678164-CIV-C001

13th November 2025

Mauao Trust
Co s 7(2)(a) - Privacy
By email s 7(2)(a) - Privacy

Dear s 7(2)(a) - Privacy

Stormwater Assessment Report for the Whare Manaaki Mauao Project at 1 Adams Avenue, Mount Maunganui

1. Introduction

Stratum Consultants Ltd has been engaged by the Mauao Trust (the client) to carry out a stormwater assessment for the Whare Manaaki Mauao Project within the above site. The requirement for the assessment report is due to the implemented Chapter 8 - Natural Hazards of the Tauranga City Council (TCC) City Plan requirements and is provided to support both a resource consent and building consent application.

This report carries out an assessment of the site area of the proposed project and discussed outcomes regarding the development related to the requirements of the City Plan.

2. Site Description

The subject site is located on the southeastern slopes of Mauao within the eastern end of the land parcel defined as Lot 1 DP 429354, the general location is shown in figure 1 below. The site was historically used as part of the Mount Campground and so is defined by terraces. The terraced are bound by an access road from Pilot Quay below and the Mauao base track above. Generally, site levels of the main terrace are around RL 7.0 m New Zealand Vertical Datum (NZVD).

As above, it is noted that the southern area of the current site is subject to flooding potential from an extreme event based on the 1% AEP to year 2130 RCP 8.5 scenario. The flood level within the site is approximately RL 3.55m NZVD as determined from the TCC GIS. Figure 2 below shows the existing site and the noted flooding potential.

Figure 1 | Site Location (GRIP Maps)

Figure 2 | Flood Hazard with Building overlay (TCC GIS)

3. Site Development

The Whare Manaaki Mauao Project is to consist of two new pod buildings and an external toilet facility to be sited on an existing bench within the site. The buildings will be prefabricated off site and transported to site where they will be placed on screw pile foundations. The buildings will be linked by an uncovered timber deck which shall also be constructed on timber piles.

The proposed footprint is approximately 242.5 m² and is to be generally sited as shown in figure 2 above.

4. Flooding Assessment

The following assessment compares the proposed development to the Tauranga City Council (TCC) City Plan specifically Section 8D Flooding from Intense Rainfall Provisions.

4.1 Site Flooding and Minimum Floor Level

As outlined by the TCC GIS, the proposed development will be sited within an area identified as being a minor overland flow path as indicated in figure 2 above. Comparison to the noted flow depths between 50mm to 150mm through the site.

The site is situated across both conservation and passive open space zones as defined by the TCC City Plan.

4.2 City Plan Rules

Under Section 8D - Flooding from Intense Rainfall Provisions of the TCC City Plan the proposed buildings are identified as *New Social and Cultural buildings and Critical buildings* by Table 8D.1. This notes that the proposed activity in a minor overland flow path area is a non-conforming activity within a minor overland flow path.

It is understood that the planning application for the activity is to be facilitated by TCC following initial consultation with the Mauao Trust. We have therefor assessed the activity under the restricted discretionary activity rules as defined by rule 8D.4.2.2.

Restricted Discretionary Rule 8D 4.2.2 Minor Overland Flowpaths restricts the exercise of its discretion to:

a. The extent to which the proposal changes the entry and/or the exit points of the overland flowpath and how the potential impacts from any changes will be mitigated;

b. The extent to which the proposal mitigates on site flood hazard caused by the overland flowpath, including setting of minimum freeboard level;

c. The extent to which the proposal changes the flood hazard on other properties and how the potential impacts of that change will be mitigated;

d. The extent to which the proposal mitigates erosion caused by the overland flowpath on site or downstream;

e. The extent to which the proposal provides for the conveyance of water in a minor overland flowpath;

f. The provision for a safe evacuation route or refuge for people from the activity during flood events;

g. The extent to which the proposal provides for access and maintenance to maintain safe passage of water and minimise risk in an intense rainfall event.

5. Assessment of Effects

The following section considers the effects of the activity on the Minor Overland Flowpath.

Rule 8D 4.2.2 Minor Overland Flowpaths

a. The extent to which the proposal changes the entry and/or the exit points of the overland flowpath and how the potential impacts from any changes will be mitigated;

The proposed buildings are not proposed to change the entry and exit points of the flow path. Construction of the buildings and deck will be elevated on piles so that the current flow path can pass underneath.

On further assessment of the flow path it appears to start approximately 50m to the southwest of the site above the current access track. Flow from the side of Mauao is captured and directed back towards the site via the Mauao access track. Based on site observations we would expect the actual site flows to continue north and follow the formed access track further into the campground as shown in figure 3 below and observed in figure 4.

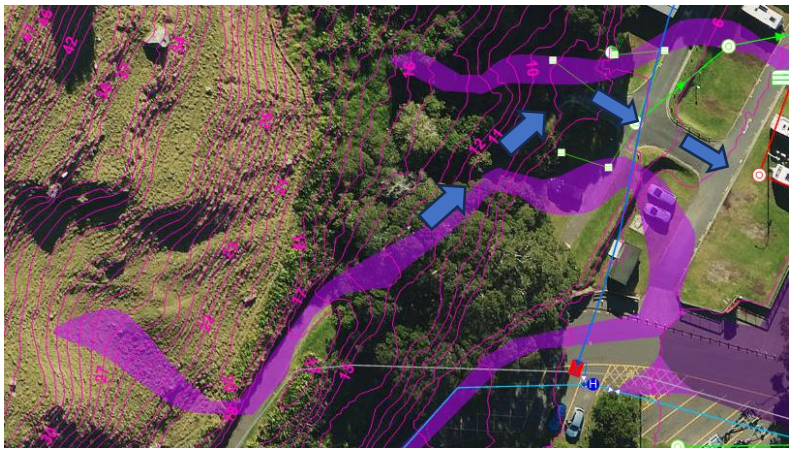


Figure 3 | Flood Hazard markup (TCC GIS)

Figure 4 | Photo of Access Track

b. *The extent to which the proposal mitigates on site flood hazard caused by the overland flowpath, including setting of minimum freeboard level;*

The noted flow path has an approximate flow level of around RL 7.20m NZVD. We propose that the buildings have a 300mm freeboard to the nominated floor level. The floor and deck levels would be approximately RL 7.5m NZVD.

c. *The extent to which the proposal changes the flood hazard on other properties and how the potential impacts of that change will be mitigated;*

The proposal will not alter the overland flowpath or impact any other properties. The current flow path turns south below the site and out onto Pilot Quay before entering the Tauranga Harbour. This flow direction will not be altered.

d. *The extent to which the proposal mitigates erosion caused by the* overland flowpath *on* site *or downstream;*

The proposal will consider the bench slope between the proposed buildings and the lower parking area adjacent to the access from Pilot Quay. It is proposed to add additional planting to the existing bank which will provide additionally stability. See figure 5 below.

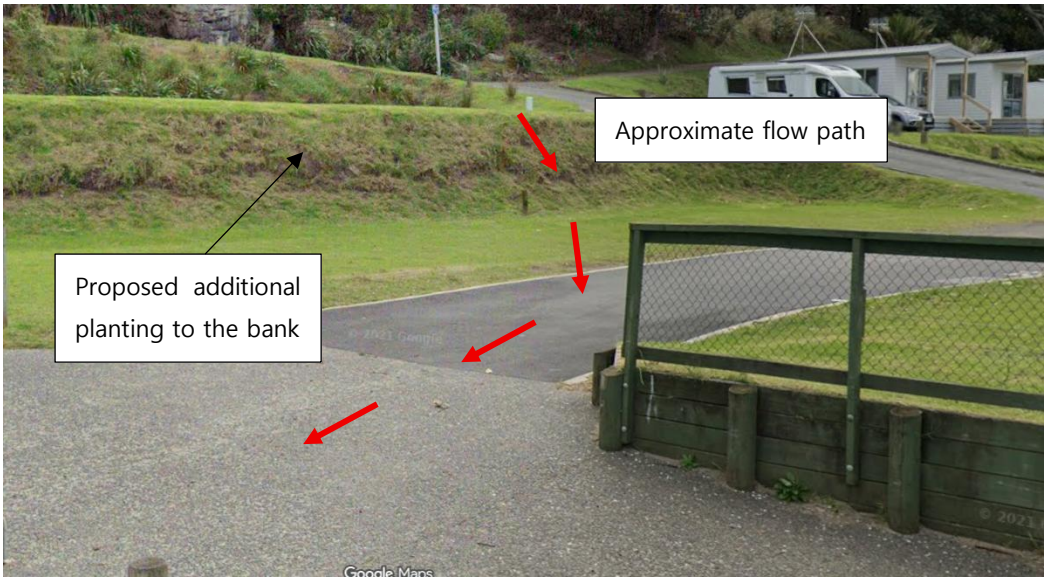


Figure 5 | Flow Path Direction

e. *The extent to which the proposal provides for the conveyance of water in a minor overland flowpath;*

As above all structures will be elevated above the existing flow path (approximately 300mm), this will allow the conveyance of water below the structures.

f. *The provision for safe evacuation of people from the activity during flood events.*

Safe evacuation is to the north of the site during any flood events.

g. *The extent to which the proposal provides for access and maintenance to maintain safe passage of water and minimise risk in an intense rainfall event.*

The buildings can be accessed from the north during flood events via the internal campground road. It is also noted that flow depts are less than 200mm so vehicles should be able to traverse the flow path if required.

6. Conclusions

The proposed buildings are to be located within an identified by Tauranga City Council minor overland flowpath.

Due to this designation, an assessment of the proposal against rule 8D 4.2.2 has been made. We have assessed the proposal against these matters of discretion and consider that all assessment criteria are either met, not applicable or not currently varied from existing. Given the above assessment, the proposed activity on the site will result in no adverse effects on the site, the stormwater network or neighbouring land.

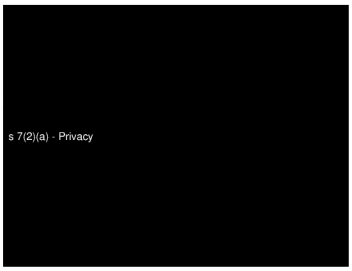
7. Limitations

This report has been prepared for the sole benefit of the Mauao Trust, their professional advisors and the Tauranga City Council for the proposed development at 1 Adams Avenue, Mount Maunganui. It is not to be relied upon or used out of context by any other person without reference to Stratum Consultants Ltd. The reliance by other parties on the information or opinions contained in the report shall, without prior review and agreement in writing, be at such party's sole risk.

Yours faithfully
Stratum Consultants Ltd

Report By:

Reviewed By:



Enclosed:

- Development Plans
- Existing Site Plan

No.	Date	Drawn	Approved	Issue/Revision
A	20.11.25	[redacted]	-	Issue for Consent
B	-	-	-	-
C	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
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Mauao Trust
1 Adams Avenue
Mount Maunganui

Whare Manaaki Mauao Project
Existing Site Plan

Drawing No. 678164-CIV-D001
Sheet No. 01
Issue A
A3 SCALE: 1:200

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Whare manaaki Mauao

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Scale 1:200 @A3

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Information shown on this plan is indicative only. The Council accepts no liability for its accuracy and it is your responsibility to ensure that the data contained herein is appropiate and applicable to the end use intended.

Tauranga City