

Stormwater Management Plan summary



SMP Title	22-22A James Laurie Street, Henderson
SMP Date	30/06/21
SMP Version	4
SMP prepared by	GWE Consulting Ltd
Location	Between James Laurie Street and Lavelle Road
Consolidated Receiving Environment	Waitemata
Stormwater Catchment	Oratia
Brownfield / Greenfield	Brownfields Large
SMP Purpose	Subdivision
Unitary Plan Precinct	N/A
Date SMP Adopted	23/07/21
HW Reference	2021-028

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
Whole site	<ul style="list-style-type: none"> • 3,195m² Residential Mixed Use Urban (max. 60% imp) • Proposed impervious is 57.2% • Proposed 20 lots/units with JOAL 	Waitemata, Oratia Stream	<ul style="list-style-type: none"> • GPTs (Litta Trap) for all catchpits, including communal waste storage areas. • Inert material (Coloursteel) for all roofing. 	<ul style="list-style-type: none"> • SMAF2 required • Combined underground retention and detention tank. • Roof water reuse for all lots • Private pumps will facilitate reuse for non-potable means • No retention proposed for JOAL and car parks due to low infiltration of clay soil 	<ul style="list-style-type: none"> • SMAF2 required • Combined underground retention and detention tank. • Full 90th percentile detention provided for development area. 	Not required, not in flood risk or area with OLFP	N/A	<ul style="list-style-type: none"> • Pipe networks • 2 x SWMH • 1 x 225mm PVC SW line 	All SW infrastructure with the exception of SWMH 1 & 2, and the connecting 225mm SW line located within site boundaries will remain in private ownership.

Notes:

This document is prepared to provide the user with 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

Catchment map



22-22a James Laurie Street, Henderson - Stormwater Management Plan Summary

Development plan

