Resource Consent Applications for subdivision and land use for a rural lifestyle development at Horahora Road, Lake Karapiro

K & L Tylee

Applicant

South Waikato District Council

Consent Authority

SUMMARY STATEMENT

Arthur John Rowland Male

STORMWATER

Dated: 20.10.2026

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1.1 **Stormwater Summary**

This summary focuses on the amended earthworks design.

The high infiltration rates of the soil on the property have a significant role in how stormwater runoffs the property. Most rainfall infiltrates and consequently the proposed development has negligible impact of the discharge of runoff from the property.

1.2 The stormwater management plan outlines the flow of runoff

(a) Each private large lot will have rainwater harvesting tanks.

(b) No direct outlets are proposed from private roof or driveway areas.

(c) Internal road runoff drains via flush kerb to adjacent grassed treatment swales.

(d) The roadside swales are sized and designed to treat the water quality flows as well as provide initial abstraction and extended detention by soaking the 10-year ARI rain event to ground.

(e) Soakage is achieved via underdrains and a rock drainage layer.

(f) Runoff from the road impervious area drains to the adjacent swale resulting in no increase in volume to the Waikato River replicating the existing natural condition.

(g) Upstream catchment flows are carried safely through the site via the swale network.

(h) The roadside swales are designed to convey high flows up to the 100-year + climate change (RCP 6.0).

(i) They discharge to the existing receiving environments, the Waikato River and an unnamed tributary, mimicking natural runoff patterns.

(j) Rock riprap is provided for each outlet, with spreader bars where flows are dispersed.

(k) No impact on the riverbank and no piped outlets and headwalls to the river.

2. Stormwater Specific Controls

2.1 **Runoff volume.** Road and lot runoff is designed to be detained and soaked to ground up to the 10-year ARI event.

2.2 **Water quality.** Road runoff is treated in grassed swales before soakage.

2.3 **Erosion and the river.** Most of the storm events discharge to ground, so outlet erosion protection is only engaged in larger events. All outlets have erosion protection, and no pipes or headwalls in the riverbank are proposed as all controls are located before the steeper riverbanks.

2.4 **Flooding.** Upstream flows are conveyed through the site. Building platforms are outside the 100-year ARI ponding areas, with floor levels set from survey and freeboard at building consent stage, manages residual flood risk to dwellings.

2.5 **Receiving Environment.** The Waikato River is protected as rainfall infiltrates the ground, road runoff is filtered and there are no engineered point discharges to the river.

3. Responses to submissions

3.1 **Contaminated overflows.** There is no piped discharge to the river, and no pipe outlet or headwall in the riverbank, is proposed. Road runoff is treated in grassed or planted swales and soaked to ground up to the 10-year ARI event. Runoff from the development leaves the site only in events greater than the 10-year ARI, via swales to the same receiving environments as the current condition, with erosion protection at each outlet.

3.2 **Significant increase stormwater runoff volumes.** The development is a large lot rural residential subdivision with minimal impervious areas. The additional runoff from roads is held and soaked in the swales, and roof and hard surface runoff is managed on each lot through tanks and soakage.

3.3 **Swale location and the Waikato River Trail.** The trail should be outside the swales so that the swales are free to treat, soak and convey flows.

4. Responses to s42A report issues

4.1 The proposed consent conditions requiring a stormwater management plan, design, construction and certification are an appropriate means of ensuring system performance and condition.

5. Conclusions

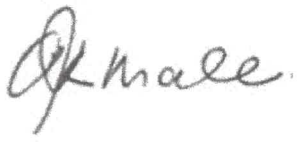
(a) The SMP treats and returns road runoff to ground for events up to the 10-year ARI.

(b) The swales also convey larger and upstream flows to the existing receiving environments as per the current situation, with appropriate erosion protection at outlets within the site.

(c) The stormwater solution is relatively simple and responds appropriately to the existing landform and large lot density.

(d) Any residual flood risk to dwellings is managed by locating building platforms outside the 100-year ARI ponding areas.

Dated: 20th October 2026



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