

Auckland Unitary Plan

# Standard Conditions Manual

## Stormwater Management

### Area – Flow 1 and Flow 2

#### Disclaimer

*The information in this Standard Conditions Manual is, according to Auckland Council's best efforts, accurate at the time of publication. Auckland Council makes every reasonable effort to keep it current and accurate. However, users of the Conditions Manual are advised that:*

- *Although the conditions are “standardised”, in the sense that they should be applied consistently where they are required, this does not mean that they should all be applied in every instance. Applicants need to consider the nature of the activity, and the characteristics of the site and its surroundings in considering whether to apply each and every condition.*
- *The standard conditions should be used with caution as a starting point from which appropriate conditions for the individual consent should be drafted to align with the requirements of ss108, 108AA and 220 of the Resource Management Act 1991.*
- *Further guidance as to whether to apply the conditions are included in the guidance notes that accompanies each condition.*
- *Users should take specific advice from qualified professional people before undertaking any action as a result of information obtained in this Standard Conditions Manual.*
- *Auckland Council does not accept any responsibility for, or liability whatsoever whether in contract, tort, equity or otherwise (including negligence) arising from the use of, or reliance on, this Standard Conditions Manual. This includes, without limitation, any liability arising from any error, or inadequacy, deficiency, flaw in or omission from the information provided.*

## Introduction

These conditions relate to the development of new or redevelopment of existing impervious areas greater than 50m<sup>2</sup> within Stormwater management area control – Flow 1 or Stormwater management area control – Flow 2.

The sites subject to this control are identified on the Auckland Unitary Plan maps with the following notations:



The rules for this control are located in [Chapter E10](#) of the Auckland Unitary Plan (Operative in part) (“AUP(OP)”).

These conditions will be placed on land use consents under the direction of a specialist engineer in council’s Regulatory Engineering Department.

Please note the following:

- If the application requires resource consent under Chapter E10 only, then no specific condition headings are required.
- If the application requires resource consent for reasons under other chapters of the AUP(OP), then use the heading “Specific conditions – hydrology mitigation” so that the consent holder and council’s monitoring officer understands specifically what these conditions relate to.

# Conditions

## Condition 1: Management of stormwater runoff to meet hydrology mitigation requirements

### Option 1

The consent holder must ensure that stormwater runoff from new and/or redeveloped impervious areas is managed in accordance with X [insert report reference] to ensure that the hydrology mitigation requirements specified in Table E10.6.3.1.1 Hydrology mitigation requirements of the Auckland Unitary Plan (Operative in part) are achieved.

### Option 2

The consent holder must ensure that stormwater runoff from the total site area is managed in accordance with X [insert report reference] to ensure that the hydrology mitigation requirements specified in Table E10.6.3.1.1 Hydrology mitigation requirements of the Auckland Unitary Plan (Operative in part) are achieved.

### Option 3

The consent holder must ensure that stormwater runoff from the total site area including infrastructure (roads to be vested as public) is managed in accordance with X [insert report reference] to ensure that the hydrology mitigation requirements specified in Table E10.6.3.1.1 Hydrology mitigation requirements of the Auckland Unitary Plan (Operative in part) and [other agreed mitigation standards, if relevant, detail here], are achieved.

#### Guidance Note:

*This condition should go on all consents as it ensures compliance with standard E10.6.4.1(1), and the information submitted with the application demonstrating how the hydrological mitigation requirements of Table E10.6.3.1.1 will be met. The mitigation needs to be demonstrated and assessed as part of the application, and not through information provided following grant of a consent. This is why the specific requirements from Table E10.6.3.1.1 are not referenced in the condition – they need to be detailed in the application reporting, that is then cross-referenced in this condition.*

**Option 1** is used where the new or redeveloped impervious area comprises no more than 50 per cent of the total site area.

**Option 2** is used where the new and redeveloped impervious area comprises more than 50 per cent of the total site area.

*Option 3 is used where Precinct Rules have specified that the new and redeveloped impervious area comprises either (i) no more than 50 per cent or (ii) more than 50 per cent of the total site area and all other impervious areas not within the site itself but serve the site, such as roads, that is required to meet E8 or NDC requirements.*

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### **Condition 2: Installation in accordance with design specifications**

The stormwater management device or system must be installed or built generally in accordance with the design specifications [in X report or X drawings [referred to in Condition 1]] by a suitably qualified service provider.

*Guidance Note:*

*This condition should go on all consents as it ensures compliance with standard E10.6.4.1(4).*

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### **Condition 3: Operational before use of impervious area**

The stormwater management device or system must be fully operational before the use of the impervious area.

*Guidance Note:*

*This condition should go on all consents as it ensures compliance with standard E10.6.4.1(4).*

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### **Condition 4: Reporting and information**

Within three months of the practical completion of the works, the consent holder must provide the following to the council:

- a. Written evidence in the form of a validation report that the stormwater management device or system was installed or built generally in accordance with the design specifications [in X report or condition X], and by a suitably qualified service provider; and

- b. As-built plans of the stormwater management device or system, certified (signed) by a suitably qualified service provider as a true record of the stormwater management system.

*Guidance Note:*

*This condition should go on all consents as it ensures compliance with standards E10.6.4.1(4) and (5).*

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### **Condition 5: Operation and maintenance**

The stormwater management device or system must be operated and maintained in accordance with best practice for the device or system.

*Guidance Note:*

*This condition should go on all consents as it ensures compliance with standard E10.6.4.1(6).*

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### **Condition 6: Inspection and maintenance records**

Details of all inspections and maintenance for the stormwater management system, for the preceding three years, must be retained by the consent holder. These records must be provided to the council on request.

*Guidance note:*

*This condition should go on all consents. It enables the council to request details and reporting of inspections and maintenance, to ensure that the installed stormwater management system is effectively managing stormwater to achieve the necessary hydrological mitigation requirements over time.*