

# Stormwater Management Plan summary



SMP Title	85 Oteha Valley Road, Fairview Heights
SMP Date	19 August 2020
SMP Version	Version 1
SMP prepared by	Civix Ltd
Location	Oteha Valley Road – Rising Parade Roundabout
Consolidated Receiving Environment	Waitemata
Stormwater Catchment	Lucas Creek
Brownfield / Greenfield	Brownfields Large
SMP Purpose	Subdivision
Unitary Plan Precinct	N/A
Resource Consent reference	BUN60357729
Date SMP Adopted	02 December 2020
HW Reference	NDC-2020-29

## 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
1	<ul style="list-style-type: none"> <li>0.4ha Residential Mixed Use Urban (max. 60% imp)</li> <li>Proposed impervious (including areas with pervious pavement) is 48%</li> <li>Proposed 21 uncovered car parks and 21 lots/units</li> </ul>	<ul style="list-style-type: none"> <li>Waitemata, Lucas Creek</li> </ul>	<ul style="list-style-type: none"> <li>JOAL and car park areas via stormfilters (private)</li> <li>GPTs (Litta Trap) for catchpits in communal waste storage areas (private)</li> <li>Use non contaminating roofing materials</li> </ul>	<ul style="list-style-type: none"> <li>SMAF1 required</li> <li>Combined retention and detention tanks.</li> <li>Aquacomb for private lots, underground tanks for JOAL and parking</li> <li>Roof water reuse</li> <li>No retention proposed for JOAL and car parks due to low infiltration of clay soil</li> </ul>	<ul style="list-style-type: none"> <li>SMAF1 required</li> <li>Combined retention and detention tanks for private lots.</li> <li>Full 95<sup>th</sup> percentile detention provided for JOAL and car park</li> <li>Aquacomb for private lots, underground tanks for JOAL.</li> </ul>	<ul style="list-style-type: none"> <li>Not required, very low flood risk in downstream areas</li> </ul>	<ul style="list-style-type: none"> <li>1 x green outfall – outlet with rip rap and planting</li> <li>Existing outfall within the road reserve on western boundary will serve Lots 1-8</li> </ul>	<ul style="list-style-type: none"> <li>Pipe networks</li> <li>10 x SWMH</li> <li>1 x Outfall</li> </ul>	<ul style="list-style-type: none"> <li>No OLFP or flood footprint on site.</li> <li>All SW infrastructure located within site boundaries will remain in private ownership.</li> </ul>

Notes:

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SMP Area



Development plan



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](mailto:HWDevelopment@aucklandcouncil.govt.nz)