

Alternative Stormwater strategy

MT WELCOME, PUKERUA BAY

TO	Pukerua Property Group LP	DATE	30 September 2026
PROJECT NAME	Mt Welcome, Pukerua Bay	ENVELOPE REF	1753-02
ATTENTION	William Dorset	FROM	Kyle Dirse
EMAIL ADDRESS	william.dorset@classicdevelopments.co.nz		

1.0 INTRODUCTION

This memo summarises the changes to the stormwater management plan and flood assessment reports issued to the Expert Panel for Mt Welcome. The reports have been substantially revised to form an alternative option in response to feedback from Greater Wellington Regional Council (GWRC), Tiaki Wai and the expert conferencing process. The revisions refine the stormwater management approach, clarify long-term ownership and maintenance responsibilities, provide additional hydrological control at source, and provide additional assessment of downstream flood effects through Taupō Swamp and Plimmerton.

The updated reports demonstrate that the revised stormwater strategy achieves hydraulic neutrality, supports improved long-term asset management outcomes, and results in less than minor downstream flood effects.

The reports covered are:

- R003 v5, Stormwater Management Plan (30 September 2026)
- R005 v4, Stormwater Model Build and Flood Assessment (30 September 2026).

In addition, the following plan sets have been updated:

- 1753-02-SK9200 Proposed Ecological Remediation and Offset Overall Layout
- 1753-02-SK9250 Overall Ecological Areas
- 1753-02-1010 Scheme Proposed Development
- 1753-02-4300 Stormwater Detention Ponds

This Memo should be read alongside the Ecological Memorandum prepared by BlueGreen Ecology, Hydrological Memorandum prepared by PDP, and the updated Landscape and Ecology Plans prepared by Blac.

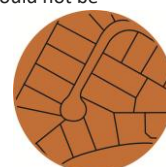
2.0 STORMWATER MANAGEMENT PLAN

A key outcome of the alternative design is the separation of stormwater management and ecological offsetting functions. Previous iterations combined these objectives within the same assets. Following feedback from Tiaki Wai and ecological reviewers, the revised design establishes dedicated stormwater assets vested in Tiaki Wai and separate offset wetlands located outside the stormwater land. This provides greater certainty around ownership and maintenance. Additional hydrological control at source is provided through rainwater tanks to capture and reuse roof runoff

The key changes are:

- Stormwater detention Ponds replace the retention wetlands (Section 6.7). They are proposed to be dedicated Tiaki Wai assets that attenuate peak flows to pre-development rates up to the 1% AEP event. Ecological offset wetlands sit outside the vested land.
- Stormwater detention pond form (Sections 6.7 and 8.2). Each stormwater detention pond has a planted shallow permanent water level of 100mm maximum. As outlined in the SMP, forebays are not required as the perched outlet acts as a settling zone. The evidence suggests that the stormwater detention ponds will not require ongoing removal of sediment once operational¹. This alternative option provides the ability for Tiaki Wai to undertake any maintenance works that they see fit within these areas without being constrained by a conservation covenant over retained natural

¹ Refer PDP memo dated 6 August 2026 (Appendix F to Applicant response to s53 comments) outlining that sediment removal would not be required in next 35-85 years.



inland wetlands. If a forebay is preferred by Tiaki Wai, this can be detailed during detailed design and could be located within the base of the pond without affecting storage or operation.

- The permanent water level of 100mm reflects that the detention ponds sit in existing wet gullies that would stay damp under the alternative proposal and therefore could not be maintained as dry ponds. The permanent water depth is a maximum of 100 mm, which will allow for planting of species appropriate to this damp environment which will result in a low maintenance ground cover within the detention ponds.
- A 4m all-weather access route runs to the pond base for sediment removal. Stormwater detention pond footprint and bund design otherwise remains substantially unchanged from the previous design. This is because hydraulic modelling confirms the ponds provide adequate storage for events up to the 1% AEP event and mitigate downstream flooding.
- 3,000L rainwater tank per lot (Section 6.8). 2,000L is retention for outdoor use, not plumbed into the dwelling, and 1,000L is extended detention through a 20mm orifice. Tanks are secured by consent notice.
- Raingardens unchanged in size (Section 6.9). With roofs discharging to the tanks, the raingardens provide about 3% of the remaining impervious area, above the 2% criteria. Each device will be confirmed at detailed design against the 2% contributing impervious rule, excluding roof areas. Accordingly, the existing raingarden footprints remain appropriate and no increase in device size is required.
- The revised ownership framework directly responds to concerns regarding long-term responsibility for stormwater assets. Ownership and handover (Sections 5.2.1 and 8.1). All public stormwater assets vest in Tiaki Wai, and tanks remain private. A Commissioning Plan will set a vesting strategy and developer maintenance until handover. This simplifies future asset management and avoids uncertainty regarding long-term maintenance responsibilities
- New ecological offset areas have been established to replace the remediation and offsetting functions previously associated with the retention wetlands. New offsetting areas, including a large area within the Kakaho East catchment, are to be protected in perpetuity through conservation covenants, and access is provided by way of easement for on-going maintenance.

3.0 FISH PASSAGE (SECTIONS 6.12 AND 6.13). ECOLOGICAL REVIEW CONFIRMED THAT FISH PASSAGE IS NO LONGER REQUIRED THROUGH DETENTION PONDS A-D, AS THESE STRUCTURES DO NOT FORM PART OF PERMANENT FISH HABITAT OR MIGRATION PATHWAYS. FISH PASSAGE CAPABILITY IS THEREFORE RETAINED ONLY WHERE NECESSARY TO MAINTAIN AQUATIC CONNECTIVITY, NAMELY AT POND E AND STREAM CULVERTS P30, P32, P33 AND P38.

The most significant change to the Flood Risk Assessment is the inclusion of catchment-wide flood modelling extending beyond the site boundary through Taupō Swamp and the Pimmerton urban area. Previous modelling focused on site-specific flood behaviour. The revised assessment evaluates catchment-scale effects and provides direct evidence that the proposed stormwater strategy does not materially increase downstream flood risk. R005 v4 adds extended flood modelling to assess the development's effects downstream through Taupō Swamp and the Pimmerton urban area. The key results are:

- Extended modelling (Section 7.1). The Mt Welcome development was added to the Tiaki Wai Taupō Stream catchment model and run for the 100-year event with climate change. Pre- and post-development results were compared from the swamp to Pimmerton.
- Peak flow reduces at all four lines through Taupō Swamp, by 0.30 to 3.30 m³/s.
- Peak depth reduces by 88 to 99 mm in the upper swamp. Changes downstream are +7 to +54 mm, within ground-data accuracy, and flood extents are unchanged.
- Tiaki Wai verification (Sections 7.7 and 8.5). Tiaki Wai independently verified the modelling results using its own model configuration and agreed that flooding effects in Pimmerton are less than minor (confirmation by email 25 September 2026). This provides independent confirmation of the development's downstream flood performance and supports the conclusion that additional downstream flood mitigation measures are unnecessary

4.0 SUMMARY

The Stormwater Management Plan sets out the optimised whole-of-site stormwater strategy, responding to comments and feedback from GWRC and Tiaki Wai including:

- Stormwater management and ecological offsetting are now separated, giving each area a clear primary function. Offset wetlands are located outside the stormwater land.



- Detention ponds provide peak flow control, with shallow permanent water supporting sediment settlement.
- On-lot tanks provide additional hydrological control by capturing and reusing roof runoff.
- Raingardens provide water quality treatment before runoff enters the downstream ponds.
- The revised strategy also provides a clear basis for the ownership and ongoing maintenance responsibilities for stormwater devices.
- The downstream flood modelling, verified by Tiaki Wai, demonstrates that flooding effects in the Taupō Swamp and Plimmerton are less than minor.

Collectively, the revisions provide a more clearly defined stormwater management framework than that previously presented to the Panel. The updated strategy separates ecological and stormwater functions, improves hydrological control through widespread use of rainwater tanks, clarifies long-term ownership and maintenance responsibilities, and is supported by independent verification of downstream flood effects. The revised reports demonstrate that the development can proceed while achieving hydraulic neutrality and resulting in less than minor flooding effects downstream.

