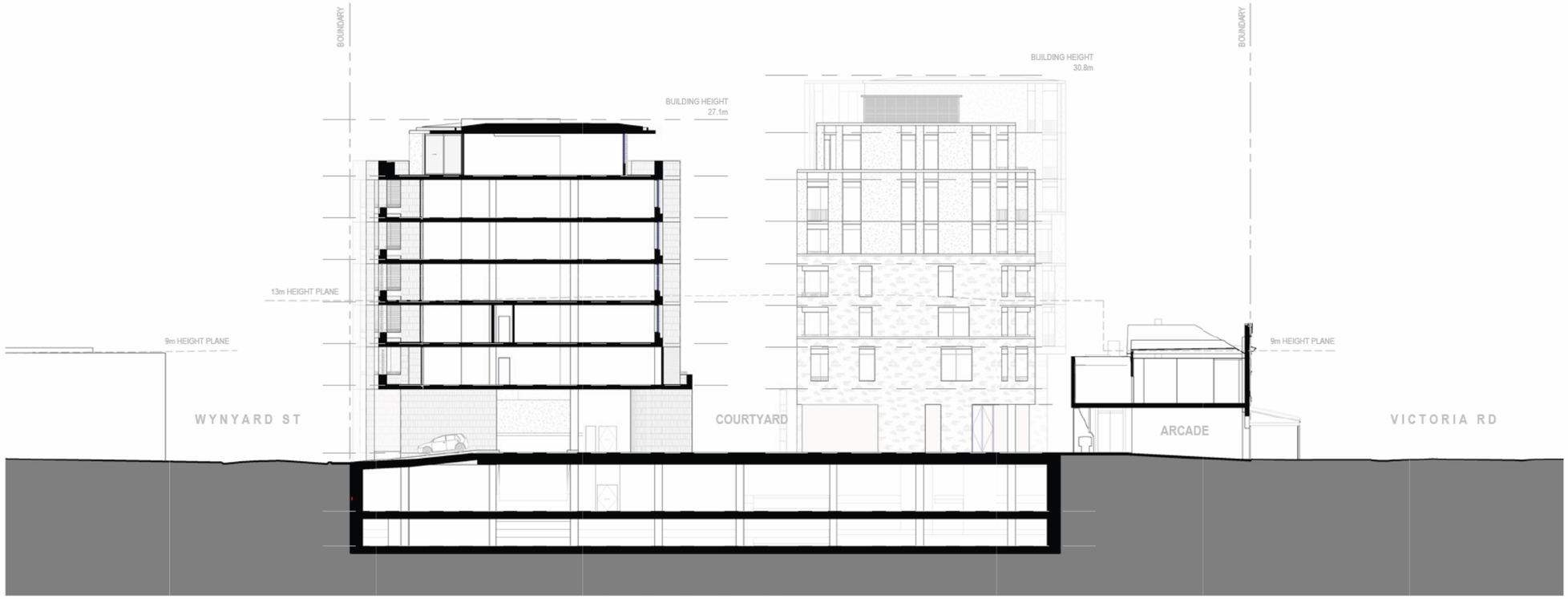

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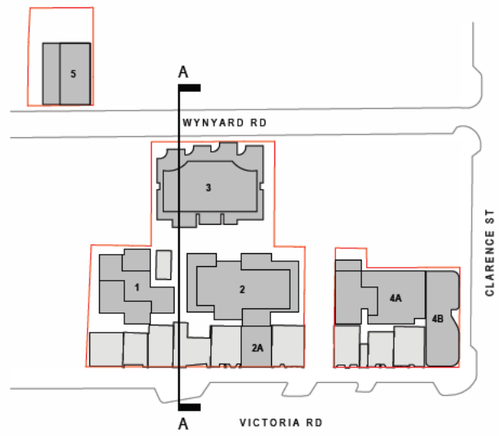

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FAST TRACK REFERRAL

SITE SECTIONS

1089-A-FTR-320

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