

Stormwater Management Plan summary



SMP Title	48 Esmonde Road, Takapuna
SMP Date	02 November 2020
SMP Version	B
SMP prepared by	Maven Associates Ltd
SMP prepared for:	Kingstone Property Limited
Location	48 Esmonde Road, Harbourside Church Location, 250m east of the Barrys Point Road intersection
Consolidated Receiving Environment	Waitemata
Stormwater Catchment	Shoal Bay
Brownfield / Greenfield	Large Brownfield
SMP Purpose	Redevelopment
Unitary Plan Precinct	n/a
Resource Consent reference	LUC60359471
Date SMP Adopted	6 January 2021
HW Reference	2020-050

Stormwater management requirements

Stormwater management catchment	Proposed land use	Receiving environment	Water quality management	Hydrology mitigation (retention)	Hydrology mitigation (detention)	Flood management	Outlet design	Assets to be vested with council	General comments
Entire Site	The proposed development involves a sustainable urban village comprising about 400 apartments, a 182-unit hotel, and a number of non-residential uses (café/restaurant, fitness centre, health care, learning and community centre, convenience store etc.) to achieve a 'live-work-play' situation for its residents. The overall site impervious coverage is 10758m² approximately 50% of the overall site area, with the remaining 50% of the development area either/or undeveloped or pervious.	Shoal Bay, SEA-Marine 2	<ul style="list-style-type: none"> Proposed impervious (50%) less than existing impervious (55%) 2 private rain gardens to treat accessway and manoeuvring areas only Green roofs	Not required as not in SMAF zone and existing public network discharges directly into the Waitemata Harbour	Not required as not in SMAF zone and existing public network discharges directly into the Waitemata Harbour	Not required as this site is basically very much "self-contained" in terms of stormwater and there is no known flooding issue within the site	A new stormwater outlet with rock riprap servicing a 300mm line is proposed on the North-East corner of the site. This replaces an existing 225mm pipe outlet in the same corner An existing 375mm wingwall outlet at the South-East corner to be retained and connect to new pipes. Improvement using rip rap to protect outfall from scour/erosion to be provided	<ul style="list-style-type: none"> Pipe networks SWMH 2-2 to SWMH 2-0 and SWMH 1-1 to SWMH 1-0 1 new Outfall and 1 improved existing outfall	The design of the assets to be vested, includes 2 deep manholes (>7m) and improvement of existing outlet to be reviewed, during EPA stage.

48 Esmonde Road, Takapuna Stormwater Management Plan Summary

Notes:

The SMP has been prepared to cover all stages of the development of the site.

This document is prepared to provide a summary of the stormwater management requirements within the adopted Stormwater Management Plan. To see the full Stormwater Management Plan please contact HWDevelopment@aucklandcouncil.govt.nz

SMP location and area



